

**CITY OF MISSOULA CONSOLIDATED PLAN
FOR HUD-FUNDED PROGRAMS
FOR FEDERAL FISCAL YEARS 2009-2013
Submission date February 13, 2009**



**CONSOLIDATED
PLAN**

**Presented to the U.S. Department of Housing and Urban Development
Field Office of Community Planning and Development
Submission Date: February 13, 2009**



**JOHN ENGEN, MAYOR
THE CITY OF MISSOULA**



**MISSOULA OFFICE OF PLANNING AND GRANTS
435 RYMAN, MISSOULA, MT 59802
(406) 258-4657**

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SECTION 1. EXECUTIVE SUMMARY

■ Community Profile ■

Montana is a state of more than 957,000 people, with the highest population concentration—and growth—occurring in western Montana, an area of mountains, rivers, timbered slopes and agricultural valleys.

Missoula County, Montana covers approximately 2,600 square miles in the western part of the state. Five large valleys and two major rivers wind through this mountainous region. As of 2007, Missoula County is the state's second most populous county, with 105,000 people. The county seat is the City of Missoula.

With a population of 65,165, Missoula is the only incorporated city in Missoula County and contains 90 percent of the County's population of 105,650, according to the 2000 Census.

Missoula is the regional trade center for Western Montana, serving more than a quarter of the State's population for health care and retail businesses. Surrounded by mountains and situated on the banks of the Clark Fork and Bitterroot Rivers, Missoula is a tourist destination as well as a jumping-off point for visitors to Glacier and Yellowstone National Parks. Missoula is home to the University of Montana (with more than 13,800 students), the U.S. Forest Service Northern Region headquarters, and the International Heart Institute of Montana at St. Patrick Hospital.

■ Entitlement City and Participating Jurisdiction ■

In 1999, the City of Missoula's estimated population topped 50,000, making Missoula eligible to become an "entitlement community" along with Billings and Great Falls—cities automatically entitled to receive Community Development Block Grant (CDBG) funds directly from HUD without having to compete against other Montana cities and towns. HUD uses a formula that considers a city's population, housing conditions and number of low-income households to determine Missoula's annual allocation, or entitlement.

Until 1999, the City of Missoula competed on a statewide basis for CDBG funds for housing and community development projects. CDBG funds are administered by the United States Department of Housing and Urban Development (HUD) and must be used to accomplish CDBG's primary objective in the areas of housing and community development.

In a similar fashion, Missoula competed on a statewide basis for Home Investment Partnership Program (HOME) funds until 2003, when the City was approved as a "Participating Jurisdiction" for the HOME program. Becoming a "PJ" means that the City of Missoula is allocated HOME funds for housing projects without competing against other Montana communities. Billings and Great Falls are also Participating Jurisdictions.

A Consolidated Plan is prepared by communities that receive HUD funding as an important community planning tool. The Consolidated Plan must include the following sections:

- A Citizen Participation Plan;
- A comprehensive housing assessment for Missoula which addresses supply and demand issues for the general population and for specific populations such as people who are homeless and people with disabilities;
- An assessment of Missoula's non-housing (referred to by HUD as community development) needs for the areas of economic development, public facilities and infrastructure, and human services;

- A Five-Year Strategic Plan that describes the strategies that Missoula and its community partners will undertake in the next five years (2009-2013) to address the highest priority needs;
- A One-Year Action Plan for Federal Fiscal Year 2009 that presents a timeline for selecting the projects/activities (both housing and community development) that Missoula anticipates funding with CDBG and HOME money for the coming Federal Fiscal Year 2009.

The budget for next year’s allocation through HUD is not set at the time this Consolidated Plan is being written. However, the estimated allocations for the City of Missoula for the coming spending cycle (Federal Fiscal Year 2009) are approximately \$600,000 for CDBG and \$500,000 for HOME.

■ Statutory Program Goals ■

The Community Development Block Grant and HOME programs are intended to address the needs of low- and moderate-income people, to eliminate blight and to deal with community emergencies. Within those broad objectives, CDBG and HOME are designed to provide decent housing, a suitable living environment and expanded economic opportunities. The information below highlights these goals and some of the ways these goals may be accomplished.

DECENT HOUSING	SUITABLE LIVING ENVIRONMENT	EXPANDED ECONOMIC OPPORTUNITIES
<ul style="list-style-type: none"> • Homelessness reduction • Affordable housing • Supportive housing for those with special needs • Accessible to job opportunities 	<ul style="list-style-type: none"> • Safety and livability of neighborhoods • Access to facilities and services • Deconcentration of lower income groups • Preservation of properties with special value • Energy conservation 	<ul style="list-style-type: none"> • Job creation • Small business assistance • Public services related to employment • Financing: mortgage, capital and credit • Empowerment and self-sufficiency

■ Allowable Activities ■

These general goals are supplemented with specific allowed activities for CDBG and HOME funded projects, with some examples listed below. This list does not include every allowable activity. It also includes activities that the City of Missoula has not undertaken to date.

□ Housing Activities

- Provide direct home-purchase assistance to low- and moderate-income (LMI) persons;
- Make grants to community-based development organizations (CBDOs) or community housing development organizations (CHDOs) to construct housing for sale or rent to LMI homebuyers;
- Assist LMI homeowners with repair, rehabilitation, or re-construction of owner-occupied housing;
- Provide rental assistance, including security and utility deposits, to LMI renters;

- Preserve, rehabilitate, or restore historic properties;
- Evaluate and reduce lead-based paint hazards.

☐ Economic Development Activities

- Lend money to a micro-business (one with five or fewer employees);
- Correct code violations for a privately-owned commercial building;
- Provide technical assistance and advice to micro-business owners.

☐ Public Services Activities

- Develop employment and training programs;
- Arrange for child care for LMI households;
- Furnish health services for those who cannot afford care;
- Provide substance abuse services;
- Make grants for energy conservation;
- Fund recreational services.

☐ Public Facilities Activities

- Construct infrastructure (street improvements, sewer);
- Build neighborhood facilities (e.g., recreational facilities, parks, playgrounds, community and senior centers);
- Design and construct housing facilities for people with special needs, such as nursing homes, homeless shelters, and group homes for people with disabilities;
- Make accessibility improvements in order to meet the Americans with Disabilities Act (ADA) standards.

■ Development of the Plan ■

Citizen participation is an integral part of the development of the Consolidated Plan and continues to be key to its successful implementation. To ensure that the public had an opportunity to take part in creating the Plan, the Office of Planning and Grants created a Citizen Participation Plan and conducted activities designed to obtain the public's views and comments.

More than 60 community leaders, public agency representatives, non-profit service providers, low- and moderate-income residents, and the general public served as Key Informants for the Consolidated Plan. They met twice as a group at two public workshops focusing on the housing and community development needs of low- and moderate-income populations. At the two public workshops, new information about Missoula's housing and community needs was presented, using large-format wall charts and maps.

The Draft Consolidated Plan was available for public review on January 9, 2009. City Council conducted a public hearing and the comment period ended February 9, 2009. A summary of and response to the

public comment is included in the Appendix. City Council adopted the Consolidated Plan on February 9, 2009.

■ Community Objectives ■

In the course of the public meetings, community members reviewed the Objectives that were developed for the 2008-2013 Consolidated Plan and re-affirmed their commitment to those objectives, emphasized some areas, and added new language to others. These Goals and Objectives will direct the CDBG and HOME allocations for the City of Missoula:

- **Objective #1:** Assist the homeless by increasing and/or expanding the availability of emergency shelter facilities, transitional and permanent housing opportunities, and supportive services and prevention programs, and place greater emphasis on providing permanent housing as soon as possible for homeless individuals and families.
- **Objective #2:** Increase and preserve the supply of affordable rental units for low- and moderate-income households, including special needs persons. Activities may include acquisition, rehabilitation, new construction, tenant-based rental assistance, housing with supportive services, rental and utility deposit assistance, and assistance to make or keep mobile home parks affordable, safe, and available to residents.
- **Objective #3:** Increase and preserve affordable homeownership for low- and moderate-income households, including special needs persons, to include assistance to make or keep mobile home parks affordable, safe, and available to residents.
- **Objective #4:** Improve neighborhoods by:
 - Identifying and addressing non-housing needs such as neighborhood-level planning, deteriorating or non-existent infrastructure (such as sewer, transportation needs, street lighting), public facilities, community service facilities, and services and by assisting low- and moderate-income households in obtaining these services; and
 - Improving and enhancing neighborhoods and their ability to support economic development and affordable housing by providing necessary infrastructure such as sewer and transportation systems.
- **Objective #5:** Promote economic development and invest in the Missoula workforce, through:
 - Support for entrepreneurship, local business growth and business innovation;
 - Worker education and skill enhancement that will strengthen the earning capacity of low- and moderate-income wage earners;
 - Targeting specific areas for re-investment in order to produce a neighborhood impact;
 - Coordinating economic development needs with needs in other arenas (housing, human services, public facilities/infrastructure) and in other regions; and
 - Developing transportation options for the community's workforce.
- **Objective #6:** Continue to address community-wide barriers to affordable housing and barriers to fair housing compliance through periodic action plans and analyses of impediments to fair housing.

- ❑ **Objective #7:** Decrease housing and community environmental hazards by mitigating environmental hazards in housing and neighborhoods, promoting “green” practices and encouraging sustainability.
- ❑ **Objective #8:** Increase accessibility in compliance with state and federal laws, regulations and rules such as:
 - **Montana Human Rights Act**, which makes it unlawful to discriminate in credit, education, employment, financing, housing, state and local governmental services and employment, insurance (sex and marital status only) and public accommodations because of age, familial status (housing only), marital status, national origin, physical or mental disability, political beliefs or ideas (governmental services and employment only), race/color, religion/creed or sex (including pregnancy, maternity and sexual harassment);
 - **Fair Housing Act**, Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, which prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), and handicap (disability);
 - **Title VI of the Civil Rights Act of 1964**, which prohibits discrimination on the basis of race, color, or national origin in programs and activities receiving federal financial assistance;
 - **Section 504 of the Rehabilitation Act of 1973**, which prohibits discrimination based on disability in any program or activity receiving federal financial assistance;
 - **Section 109 of Title I of the Housing and Community Development Act of 1974**, which prohibits discrimination on the basis of race, color, national origin, sex or religion in programs and activities receiving financial assistance from HUD's Community Development and Block Grant Program;
 - **Title II of the Americans with Disabilities Act of 1990**, which prohibits discrimination based on disability in programs, services, and activities provided or made available by public entities. HUD enforces Title II when it relates to state and local public housing, housing assistance and housing referrals;
 - **Architectural Barriers Act of 1968** , which requires that buildings and facilities designed, constructed, altered, or leased with certain federal funds after September 1969 must be accessible to and useable by handicapped persons;
 - **Age Discrimination Act of 1975**, which prohibits discrimination on the basis of age in programs or activities receiving federal financial assistance;
 - **Title IX of the Education Amendments Act of 1972**, which prohibits discrimination on the basis of sex in education programs or activities that receive federal financial assistance.
- ❑ **Objective #9:** Plan effectively for future expenditure of Missoula’s federal resources, and seek increased funding for projects that meet community development objectives.
- ❑ **Objective #10:** Expand Missoula’s capacity to support identified human service needs for low- and moderate-income people, particularly those who earn less than 80 percent of the area median income (AMI) as determined annually by the U.S. Department of Housing and Urban Development, and also recognizing that persons who make up to 120 percent of AMI are also often in need of assistance.

■ Funding Priorities and Options ■

Missoula's human (public) service provider network strongly supports the maximum possible allocation of CDBG funds—15% of the total year's allocation of CDBG funds—for public service activities. Public service projects are eligible for no more than \$20,000 per project.

Priority will be given to activities that benefit low- and moderate-income residents of Missoula. Less priority will be given to activities that eliminate slum or blight conditions and do not benefit low- and moderate-income people.

Priority will be given to applicants who show that they have maximized other sources of funding and who clearly demonstrate the training and/or background to successfully implement the project.

Priority will be given to infrastructure improvements and public facilities that address hazardous (or potentially hazardous) situations, enhance neighborhood livability, or address revitalization needs at the neighborhood level.

Priority will also be given to projects that:

- Leverage outside sources of funding (including volunteer labor) and in-kind support;
- Demonstrate the ability to provide sustainable services by maximizing other sources of funding and minimizing or eliminating the need for ongoing CDBG support;
- Seek program funding (i.e. treatment, supplies, etc.) rather than funding for administration costs.

Applicants are expected to ensure that they are not duplicating services that are already available and that other sources of funding have been explored.

■ Project Evaluation and Ranking ■

Each application for CDBG funding will be evaluated on a case-by-case basis utilizing the Consolidated Plan goals, objectives and priorities listed above and federal and local CDBG and HOME program guidelines. Those proposals that are deemed to provide insufficient public benefit in accordance with these criteria will not be recommended for funding.

■ CDBG Funding History ■

Since Federal Fiscal Year 1999, the City of Missoula has been allocated \$6,989,788 in Community Development Block Grant funding. The City's first-year grant was for \$684,000. After peaking in FFY 2003 at \$759,000, the City's entitlement amount dropped by about 6% annually. The allocation for FFY 2008 was \$621,319. A general summary of CDBG spending since 1999 follows:

□ Housing

Almost 57% of the City's CDBG allocation has been devoted to development, repair or acquisition of housing. CDBG contributions of over \$3.3 million have been committed to 11 projects that have resulted or will result in 300 new housing units affordable to lower-income households.

CDBG Housing funds have also assisted nearly 100 LMI purchasers of existing homes and have supported rehabilitation of 80 units. More than half of the rehabilitated units included adaptations to enhance accessibility.

□ Public facilities

Over \$1.3 million of the City's CDBG allocations were committed to developing public facilities and infrastructure. Infrastructure projects have included sewer connections and new sidewalks in targeted LMI neighborhoods as well as two new parks. New, improved or expanded facilities serving LMI neighborhoods and clientele have included a detoxification facility, new roof and kitchen for the Poverello homeless shelter, two new roofs for residential and vocational buildings operated by Opportunity Resources, elevators and other accessibility improvements in the Art Museum and at Missoula Aging Services, an expanded dental clinic and a residential treatment facility for the mentally ill.

□ Economic development

The City has funded four job-creation efforts – a \$135,000 loan to eLocal.com, \$25,000 to Partners in Home Care for job training, and two \$150,000 grants to the Missoula Area Economic Development Corporation (MAEDC) for creation of new positions for LMI residents. Unfortunately, both of the grants to MAEDC were later relinquished when targeted start-up business operations failed to materialize.

□ Public services

Significant contributions have been made to the Food Bank (\$102,000) for expansion of a variety of programs, to Garden City Harvest (\$58,500) for development of community gardens, to Parenting Place (\$87,000) for respite care for at-risk children, to the Salvation Army (\$124,000) to shelter homeless families, to Women's Opportunity Resource and Development (\$169,000) to prevent homelessness and to assist families in transition, as well as to several other local groups and agencies who provide direct services to low-income residents of Missoula.

□ Administrative activities

Administrative costs for the City's CDBG program, including efforts to promote fair and affordable housing, have totaled \$1,357,619. In addition to the program start-up costs and the production of the City's first Consolidated Plan, the City has used its administrative budget to generate an Analysis of Impediments to Fair Housing, to conduct fair housing workshops, to create a database describing the community's housing situation and to develop a housing study identifying obstacles to affordable housing.

■ HOME Funding History ■

Since Federal Fiscal Year 1999, the City of Missoula has received over \$4.1 million in Home Partnership Act Grant funding. The City's first-year grant was for \$750,000, but has dropped each year since. In Federal Fiscal Year 2008, the City's annual HOME entitlement amount had fallen to \$510,558. A general summary of HOME spending follows:

□ Housing

Over 42%, or over \$1.75 million, of the City's HOME allocation has been designated for activities by Community Housing Development Organizations (CHDOs) to develop 87 new units of homeownership and rental housing (completed or underway). Awards to assist CHDOs with operating expenses totaled \$165,171. Over \$1.1 million went to direct homebuyer assistance through the City and the District XI Human Resource Council, assisting 58 households to purchase their first home and to provide homebuyer education.

□ Administrative activities

Administrative costs for the City's programs, including efforts to promote fair and affordable housing, have totaled about \$1.3 million for CDBG since 1999 and about \$300,000 for HOME since 2003. In addition to the program start-up costs and the production of the City's first two Consolidated Plans, the City has used its administrative budget to generate an Analysis of Impediments to Fair Housing, and Analysis of Impediments to Affordable Housing Choice, to conduct fair housing workshops, to create a database describing the community's housing situation, and to support the Mayor's Housing Task Force that produced educational materials about housing and drafted the City's Affordable Housing Resolution, adopted by the Missoula City Council in 2008.

Section 2. – Planning Process

■ Lead Agency ■

The Missoula Office of Planning and Grants (OPG) oversees the development of the Consolidated Plan. Its Grants Division staff is responsible for administering HUD-based programs including:

- Community Development Block Grant (CDBG) for the City of Missoula as an Entitlement Community and for Missoula County as a subrecipient for the state of Montana;
- Home Investment Partnership Act (HOME) for the City of Missoula as a Participating Jurisdiction and for Missoula County as a subrecipient for the state of Montana;
- Supportive Housing Program (SHP) for Missoula County, for projects sponsored by several community-based organizations; and
- Title I program for the City of Missoula.

■ Consultation/Coordination ■

The Plan represents a collaboration of City departments (the Mayor's Office, Public Works, Parks & Recreation, City/County Health Department, Fire Department, Finance) and the Missoula Housing Authority, non-profit and for-profit housing developers, lenders, real estate professionals, economic development specialists, community-based human service providers and private citizens. Information was collected from the U.S. Census, demographic and mapping data, the local REALTOR® database, individual interviews, and an array of previously-developed planning documents describing housing and community development services and needs.

■ Institutional Structure ■

The Missoula Office of Planning and Grants provides planning, program development and implementation services to the citizens and elected officials of the City and County of Missoula.

A citizen committee, appointed by City and County elected officials, forms the Consolidated Planning Board. The Planning Board advises the City Council and the County Commissioners regarding the adoption or amendment of master plans, subdivision and zoning regulations and proposals, and such matters related to orderly community growth and development as is deemed appropriate by the Planning Board and Council or Commission.

Policy oversight is provided by the Mayor, City Council and County Commission. Administrative oversight is provided by the City's and County's Chief Administrative Officers.

The Office of Planning and Grants engages in natural resources and land-use planning, community development activities, and grant programs that effectively improve the health, safety, and welfare of Missoula County residents. In all work efforts, it is the responsibility of the Office to:

- Promote development that contributes to community goals and is in harmony with the natural environment;
- Support local elected officials and agency coworkers in their efforts to improve the public health, safety, and welfare of Missoula's citizens;
- Promote a high quality of life for all citizens of Missoula City and County;
- Encourage public participation in planning for the future; and
- Strive for excellence in serving the community.

The Grants Division is one of six divisions in OPG: Administration and Support Services, Grants Administration, Transportation Planning, Current Planning (Permits and Projects), City Research and Long Range Planning (Urban Initiatives) and County Research and Long Range Planning (Rural Initiatives).

The Grants Division implements completed plans; prepares and administers grant proposals and planning documents; negotiates terms and manages contracts; coordinates and facilitates service delivery among providers; provides technical assistance to agencies and entities; monitors program effectiveness; provides direct services (e.g. victim assistance); implements and manages grant-funded programs; issues and responds to requests for proposals; recommends allocation of resources; submits mandated reports to State and Federal agencies; identifies human and public service needs by facilitating or participating in the work of ongoing coalitions and task forces, citizen groups, service providers, and public officials; and acquires and manages the necessary informational, technical, and financial resources needed to respond to identified community needs.

Grant programs address a variety of issues affecting the quality of life and livability in the City and County in the following general categories: housing and homelessness; economic development; infrastructure/public facilities; victim assistance; human/public services; youth programs; and historic and cultural preservation.

SECTION 3. – CITIZEN PARTICIPATION PLAN

The Citizen Participation Plan for the Missoula Consolidated Plan sets forth Missoula's policies and procedures for citizen participation in the Consolidated Plan, amendments to the Plan, review of performance reports and solicitation of citizen participation.

■ Public Notices and Outreach ■

In preparing the Consolidated Plan or Plan Updates, Annual Action Plan, or Consolidated Annual Performance and Evaluation Report, the Missoula Office of Planning and Grants (OPG) shall contact and inform all organizations located in or working in Missoula that fit the following descriptions:

- Other public and private agencies that provide housing, health, and social services including those that provide services to children, elderly, disabled, HIV/AIDS, and homeless;
- State and local health and child welfare agencies (regarding lead-based paint);
- Units of local government adjacent in Missoula County, and multi-jurisdiction planning agencies;
- The appropriate offices of state government;
- Local neighborhood and citizen groups; and,
- The Missoula Housing Authority and residents of public and subsidized housing.

Additionally, OPG shall initiate the following actions:

- Take steps to encourage participation by low- and moderate-income persons, particularly those living in slums or blighted areas and in areas where CDBG funds are proposed to be used; and,
- Take steps to encourage the participation of all of its citizens including minorities and non-English speaking persons, and those with disabilities.

Before adoption of the Consolidated Plan, OPG shall make the following information available through newspaper notices and through outreach to the groups listed above. This information, as applicable, shall be broadly published and made available within timeframes outlined in this policy:

- The amount of assistance Missoula will receive (grant funds and program income);
- The range of activities that may be undertaken; and,
- The estimated amount that will benefit people with low- and moderate-incomes.

■ Public Hearings ■

OPG (the City) shall, at a minimum, conduct two public hearings as part of the process of preparing the Consolidated Plan or Plan Updates.

One public hearing may be held prior to the formulation of the proposed plan or update, within two months of the publication of the information listed above concerning amount of funds to be awarded, uses, etc.

This hearing may be combined with the distribution of information listed above. A public hearing shall be held when the draft of the Consolidated Plan or update is prepared.

Review of the Annual Action Plan for the upcoming program year must also be done at a public hearing. If this is not included as part of either of the two hearings noted above, a separate public hearing shall be required to allow review and comment of the Action Plan.

Publication of the Consolidated Annual Performance and Evaluation Report (CAPER) is not be subject to review at a formal public hearing, but will be noticed and distributed as described below.

☐ Standards for public hearings

Notice shall be mailed to all organizations listed in the section on outreach and published as a display ad in the publication designated by the City of Missoula for legal notices for two consecutive Sundays prior to the hearing date. Notice of each hearing must be sufficiently detailed to allow for citizens to identify the content of the hearing with recognized programs or services. Notice for the first hearing must include the information required above. Notice of the second hearing must be accompanied by a summary of the draft consolidated plan, and information listing the locations at which complete copies of the Consolidated Plan can be found (libraries, public places, etc.). Each hearing shall allow a minimum of 30 days to receive comments, commencing on the date that the first notice appears. Hearings must be held at times and locations convenient to potential and actual beneficiaries with accommodation for persons with disabilities and with non-English speaking assistance available as needed.

☐ Procedures for receiving public comment

A written record of comments received at the hearing shall be kept and used in preparing the final Consolidated Plan. A summary of the oral comments and a summary of those received in writing shall be included in the version of the Consolidated Plan produced after the hearing, along with an explanation of where the comments were addressed in the plan or why they were not, if not.

■ Public Process ■

☐ Amendments to the Consolidated Plan

Substantial changes to the City's published Final Statement or actual activities will require an amendment to the Consolidated Plan. Possible areas of substantial change may include, but are not limited to, changes in service area, purpose, program beneficiaries or national objectives compliance, budgetary or line item alterations of \$25,000 or more, or when the City increases or decreases the funding of any project or program by more than 50 percent, whichever is less (\$25,000 or 50% of a line item or program/project).

Comments will be received for 30 days following the publication of the amendments. A summary of the comments received will be included in the final version of the amendments, along with an explanation of where the comments were addressed in the amendments or why they were not, if not.

☐ Annual Action Plan

In each year when a Consolidated Plan is prepared, the Action Plan will be considered as part of the Consolidated Plan, subject to the same public notice and outreach. In other years, the public will be asked to review and comment on the draft Annual Action Plan. The City will receive written public comment for a minimum of 30 days commencing on the first day of public notification in the local newspaper. A public hearing will be held during or at the end of the comment period. The notification shall include a brief summary of the uses of funds included in the Action Plan. A summary of the written comments shall be included in the final version of the Action Plan along with an explanation of where the comments were addressed in the Action Plan or why they were not, if not.

☐ Consolidated Annual Performance & Evaluation Report

Per the outreach section above, the public will be asked to review and comment on the draft Annual Performance Report. The City will receive written public comment for a minimum of 15 days commencing on the first day of public notification in the local newspaper. The notification shall include a brief summary of the uses of funds included in the Performance Report. A summary of the written comments shall be included in the final version of the Performance Report along with an explanation of where the comments were addressed in the Performance Report or why they were not, if not.

☐ Access to records

OPG will make available a reasonable number of copies of the Consolidated Plan and Performance Reports and place copies in various locations to provide access. OPG will also provide reasonable public access to records relating to the Consolidated Plan and use of assistance for a period of five years.

☐ Complaints

OPG shall issue a written, substantive response to every written citizen complaint regarding the Consolidated Plan, Plan Update, Action Plan, or annual Performance Report within 15 working days of receiving the complaint.

☐ Compliance

The City of Missoula and OPG agree to follow this Citizen Participation Plan.

SECTION 4.1 – STRATEGIC PLAN

Homelessness

■ Overview of Homelessness in Missoula ■

□ Nature and extent of homelessness

As a participant in Montana's state Continuum of Care, the Missoula At-Risk Housing Coalition coordinates an annual point-in-time survey to identify the number of homeless people served in Missoula. The most recent survey results, collected on January 31, 2008, show a total of 469 homeless people in Missoula (236 individuals, 65 heads of household, and 168 accompanying family members). The survey gathers data on a wide variety of topics, several of which are detailed below.

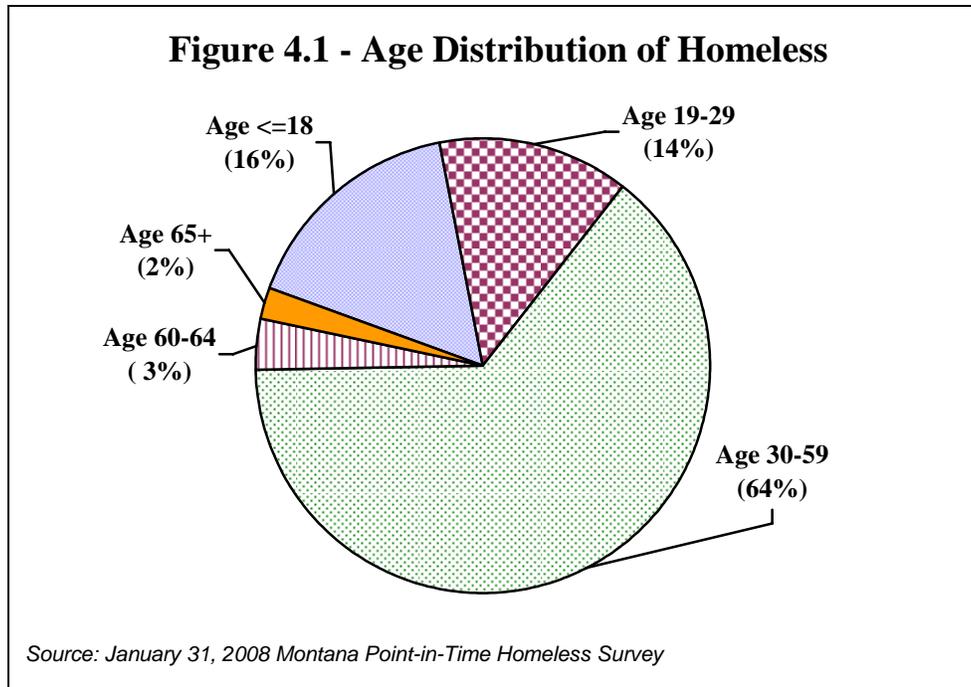
□ Factors contributing to homelessness

Survey respondents indicated that the primary reasons for becoming homeless were domestic abuse, drug and/or alcohol problems, and either losing a job or not possessing adequate job skills. The following table outlines all factors that survey participants identified as contributing to homelessness.

Table 4.1.1 -- Factors Identified as Contributing to Homelessness				
Factors (More than one factor is possible)	Individual	Head of Household	Number in Families	TOTAL
Domestic abuse	14	31	78	123
Drugs and/or Alcohol	38	19	37	94
Lost job or No job skills	57	8	20	85
Eviction	11	13	25	49
Physical disability	33	3	6	42
Mental health	23	3	6	32
Car problems	13	6	11	30
Release from Jail, Prison, Pre-release Center	21	3	5	29
Lifestyle choice	20	2	5	27
Migrant worker	3	0	0	3
Aged out of foster home	1	0	0	1
HIV/Aids	1	0	0	1
Other	39	5	29	73
TOTAL (unduplicated)	236	65	168	469
<i>Source: January 31, 2008 Montana Point-In-Time Homeless Survey</i>				

Demographic information

On the night of January 31, 2008, the majority of Missoula’s homeless (64%) were between 30 and 59 years of age. Sixteen percent were under the age of 18, 14% were between the ages of 19 and 29, and 2% percent were over the age of 65.



Survey results indicated that the majority of homeless persons, like the general population, are white. The largest racial or ethnic groups represented were Hispanic/Latino and American Indians. The following table details the race and ethnicity of homeless people in Missoula.

Table 4.1.2 – Race/Ethnicity of Homeless							
	White	Hispanic/ Latino	American Indian	Black/ African American	Native Hawaiian	Other	TOTAL
Individuals	184	14	23	7	2	6	236
Head of Household	44	5	8	4	0	4	65
Number in Families	117	21	14	7	0	9	168
TOTAL (unduplicated)	345	40	45	18	2	19	469

Source: January 31, 2008 Montana Point-In-Time Homeless Survey

Income sources

According to survey results, 62% of Missoula’s homeless derived income from various sources, while 38% of homeless reported having no income. The following table depicts the sources of income cited on the survey.

Table 4.1.3 – Source of Income for Homeless				
Income Sources (More than one source is possible)	Individual	Head of Household	Number in Families	TOTAL
None	119	9	50	178
Part-time job	37	27	63	127
Full-time job	20	13	31	64
TANF	1	17	26	44
Supplemental Security Income	21	4	14	39
Social Security Disability Income	21	3	11	35
Child Support	0	7	13	20
Social Security Retirement Income	12	1	3	16
Workers Compensation	1	2	6	9
Unemployment Insurance	2	1	3	6
Veteran Pension	6	0	0	6
Veteran Disability Payment	2	0	0	2
Other	10	5	5	20
TOTAL (unduplicated)	236	65	168	469

Source: January 31, 2008 Montana Point-In-Time Homeless Survey

Where slept on the night of the homeless survey

Most of Missoula’s homeless (73%) were housed either in a motel, an emergency shelter, or a transitional housing facility on the night of the survey.

Table 4.1.4 – Where Homeless Slept on Night of January 31, 2008				
Location	Individual	Head of Household	Number in Families	TOTAL
Transitional Facility	42	48	98	188
Emergency Shelter	94	9	45	148
Outside, in Cars, etc.	96	6	24	126
Motel with Voucher	4	2	1	7
TOTAL (unduplicated)	236	65	168	469

Source: January 31, 2008 Montana Point-In-Time Homeless Survey

■ Missoula Facilities and Services for the Homeless ■

People who are homeless in Missoula do not have easy access to shelter, transitional housing, or subsidized permanent housing. Demand far exceeds the supply of available housing units. The Missoula Housing Authority reports that there are 936 persons on the waiting list for public housing and an additional 1,189 persons waiting for Housing Choice vouchers. There are also significant waiting lists for specific housing projects run by the Housing Authority. The tables below show the capacity of Missoula's emergency shelters, and transitional and permanent housing facilities.

Table 4.1.5a – Emergency Shelter Inventory		
Facilities	Individual Beds	Family Beds
Poverello Center, Inc.	70	0
YWCA Women's Shelter	5	20
WMMHC SHARE House (Detox)	4	0
WMMHC Stephens House	3	0
WMMHC Dakota House	7	0
Salvation Army Gateway Center	0	14
Salvation Army (vouchers)	0	4
TOTAL	89	38

Table 4.1.5b – Transitional Housing Inventory				
Facilities	For Individuals		For Families	
	Beds	Units	Beds	Units
SHARE House	14	0	0	0
YWCA	2	2	57	14
Joseph Residence at Maclay Commons	0	0	56	16
Mountain Home	0	0	12	6
Carole Graham Home	0	0	18	6
Valor House	17	17	0	0
The Cove Apartments	0	0	9	3
TOTAL	33	19	152	45

Table 4.1.5c – Permanent Housing Inventory		
Facilities	Individual Units	Family Units
The Bridge	20	0
MHA Shelter Plus Care	82	41
Sem Apartments	6	0
Salvation Army Silvercrest	0	50
Walnut Street	4	0
Kilkenny at Glengarra Place	0	40
Uptown (Single Room Occupancy)	14	0
TOTAL	126	131

A network of agencies in Missoula provide a wide variety of services to the homeless, ranging from prevention and outreach to comprehensive supportive services. The table below provides an inventory (non-inclusive) of supportive services available to the homeless in Missoula.

Table 4.1.6 – Supportive Services to the Homeless																		
Provider Organizations	Prevention					Outreach			Supportive Services									
	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Child Care Resources																	X	
Early Head Start				X							X				X		X	X
Even Start															X		X	
Expanded Food & Nutrition Education Program									X						X			
Human Resource Council	X	X	X						X						X	X		
Missoula Aging Services		X	X	X	X				X	X		X			X			X
Missoula City-County Health Dept.				X								X	X	X				X
Missoula Federal Credit Union									X						X			
Missoula Food Bank						X					X							
Missoula Housing Authority	X	X							X									
Missoula Indian Center				X					X		X	X	X					X
Missoula Job Service WoRC Program																X		X
Missoula Vocational Rehabilitation									X						X	X		
Missoula Workforce Center																X		
Montana Legal Services Association					X													
Mountain Home Montana									X	X	X	X			X	X		X
Office of Public Assistance												X						
Parenting Place									X						X		X	
Partnership Health Center				X								X						
Poverello Center (all programs)				X		X			X	X	X	X	X	X	X	X	X	X
Ravalli Head Start															X		X	
Salvation Army	X	X		X		X			X									
Turning Point Addiction Services				X							X							
Western Montana Emergency Physicians- St. Patrick Hospital												X						
Western MT Mental Health Center						X			X		X							X
WORD (all programs of WORD)		X		X					X	X					X		X	X
YWCA				X					X	X		X			X			X

■ Homeless Strategy — Continuum of Care Model ■

Missoula's strategy to address homelessness is based on the Continuum of Care (CoC) approach designed and required by HUD for communities seeking homeless assistance funds.

The basic elements of the CoC strategy are to:

- 1) build a comprehensive and coordinated community-based process of identifying needs and a system to address those needs; and
- 2) leverage the local, state, and federal resources needed to maintain the system of care and address gaps in service delivery.

Missoula's CoC strategy includes providing outreach, intake, and assessment services; emergency shelter; transitional housing with supportive services; and, finally, permanent housing placements and permanent housing with supportive services. Figure 4.1.2 at the end of this chapter visually depicts Missoula's Continuum of Care strategy and target populations.

■ At-Risk Housing Coalition ■

Missoula's Continuum of Care strategy was developed and is implemented and coordinated by the At-Risk Housing Coalition (ARHC). ARHC is an on-going formal task force comprised of representatives of health and human service agencies and City and County governmental agencies. Since its inception in 1992, ARHC has worked to establish a common understanding of the issues surrounding low-income housing and homelessness in Missoula and to develop a comprehensive plan for services with long- and short-term solutions. The Missoula City/County Office of Planning and Grants guides the work of ARHC by providing meeting coordination, facilitation of communications and strategies, and clerical support. ARHC meets monthly, and includes committees that meet as needed to create and implement work plans with specific action steps.

■ Project Homeless Connect ■

In January of each year, the At-Risk Housing Coalition holds a Project Homeless Connect event. Project Homeless Connect is a one-day, one-stop event aimed at connecting the homeless and those at risk of becoming homeless with core services. In 2008, more than 150 community volunteers and 65 government agencies, non-profits, social service providers, and local businesses came together to provide services to more than 300 of Missoula's homeless. Attendees were able to receive a wide variety of services in one location, including medical and dental care, assistance with obtaining housing and employment, credit reports, clothing, food, mental health counseling, haircuts, eyeglasses, food stamps, senior services, bus passes, and more.

■ Analysis of Need ■

ARHC conducts on-going analyses of needs and service gaps in the community. As identified by ARHC, the significant factors leading to homelessness in Missoula are:

- High rents and low wages (leading to increased demand for public housing and rental assistance);
- The need for services and supportive permanent housing units for specific sub-populations of homeless people (such as chemically dependent, mentally ill, dually-diagnosed individuals and families, and victims of domestic violence); and
- Corrections issues (many incarcerated prisoners are released into homelessness).

■ Priority Homeless Needs ■

□ Process of identifying needs

Public meetings were held in Missoula on September 18, 2008 and December 11, 2008 to define general goals and specific projects to meet those goals. More than 60 people attended the two meetings and represented the general public, elected officials, representatives of community-based organizations, housing developers and government staff from a variety of agencies. In addition to published notices, an email tree was also used to notify and solicit input from key informants. During those processes, general consensus of the priority needs was developed.

□ Needs

The community has identified general needs and specific projects to address the requirements of homeless populations. Needs identified were:

- Supportive transitional and permanent housing for special populations (families, homeless vets, teenagers, seniors, chronically homeless, drug and/or alcohol addicted, mentally ill, etc.);
- Emergency shelter for families;
- Funding for alcohol and drug detoxification programs;
- Job training for very low income (VLI);
- Case management for the homeless and those at risk of becoming homeless;
- Loan pool to assist VLI and homeless to access housing opportunities (deposits, application fees, etc.);
- Services that help the homeless meet basic needs and lead to self-sufficiency; and
- Living wages.

□ Projects

Specific projects to address the needs of persons who are homeless or at risk of homelessness will be explained in greater detail in the sections on Housing, Public Facilities, Economic Development and Public Service. The list below is a summary of proposed projects that affect these populations.

- Salvation Army, continuation of emergency shelter project for homeless families
- Mountain Home Montana, create 6 permanent housing units
- YWCA of Missoula, expand domestic violence shelter
- Poverello Center, case management through the Breaking Barriers program
- Poverello Center, expand shelter and make handicap accessible
- Missoula Housing Authority, replace public housing units (35)
- Expand Winter Shelter Program to help prevent homelessness/eviction
- Create a Tenant-Based Rental Assistance program
- Expand the Section 8 security deposit program

Figure 4.1.2 -- 2008 MISSOULA CONTINUUM OF CARE

Missoula's system includes many private and public agencies which provide a wide range of services. These agencies refer target populations to a smaller group of basic needs assistance providers. Through referrals and cooperative service agreements agencies are, together, able to meet needs of varying intensity along the continuum. People are free to enter and exit the continuum as needs change.

OUTREACH & REFERRAL	TARGET POPULATIONS	INTAKE & ASSESSMENT; BASIC NEEDS ASSISTANCE	EMERGENCY SHELTER	INTENSIVE SERVICES	TRANSITIONAL HOUSING	SUPPORTIVE SERVICES	PERMANENT HOUSING
Community Medical Center Crime Victim Advocates First Call for Help Hot Line Health Department (WIC, Visiting Nurses) Job Service Local Churches Local Service Groups Missoula 3:16 Rescue Mission Missoula AIDS Council Missoula Aging Services Missoula Food Bank Missoula Housing Authority Missoula Indian Center Office of Public Assistance Opportunity Resources, Inc. Partnership Health Center Police & Sheriff's Departments Poverello Center Salvation Army St. Patrick Hospital Summit Independent Living Center Turning Point (AOD Provider) Veterans' Center Western MT Mental Health Center (WMMHC) Women's Opportunity & Resource Development (WORD) WoRC/FSET Program YWCA	<p><u>FAMILIES</u> Job Loss Medical Needs Short-term Crisis Sudden Indigence</p> <p><u>INDIVIDUALS</u> AOD Dependence Chronically Homeless Dual Diagnosis Elderly Foster Care Children HIV/AIDS Mental Illness Pregnancy (Teens) Sudden Indigence Temporary & Permanent Disability Veterans</p> <p><u>SPECIAL NEEDS PARENTS</u> AOD Dependence Domestic Violence Victims Dual Diagnosis Mental Illness Teens Veterans</p>	<p><u>POINT OF ENTRY</u> Salvation Army</p> <p><u>FOOD</u> Health Dept. (WIC) Meals on Wheels Missoula 3:16 Rescue Mission Missoula Aging Services (Farmers Market Vouchers) Missoula Food Bank Office of Public Assistance (Food Stamps) Poverello Center Salvation Army Senior Diner Club</p> <p><u>MEDICAL CARE</u> Crisis Response Team Hospital ERs Missoula City/County Health Dept. Partnership Health Center (PHC) WMMHC Poverello Center/PHC (Health Care for Homeless) Psychiatric Care (Independent Providers)</p> <p><u>TRANSPORTATION</u> Medicab Mountain Line Public Transportation Salvation Army Poverello Center WORD/FSET Program YWCA (Domestic Violence)</p>	In-patient Hospitalization Montana Chemical Dependency Center Poverello Center Salvation Army (Motel Vouchers) SHARE House (Detox) Stephens House (Mental Health Crisis) YWCA (Domestic Violence Shelter)	<p><u>CASE MANAGEMENT</u> Interim Assistance Program Missoula 3:16 Rescue Mission Missoula AIDS Council Missoula Aging Services Missoula City/County Health Dept. Missoula Indian Center Partnership Health Center Poverello Center Salvation Army Stepping Stones (Mental Illness) Winds of Change WoRC/FSET Program WORD</p> <p><u>THERAPEUTIC COUNSELING</u> Partnership Health Center Veterans' Center YWCA (Domestic Violence Victims) Western Montana Mental Health Center</p> <p><u>EMPLOYMENT</u> Human Resource Council, District XI Missoula Job Service Vocational Rehabilitation WoRC Program</p> <p><u>TREATMENT</u> Missoula Indian Center Partnership Health Center Providence Center Teen Challenge Turning Point Addiction Services WMMHC</p>	Carole Graham House First Step Housing Program Joseph Residence (Families) Mental Health Center Group Homes Missoula 3:16 Rescue Mission Mountain Home Montana (pregnant & parenting teens) SHARE House (AOD) Valor House YWCA (Homeless women w/children)	Adult Basic Education After Care (AOD & MI) Child Care Referrals/Subsidies Foster Grandparents Interim Assistance Program Literacy Volunteers Meals on Wheels Missoula 3:16 Rescue Mission Missoula City/County Health Department (Follow the Child, Pre-natal Classes) Missoula Food Bank Montana Foster Care Independence Program The Parenting Place Partnership Health Center Poverello Center Salvation Army (Emergency Winter Shelter) Senior Companions Senior Diner Club WORC Program WORD	Missoula AIDS Council (HOPWA Vouchers) Human Resource Council (Section 8) Missoula Housing Authority (Section 8, S+C, SRO, Public Housing, Low & Moderate Income Housing) Missoula Manor Salvation Army (Silvercrest) Subsidized Apartments Turning Point (Sem Apartments, The Cove) Unsubsidized Apartments

SECTION 4.2 – STRATEGIC PLAN

Special Needs Populations

■ Nature and Extent of Special Needs Populations ■

Populations with special needs are identified as those groups that are often in greater need for assistance in housing, adaptation of public facilities, additional public services and economic development opportunities. Among the categories of special needs populations addressed by Missoula are persons with disabilities, elderly persons, and persons with HIV/AIDS.

For each of these groups, the numbers within Missoula are growing, both in real numbers and in percentage growth.

□ People with disabilities

In 2000, the percentage of Missoula residents between the ages of 16 to 64 with disabilities had risen to 14.3% (5,790 persons), from 9.2% in 1990, and more than half of them (2,984) had conditions affecting work. By 2007, total numbers of persons with disabilities rose to 7,618 (10.4%), and more than half of them had an employment disability (4,880), and 43.8% were below poverty level. Since 2000, the percentage of seniors with disabilities remained relatively stable (2,538 or 42.4%), and in 2007 the numbers are 3,929 (37.3%).

Statistically, 3% of the general population will have developmental disabilities and 2% will have traumatic brain injuries. In Missoula, there are currently 15 people with traumatic brain injuries on a waiting list for group home services.

In Missoula County, 15 persons are on the Group Home waiting list; 45 persons are on the Supportive Housing or Assisted Living waiting list, and 33 persons are on the Day or Vocational waiting list. There is some duplication; some persons are on more than one waiting list.

Shelter Plus Care (S+C) housing vouchers provide permanent housing in concert with supportive services (provided by others) to very low-income, hard-to-house homeless persons with disabilities. These vouchers are specifically targeted to help those who

- Are seriously mentally ill;
- Have chronic problems with alcohol, drugs or both; or
- Have AIDS and related diseases.

Currently the Missoula Housing Authority has 74 S+C vouchers under contract with a one – three year waiting list, depending upon natural attrition.

In 2008, 10,665 meals were delivered annually by Missoula Aging Services' Meals on Wheels to people aged 60 and older, and aged 18 to 59 who are homebound due to disability in Missoula County (including Clinton, Frenchtown, and Lolo, Seeley Lake, Condon and Potomac). The need for service is expected to increase by 30 percent over the next year as clients are experiencing more critical health conditions.

Table 4.2.1 – Age, Disability Type, and Poverty Level Data for People with Disabilities in the City of Missoula			
Age	5-15 years	16-64 years	65+ years
Total Number/Percent of Age Group with Disability in the General Population	835 (6.2%)	7,618 (10.4%)	2,538 (42.4%)
Disability Type			
Sensory	40 (<1%)	2,124 (10.4%)	1,822 (17.3%)
Physical	80 (<1%)	4,541 (2.9%)	2,844 (27.2%)
Mental	727 (5.4%)	3,662 (5.0%)	1,243 (11.8%)
Self-Care	81 (<1%)	1,758 (2.4%)	768 (7.3%)
With an employment disability Below poverty level		4,880 43.8%	
<i>Source: U.S. Census, 2005-2007 American Community Survey</i>			

Substance abuse: Missoula’s current Drug and Alcohol Plan cited State of Montana statistics that showed in fiscal year 2007 that 10,820 Missoula adults and 1,454 youth (ages 10-17) were in need of treatment for drug and/or alcohol abuse. That year’s State Block Grant funds paid for prevention services for 3,568 people in the county.

Alcohol is the most common drug of choice in Missoula, and binge drinking (drinking five or more drinks on one occasion) is especially noted in Missoula’s youth and young adult population. According to the 2003 National Survey on Drug Use, over 33% of high school juniors and 43.0% of seniors have engaged in binge drinking within the previous two weeks of the survey. More than 52% of individuals 18-24 years old engage in binge drinking.

After seeing an increasing prevalence of addiction to methamphetamine (meth) in the early 2000s, the number of meth treatment admissions began to drop in 2007. The report “Methamphetamine in Montana,” issued by the state Department of Justice in April 2008, stated that the prevention campaign of the Montana Meth Project, which was started in 2005, had a “positive and sustained impact” on reducing meth use and associating a greater risk with meth use.

Services provided in Missoula for substance abuse issues include:

- Missoula Indian Center, 199 adults and 22 adolescents per year in treatment;
- Turning Point, 400 adults and 120 adolescents per year in treatment and 900 adults in outpatient services;
- SHARE House (4 detox beds and 14 transitional housing beds for individuals who are homeless and chemically dependent), serves 49 individual men and women per year in transitional housing and 175 in detox; and,

- Carole Graham Home (transitional housing for women in recovery and their children) serves about 37 women and their children per year.

Missoula’s current resources serve only a small percentage of the number needing treatment. The number of slots available to provide substance abuse treatment is clearly insufficient to meet the need, judging by agency waiting lists, homeless counts and the state household survey.

The 2008 Homeless Survey found that substance abuse was the second leading cause for homelessness. For example, there are as many as 50 individuals who say that substance abuse or substance abuse and mental illness contributed to their homelessness, but only eight beds are available in transitional housing and there is a waiting list of over a month for an intake at Turning Point.

Mental illness: The Western Montana Mental Health Center serves more than 1,700 unduplicated clients per year in all programs. Estimates for 2008 are 1,800 clients per year. Missoula area residents with severe and persistent mental illness are provided crisis services at Stephens House, a seven-bed community-based facility operated by the Mental Health Center that provides an alternative to psychiatric hospitalization. Stephens House has more than 204 admissions a year, up to 15% of whom are homeless. The Mental Health Center’s mobile crisis response team (CRT) completes more than 1,900 contacts and serves more than 686 unduplicated clients per year.

□ Seniors

The percentage growth of the number of elderly in Montana nearly mirrors the national statistic (8%), with a 10% increase.

The City and County, however, both show a marked difference from national trends in the number of those who will be considered “senior citizens” in the next five to twenty years. Nationally, the percentage increase in the number of persons who are 55-64 years old is 34%. In the City of Missoula, that population grew by 57%, and in Missoula County that group grew by more than double in size – a stunning 138% increase. Nationally and in Montana, the population of 45-54 year old individuals grew by about 13%. In Missoula County, that group grew more than 58%.

Table 4.2.2 -- Population Growth in Senior and Incoming Senior Populations 2000 to 2007				
	Age 65 & Over	Age 55-64	Age 45-54	All Populations
United States	8%	34%	16%	7%
Montana	10%	42%	13%	6%
Missoula County	54%	138%	58%	48%
City of Missoula	10%	57%	11%	10%
<i>Source: 2000 Census- SF1; 2007 Census population estimates program</i>				

About 10% of Missoula’s senior citizens live at or below the poverty level. Fully 69% of Missoula’s senior citizens have income at levels that would qualify them for the programs funded through HUD’s Community Development Block Grant and HOME programs.

Table 4.2.3 – Seniors at Risk: Moderate Income, Low-Income, and Deeply Poor					
Poverty Level	Individual Income	Age 65 -74 years	Age 75 and over	TOTAL	Percent of Total Senior Population
2 times the poverty level	\$15,980 and above	2,081	2,056	4,137	69%
1.50 to 1.99 of poverty level	\$11,985 to \$15,979	248	411	659	11%
1.00 to 1.49 of poverty level	\$7,990 to \$11,986	205	422	627	10%
.50 to .99 of poverty level	\$3,995 to \$7,989	144	254	398	7%
Below .50 of poverty level	Below \$3,995	41	118	159	3%
TOTAL		2,719	3,261	5,980	100%

With age often comes disability. The percentage of Missoula’s elderly residents with disabilities grew considerably during the 1990s with a disproportionate increase in the number of seniors with mobility and self-care limitations.

Table 4.2.4 – Disabilities in Non-Institutionalized Elderly in the City of Missoula	
Disability	Percent with one or more disabilities
Sensory	42.4%
Physical	17.4%
Mental	27.9%
Self-Care	14.0%
Going outside the home	10.4%

Source: 2000 U.S. Census, SF3-P41 & SF3-PCT-26

□ Persons with HIV/AIDS

According to Montana Epidemiologic Profile of STDs and HIV/AIDS prepared by the Communicable Disease Bureau in the Montana Department of Public Health and Human Services (DPHHS), as of June 30, 2008, a cumulative total of 870 cases of HIV/AIDS have been reported to DPHHS. AIDS reporting began in 1985 and HIV reporting began in 2000. From 2000 to 2007, 16 to 25 HIV/AIDS cases were reported each year. As of June 30, 2008, 12 cases have been reported. The HIV/AIDS case rate has decreased slightly since 2000. Nationally, the estimated rate of HIV/AIDS cases in 2006 was 18.5 per 100,000 population, with the rate in Montana at 1.7 cases per 100,000.

Nationally, minority populations have been disproportionately impacted by the HIV epidemic. The CDC suggests that minorities are at an increased risk because of less access to HIV-prevention services, higher rates of sexually transmitted diseases, and culturally inappropriate HIV-prevention activities. The majority of new AIDS cases are among those who reported White race. Minority races constitute a larger proportion of female than male cases. Montana's largest minority population, American Indian/Alaska Native (6.3%), have regularly represented 10-20% of new AIDS cases.

□ Domestic violence

Significant numbers of Missoula residents experience dating and domestic violence, sexual violence and stalking (or intimate partner violence – IPV). In fiscal year 2007 (July 1, 2006 - June 30, 2007), there were 1,074 primary and 265 secondary victims served through Missoula's Crime Victim Advocate (CVA) program with support, referrals, crisis counseling, and legal advocacy. Additionally the CVA program assisted 557 primary and 79 secondary victims of domestic violence, sexual assault or stalking with applications for Orders of Protection. In FY 2007, the YWCA Pathways Program provided shelter to 142 women and 99 children in the shelter facility and 51 women and men in hotels. In addition, crisis line support, walk-in peer counseling, and support groups were provided to 2476 primary, 661 secondary victims.

■ NEEDS ■

□ Persons with Disabilities

Persons with disabilities are in need of licensed group home services, including day care and transportation. The numbers on the waiting lists for group home housing and supportive housing indicate a need for more housing for persons with disabilities. Vocational training has also been identified as a need, a need further highlighted by the growing number of disabled persons identified as having issues related to ability to work.

□ Seniors

The increased numbers of seniors who have disabilities means there is an increasing need for transportation, personal care and health care services for seniors. This need will become particularly acute once the large number of "baby boomers" who are in their 40s and 50s now age and are in need of assistance. In addition, many of these baby boomers have become sandwiched between caring for their aged parents as well as their own children or grandchildren.

□ Persons with HIV/AIDS

In a recent survey conducted by the Missoula City-County Health Department, 30% of people with HIV/AIDS identified housing costs as a primary concern. Another significant barrier is fear and reluctance on the part of patients to acknowledge their HIV status and access appropriate services. The occasional 3-month waiting list for medications also indicates that further support in providing medications might be needed.

□ Domestic violence

Domestic violence impacts all aspects of a community. Such violence is insidious and is much more than a social problem as some would believe. Domestic violence affects the business economy, the healthcare system, the educational system, the legal system, social services, and child care. Its effects run far and wide. Tangible needs identified include safe, secure, and affordable housing, wages that can support a family, jobs that provide health care benefits, access to legal assistance, and affordable child care. The Missoula YWCA is envisioning expanding and reorganizing its shelter and transition housing program.

■ Existing Facilities/Services for Persons with Special Needs ■

□ Persons with disabilities

Opportunity Resources, Inc. and Missoula Developmental Services Corporation operate 13 group homes for adults with developmental disabilities. Opportunity Resources, Inc. serves 300 people per day in residential, recreational, case management, employment and housing programs.

The Human Resource Council operates the Supplemental Security Income Transition (SSIT) program. SSIT was created in 1993 to mitigate the loss of State General Assistance to individuals unable to work because of disability. The SSIT program name was changed to Interim Assistance Program (IAP) in 2003. The program offers case management, housing assistance and access to resources to meet basic needs. IAP staff assist clients with applications for Supplemental Security Income (SSI) from the Social Security Administration.

Summit Independent Living provides technical assistance to people with disabilities who are living independently. Summit also provides technical assistance for universal access design of buildings and grounds.

□ Seniors

Two groups that provide assistance to Missoula seniors are Missoula Aging Services and the Missoula Senior Citizens' Center. Aging Services, as the Area Agency on Aging for Missoula and Ravalli counties, is the focal point for planning, coordinating and delivering services to older residents. The Senior Citizens' Center provides activities and referrals for Missoula seniors. There are also six additional senior centers in the County, many that meet only occasionally and/or do not have a physical center of their own, but that provide senior citizens with referrals, assistance or meeting space, with the Lolo center also serving City residents.

□ Persons with HIV/AIDS

The Missoula AIDS Council, the City-County Health Department, and the HOPWA (Housing for People with AIDS) program provide services that generally are adequate to meet the needs of people with HIV/AIDS, but additional assistance is needed to reduce the wait for medications.

□ Domestic violence

The YWCA Pathways program has provided direct services to victims of domestic violence since 1976 and opened the YWCA Pathways Shelter for battered women and their children in 1977. YWCA Pathways services also include a 24-hour crisis line, a Children's Program, sexual violence services and therapeutic counseling services. The YWCA also provides transitional housing for women and their children while they work towards self-sufficiency and independence.

■ Priority Needs for Special Populations ■

□ Process of identifying needs

Public meetings, each advertised twice before each meeting, were held in Missoula on September 18, 2008 and December 11, 2008 to define general goals and specific projects to meet those goals. More than 100 people attended the two meetings, and represented the general public, elected officials, representatives of community-based organizations, housing developers and government staff from a variety of agencies. An email tree was also used to notify and solicit input from key informants. During those processes, general consensus of the priority needs was developed.

□ Needs

The community has identified general needs and specific projects to address the requirements of special needs populations. Priority needs identified were:

- Supportive housing, with a focus on homes, veterans, teens, domestic violence survivors, and other special needs populations;
- Review processes that include compliance with the Fair Housing Act, the Americans with Disabilities Act and Sec. 504;
- Housing for elders that will allow aging in place;
- Housing/services for homeless individuals, including the elderly;
- Locations where supportive services could be provided to the elderly, “first-time” homeless and chronically homeless people;
- Funding for detoxification programs; and
- Substance abuse programs, coordinated with the jail system.

■ Specific Objectives ■

□ Housing and services

Specific projects to address the needs of special needs populations are explained in greater detail in the sections on Housing, Public Facilities, Economic Development, and Public Service. The list below is a summary of proposed projects that affect special needs populations.

- Regional Access Mobility Program of Montana (RAMP) to purchase and install modular aluminum wheelchair ramps for low- to moderate-income seniors or people with disabilities who have limited mobility and are in need of improved accessibility in their homes
- Watson Children’s Shelter, Inc., to construct a second children’s shelter to serve children in need of emergency shelter due to abuse, neglect, abandonment, or family crisis
- Missoula Aging Services, to provide respite from care giving duties for low- to moderate-income Missoulians who care for an elderly family member or friend
- Parenting Place, for child respite care to families where children may be at risk for abuse and/or neglect

- The YWCA is developing a plan to restructure its domestic violence shelter and transitional housing and is expected to seek HOME and/or CDBG funds within the next two years

SECTION 4.3 – STRATEGIC PLAN

Housing

■ Housing Needs ■

□ Growth

Between 2000 and 2007, the City's population increased by nearly 18% to an estimated 67,165 people. Unlike in the previous decade when household growth actually outstripped population, from 2000 to 2007 the number of housing units increased at a slightly lower rate of almost 11%. Missoula County, meanwhile, saw increases in population and units of about 11% and 10%, respectively.

During the same period the number of non-family households grew to the point that they now comprise more than half (50.9%) of the City's residences. (Non-family households made up 42.8% of the total in 1990.) Single-person households account for 69% of the total non-family households.

In FY 2003 Missoula issued permits for more than 1,500 new residences, 64% of them in multi-family developments, a record level in the last 14 years. The number of building permits issued in the last two years has dropped from the average, reflective of the national housing slow-down. Missoula Office of Planning and Grants staff estimates a need for 2,000 – 3,000 new units during the next five-year period.

Table 4.3.1 -- Missoula Building Permits Issued				
Fiscal Year	Single Family Units	Duplex Units	Multi-Family Units	TOTAL UNITS
1994	475	40	253	768
1995	366	18	439	823
1996	335	42	465	842
1997	269	30	154	453
1998	264	36	296	596
1999	274	20	402	696
2000	288	48	133	469
2001	285	22	260	567
2002	365	38	297	700
2003	419	130	981	1,530
2004	367	32	327	726
2005	457	28	166	651
2006	374	32	47	453
2007	303	28	125	456
TOTAL	4,841	544	4,345	9,730
Annual Average	346	39	310	695

Source: City of Missoula building permit data

❑ Cost burden

In 2000, 25% of urban area owners and 51% of renters paid more than 30% of their incomes for housing, the level HUD considers “affordable.” These figures are appreciably higher than those from the 1990 Census when 16% of owners and 45% of renters indicated housing cost burdens.

By 2007, 40% of City homeowners and over 59% of renters paid more than 30% of their incomes for housing.

In the last seven years, the U.S. Census reported a 63% jump in Missoula’s median home value, following a 110% increase from 1990 to 2000. The same seven-year period saw the community’s median incomes (for individuals, families or households) grow just over 16%.

Cost burden and other housing problems affect over half of all renters and about one-quarter of all homeowners. These problems increase dramatically once household income drops to below 50% of Median Family Income (MFI). Over 90% of renters making less than 30% of MFI experience cost burden and other housing problems. Low-income homeowners fare only slightly better—84% of those whose income is under 30% MFI experience the same cost burden.

The table that follows shows the number of households with housing cost burdens in various sectors of Missoula.

Table 4.3.2 – Households with Housing Cost Burdens			
Type of Household	Percent of income spent on housing		
	# HH @ 50%	# HH @ 40%¹	# HH @ 30%
RENTERS Fair Market Rent (2 bd.) (\$708)			
Household Income <=30% MFI	1,547	1,632	1,717
Household Income >30% to <=50% MFI	464	902	1,340
Household Income >50 to <=80% MFI	125	620	1,114
Household Income >80% to 100% MFI	34	134	233
Subtotal	2,171	3,288	4,404
HOMEOWNERS Mo. Pymt./\$100K home² (\$891)			
Household Income <=30% MFI	414	454	493
Household Income >30% to <=50% MFI	290	432	574
Household Income >50 to <=80% MFI	335	600	865
Household Income >80% to 100% MFI	79	591	1,102
Subtotal	1,119	2,076	3,033
COMBINED (Renters and Homeowners)			
Household Income <=30% MFI	1,961	2,086	2,210
Household Income >30% to <=50% MFI	754	1,334	1,913
Household Income >50 to <=80% MFI	461	1,220	1,979
Household Income >80% to 100% MFI	114	725	1,336
TOTAL	3,290	5,364	7,438

Source: Mayor’s Housing Task Force, 2008

¹40% MFI calculated as midpoint between 30% and 50% MFI.

²Mortgage estimate based on \$100,000 loan at 5.75%, with \$1,000 taxes and \$300 insurance annually, plus \$200/mo. utilities.

Name of Jurisdiction:		Source of Data:					Data Current as of:				
Missoula city, Montana		CHAS Data Book					2000				
	Renters					Owners					
Household by Type, Income, & Housing Problem	Elderly	Small Related	Large Related	All	Total	Elderly	Small Related	Large Related	All	Total	Total
	(1 & 2 members)	(2 to 4 members)	(5 or more members)	Other	Renters	(1 & 2 members)	(2 to 4 members)	(5 or more members)	Other	Owners	Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)
1. Household Income <= 50% MFI	793	1,288	147	3,298	5,526	608	419	65	425	1,517	7,043
2. Household Income <=30% MFI	379	709	79	1,884	3,051	199	139	20	250	608	3,659
3. % with any housing problems	71	83.8	100	87.5	84.9	77.4	82	100	82	81.1	84.3
4. % Cost Burden >30%	68.3	81.8	94.9	87.5	84	77.4	82	100	82	81.1	83.5
5. % Cost Burden >50%	61.7	71.9	82.3	79.6	75.7	57.3	79.1	100	68	68.1	74.4
6. Household Income >30 to <=50% MFI	414	579	68	1,414	2,475	409	280	45	175	909	3,384
7. % with any housing problems	72.2	87	77.9	85.5	83.4	38.9	78.6	100	85.7	63.1	78
8. % Cost Burden >30%	72.2	82.7	48.5	84.1	80.8	38.9	78.6	100	85.7	63.1	76.1
9. % Cost Burden >50%	19.1	36.3	0	28.6	28	14.7	44.6	22.2	54.3	31.9	29.1
10. Household Income >50 to <=80% MFI	385	779	175	1,640	2,979	625	489	130	485	1,729	4,708
11.% with any housing problems	49.4	46.1	31.4	39.9	42.3	28.8	61.1	46.2	74.2	52	45.8
12.% Cost Burden >30%	49.4	39	17.1	36	37.4	27.2	58.3	38.5	74.2	50	42
13. % Cost Burden >50%	15.6	3.2	0	2.4	4.2	8.8	26.6	11.5	27.8	19.4	9.8

Name of Jurisdiction:		Source of Data:					Data Current as of:					
Missoula city, Montana		CHAS Data Book					2000					
	Renters					Owners						
14. Household Income >80% MFI	367	1,090	159	1,815	3,431	1,649	5,015	644	1,510	8,818	12,249	
15.% with any housing problems	31.9	8.3	37.1	9.4	12.7	4.8	12.3	17.7	23.2	13.1	13	
16.% Cost Burden >30%	21	5	0	5.5	6.8	4.5	11.9	14	22.5	12.5	10.9	
17. % Cost Burden >50%	9.5	0	0	0	1	0.6	1.2	0	0.7	0.9	0.9	
18. Total Households	1,545	3,157	481	6,753	11,936	2,882	5,923	839	2,420	12,064	24,000	
19. % with any housing problems	56.6	49	51.1	54.5	53.2	19.8	21.1	28.5	44	25.9	39.5	
20. % Cost Burden >30	53.4	44.9	28.7	52.2	49.5	19.4	20.5	24.4	43.6	25.1	37.3	
21. % Cost Burden >50	26.4	23.6	13.5	28.8	26.5	8.3	7.2	5.4	16.9	9.3	17.8	

Definitions:

Any housing problems: cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.

Other housing problems: overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities.

Elderly households: 1 or 2 person household, either person 62 years old or older.

Renter: Data do not include renters living on boats, RVs or vans. This excludes approximately 25,000 households nationwide.

Cost Burden: Cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Source: HUD CHAS, Tables F5A, F5B, F5C, F5D

SOCDS CHAS Data: Affordability Mismatch Output for All Households

Name of Jurisdiction: Missoula(CDBG), Montana					Source of Data: CHAS Data Book, 2000					
Housing Units by Affordability		Renters Units by # of bedrooms			Owned or for sale units by # of bedrooms					
1. Rent <= 30%		0-1	2	3+	Total	Value <=30%	0-1	2	3+	Total
# occupied units		522	286	296	1,104		N/A	N/A	N/A	N/A
%occupants <=30%		63	49	30.1	50.5		N/A	N/A	N/A	N/A
%built before 1970		51.3	42	26.7	42.3		N/A	N/A	N/A	N/A
%some problem		37.9	21	19.9	28.7		N/A	N/A	N/A	N/A
#vacant for rent		4	30	0	34		N/A	N/A	N/A	N/A
2. Rent >30 to <=50%						Value <= 50%				
# occupied units		1,719	1,106	505	3,330		79	631	537	1,247
%occupants <=50%		66	51.1	47.5	58.3		44.3	41.2	35.2	38.8
%built before 1970		57	57	53.1	56.4		25.3	34.4	31.5	32.6
% some problem		59.3	52.4	43.6	54.6		19	22.2	6.5	15.2
#vacant for rent		82	128	29	239	#vacant for sale	0	4	4	8
3. Rent >50 to <=80%						Value >50 to <=80%				
# occupied units		2,456	2,937	1,091	6,484		104	536	1,123	1,763
%occupants <=80%		80	61.4	57	67.7		85.6	44	30.6	37.9
%built before 1970		49	43.7	48.6	46.5		84.6	80.8	70.5	74.5
%some problem		63.5	48.8	48.5	54.3		0	5.6	3.4	3.9
#vacant for rent		104	43	50	197	#vacant for sale	0	42	4	46
4. Rent >80%						Value >80%				
# occupied units		416	314	297	1,027		337	1,905	6,762	9,004
#vacant for rent		0	0	4	4	# vacant for sale	15	34	63	112

■ Priority Housing Needs ■

□ Analysis of housing market, severity of housing problems

Affordable housing has been identified as a critical community development need in Missoula.

□ Process of identifying needs

Needs were identified at public meetings as described above.

□ Needs

The community has identified general needs and specific projects to address housing needs. Priority needs identified were:

- Security deposit and utility deposit assistance;
- Development of a comprehensive housing plan for homeless youth;
- Transitional home for homeless youth;
- Assistance for housing opportunities aimed at households below 50% AMI, and especially to those below 30% AMI;
- Supportive housing, with a focus on homeless people, veterans, teens and other special needs populations;
- First-time homebuyer assistance;
- Rural senior housing;
- Review processes that include compliance with the Fair Housing Act, the Americans with Disabilities Act and Sec. 504;
- Trailer parks developed, improved, and maintained in a fashion that is affordable to lower-income mobile home owners;
- Housing rehabilitation assistance, including rehabilitation of mobile homes on rented lots;
- Increased homeownership and rental opportunities, including those in the 80% to 120% average median income ranges;
- Housing for elders that will allow aging in place;
- Housing/services for homeless individuals, including the elderly; and
- Enhancement and utilization of administrative structure/zoning codes.

□ Specific objectives

- homeWORD, Equinox project, completion of 35 multi-family Low Income Housing Tax Credit (LIHTC) rental units;
- District XI Human Resource Council, first-time homebuyer project, continuation of assistance to LMI home purchasers to include second mortgages, homebuyer classes, foreclosure prevention;
- Missoula Housing Authority, development of 37 multi-family Low Income Housing Tax Credit (LIHTC) rental units; and

- Regional Access Mobility Program of Montana (RAMP) to purchase and install modular aluminum wheelchair ramps for low- to moderate-income seniors or people with disabilities who have limited mobility and are in need of improved accessibility in their homes.

Other projects identified, but not funded, that may be developed in the next five years include:

- Low income rental housing for elderly
- Rehabilitation of existing housing
- Continued development of community land trusts
- Rehabilitation of mobile homes on rented lots
- Increased funding of winter shelter program to prevent homelessness/eviction
- Institute a tenant-based rental assistance program
- Construction of six units of rental housing for pregnant and parenting teens
- Replacement of 35 units of public housing
- Section 8 security deposit
- Implement energy efficiency systems

■ Needs of Public Housing ■

□ Needs, number, condition of public housing units

The Missoula Housing Authority (MHA) is the Public Housing Authority for Missoula. The tables below show the current public housing units and vouchers provided by MHA.

Table 4.3.3 -- Public Housing					
TOTAL	1 bedroom	2-bedroom	3-bedroom	4-bedroom	5-bedroom
174	45	43	72	10	1
# Accessible	8	3	2	0	0

Table 4.3.4 – Other Property Types and Vouchers Managed by MHA	
Location/type	Size of Unit/Number
Speedway <i>(non-HUD deed restricted to low income)</i>	2 units with 2 bedrooms
Low Income Tax Credit	5 units with zero bedrooms 61 units with 1 bedroom (4 accessible) 54 units with 2 bedrooms (1 accessible) 8 units with 3 bedrooms
Section 8 Vouchers	754 (14 are homeownership vouchers)
Shelter + Care Subsidies	74
Single Room Occupancy	14 units with zero bedrooms
Veteran’s Housing	17 units with 1 bedroom

❑ Number on waiting lists

Table 4.3.5 -- Number of Persons on Waiting Lists*							
Type of Housing	30% AMI		50% AMI		80% AMI		TOTAL
	# of persons	Percent	# of persons	Percent	# of persons	Percent	
Public Housing	791	80%	155	16%	40	4%	986
Housing Choice Vouchers	904	76%	240	20%	45	4%	1,189
Uptown Apartments <i>Homeless single individuals</i>	0	0	138	100%	0	0	138
Valor House <i>Homeless single veterans</i>	4	100%	0	0	0	0	4
Maclay Commons <i>Homeless families</i>	0	0	171	100%	0	0	171
Shelter Care Plus	77 persons; 100%			0	0	0	77

*as of December 2008

❑ Missoula Housing Authority projects

The Missoula Housing Authority has developed and is developing a number of projects that address the need for housing among persons and families who are homeless, very low income and/or with disabilities.

Current projects include:

- Uptown Motel Single Room Occupancy (SRO), acquisition and rehabilitation of 14 single room occupancy (SRO) permanent housing units for homeless individuals and associated social services.
- Garden City Neighbors (non-profit associated with MHA), Maclay Commons development of 16 housing units in collaboration with the Poverello Center's Joseph Residence to provide transitional housing for families at risk of being homeless. Multi-family Low Income Housing Tax Credit (LIHTC) units with community center.
- Valor House Veterans' Housing project. Development of 17 one-bedroom transitional housing units for homeless veterans and associated social services.
- Missoula Housing Corporation or Garden City Neighbors, HUD Section 202, development of 40 units of subsidized elderly housing for < 50% of Area Median Income (AMI) seniors. Located in Hell Gate Meadows subdivision – traditional neighborhood design offering mix of residential and commercial uses.
- Garden City Neighbors, land banking 2.13 acres in Emma Dickinson/River Road Neighborhood for potential location of up to 1.75-acre park and/or open space.

Projects in development include:

- Missoula Housing Authority disposition of 20 large bedroom, scattered site, non-accessible public housing units, to be replaced with stock better able to serve population, e.g. 1 and 2 bedroom.
- Garden District, Intermountain Development Corporation (IDC) (subsidiary of MHA), Intermountain Lumber site. 12-acre parcel purchased by IDC to create multi-use, multi-income urban renewal project. Goal to achieve 210 – 250 units, both rental and homeownership, for

incomes ranging from <30% AMI (subsidized units) to >120% AMI homeownership opportunities, goal to offer rental and homeownership product to a range of incomes, from less than 30% to 120% AMI. Current project, Garden District Phase I, of 37 LIHTC rental units under construction.

■ Public Housing Strategy ■

The Missoula Housing Authority has released its Agency Plan for Fiscal Years 2005 through 2009. Listed below are the needs and strategies identified in MHA's plan. The agency is currently updating its five year plan.

□ Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the MHA within its current resources with the following actions:

- Seek replacement of public housing units lost to the inventory through mixed finance development;
- Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction;
- Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration;
- Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program; and
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.

Strategy 2: Increase the number of affordable housing units with the following actions:

- Apply for additional Section 8 units should they become available;
- Leverage affordable housing resources in the community through the creation of mixed - finance housing;
- Pursue housing resources other than public housing or Section 8 tenant-based assistance; and
- Continue Section 8 Homeownership and Project-Based Voucher (PBV) Programs.

□ Need: Specific family types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

- Adopt rent policies to support and encourage work

□ Need: Specific family types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

- Adopt rent policies to support and encourage work

❑ Need: Specific family types: The elderly

Strategy 1: Target available assistance to the elderly:

- Apply for special-purpose vouchers targeted to the elderly, should they become available

❑ Need: Specific family types: Families with disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing;
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available;
- Affirmatively market to local non-profit agencies that assist families with disabilities; and,
- Use a set-aside of Section 8 for PBV that is specifically targeted to supportive service programs.

❑ Need: Specific family types: Race or ethnicity with disproportionate housing needs

Strategy 1: Increase awareness of MHA resources among families of race and ethnicity with disproportionate needs:

- Affirmatively market to races/ethnicity shown to have disproportionate housing needs

Strategy 2: Conduct activities to affirmatively further fair housing:

- Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units;
- Market the Section 8 program to owners outside of areas of poverty/minority concentrations;
- Continue through the Section 8 Program to promote and educate landlords and participants of their rights and obligations under the Fair Housing Act; and,
- Introduce the Home Ownership program to Section 8 participants who are under the MHA's Family Self-Sufficiency program.

❑ Reasons for selecting strategies

The Missoula Housing Authority reported that the following factors influence its selection of the strategies it will pursue:

- Funding constraints
- Limited availability of sites for assisted housing
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the MHA

- Influence of the housing market on MHA programs
- Community priorities regarding housing assistance
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups

■ Market Analysis ■

□ Characteristics of housing market

● *Homeownership*

Owner-occupied dwellings make up slightly more than half of the City's housing units (50.9%) compared with just less than half (49.5%) in 2000. (National ownership rate is 67.3%; Montana: 70%; Missoula County: 62.4%) The number of owner-occupied homes in Missoula has grown 7.61% between 2000 and 2007.

● *Rentals*

According to the U.S. Census, in 2000 43.65% of the City's rental housing units were offered at less than \$500 per month. By 2007 that figure had fallen to 23.8%. Median rent went from \$568 per month to \$648. Over 44% of renters were paying more than 35% of their gross income on rent in 2007. Missoula has 12,585 rental units in 2007, compared with 11,289 in 2000, an increase of 4.78%.

● *Sales prices/affordability*

According to the Missoula Organization of Realtors (MOR), between 2000 and 2008 Missoula's median residential sales price in the Missoula urban area grew from \$149,100 to \$212,000, an increase of 42%.*

**Market information solely from listings entered into the MOR Regional Multiple Listing Service. Therefore, figures may not reflect all real estate activity in the market.*

In 1990, 90% of Missoula's homes were valued at less than \$100,000. By 2000, this figure had fallen to less than 20%. As of 2007, only 9.5% of Missoula's homes were valued at less than \$100,000. The median mortgage payment climbed from \$626 per month in 1990 to \$984 in 2000 and to \$1,372 in 2007. A family making the median income of \$54,500 can afford (using 30% of income as a guide) a home costing no more than \$165,000.

A typical building site for a single-family home within the Missoula City limits costs approximately \$90,000. Combined with modest-end residential construction costs that have increased over the last seven years to approximately \$90 - 115 per square foot, land prices have virtually driven lower-income residents out of the new home market.

■ Lead-Based Paint ■

Lead poisoning is one of the most common and preventable health hazards for American children. Research indicates that even a low-level of lead in a child's bloodstream can have harmful affects on her or his physical and developmental health.

Any housing built before 1978 is at risk of containing some amount of lead-based paint. Older housing is more likely to have lead-based paint and the amount of lead pigment in the paint tends to increase with the age of the housing. More than 17,900 or 64.5 percent of the housing units in Missoula were built before 1979. Most of the Census tracts within the City limits have large percentages of older housing and

concentrations of low- and moderate-income residents. Since low-income people often live in older housing throughout the City, they are at much higher risk.

Young children who could ingest lead-based paint are at even higher risk. Consequently, children of very low- and low-income families are disproportionately at risk for lead poisoning, as they tend to reside in older homes. The following children in the City could be at higher risk of lead-based paint poisoning:

Children under 5 years old: 5.5 percent of the population of Missoula, or 3,328 children.

At least 452, or 13.6 percent, of all Missoula children under 5 years old live below the poverty level. (Statistics from U.S. Bureau of the Census.)

■ Barriers to Affordable Housing ■

In March 2007 the City released an Analysis of Impediments to Affordable Housing. The impetus for this effort came from the Ad Hoc Fair Housing Task Force created in 2000. That group found that fair housing and affordable housing may be linked in Missoula.

Finding housing that is affordable—that requires no more than 30% of a family’s income—is a challenge for many people in Missoula. Members of the protected classes are disproportionately affected by this challenge because they are disproportionately represented among lower-income groups. This makes the limited supply of affordable housing in Missoula a fair housing issue. As a result, the task force recommended “that the City address the issue of housing affordability, which may be an impediment to fair housing, by doing a separate Analysis of Impediments to Affordable Housing.”

The City hired Western Economic Services, LLC, to gather data, conduct research, and produce a survey of community stakeholders in affordable housing. The Executive Summary of the report stated:

The marketplace for housing in the City of Missoula can be characterized as one of scarcity, high cost, and constraints to development. As the City has grown, these problems have mounted. Lot prices have doubled in the last few years. The City of Missoula is faced with both availability and affordability problems and impediments to affordable housing choice exist. There are seven:

- Lack of selected financial mechanisms to promote housing production.
- Lack of understanding of the housing development process.
- Insufficient land properly zoned for residential development.
- Inaccurate public perception of “affordable housing.”
- Lack of compatible neighborhood standards for rehab and redevelopment.
- Poor tracking of land-use mechanisms designed to promote more affordable housing.

Inconsistent and occasionally confusing public policy demonstrates a lack of focus. As Missoula develops and expands, these difficulties will compound themselves and may adversely alter the character and quality of the City of Missoula as a very desirable place to live. This situation can be changed; Missoula can steer itself away from this course, as there are actions the City can initiate to begin resolving these housing problems. The actions recommended to achieve this much-desired result can be separated into two avenues. One is enhancing communication within the stakeholder community and the other is improving housing production, as follows:

- Enhance communication through the following actions:

- Define “affordable housing” in terms of home prices and rental housing costs
- Track per-unit costs for all new residential development, by tenure and unit size
- Conduct outreach and education activities regarding the development process
- Improve housing production through the following actions:
 - Create new, or enhance existing, local financial mechanisms for affordable homeownership and rental development
 - Employer/employee housing ownership
 - Rehab and homeownership
 - Lease to purchase homeownership
 - Create land banking mechanisms to preserve lower cost land
 - Develop compatible neighborhood standards for rehab and redevelopment opportunities
 - Annex and rezone sufficient property for residential uses, especially rental
 - Implement selected agency development initiatives
 - Pay or subsidize selected fees for affordable homeowner and renter housing development
 - Require a portion of subdevelopments to be affordable
 - Institute a realty transfer tax

These findings became one factor in the Mayor’s Office creating the Mayor’s Housing Task Force, consisting of for-profit and nonprofit developers, real estate interests, nonprofit groups, and governmental agencies. The task force identified who is most affected by housing affordability, what the City can do about it, and where housing is most appropriate. As part of its educational efforts, the City produced a video, “A Community Conversation: Affordable Housing,” as a discussion tool used before hundreds of Missoula groups and individuals.

■ Fair Housing ■

The City of Missoula completed its Analysis of Impediments (AI) to Fair Housing in 2001. The Analysis of Impediments to Fair Housing is available on the City’s website at www.ci.missoula.mt.us or upon request from the Office of Planning and Grants.

Office of Planning and Grants has been responsible for implementing the recommendations incorporated in the City’s first Analysis of Impediments to Fair Housing (AI) adopted in April, 2001. These included:

- Organize a meeting of the parties involved with fair housing in the Missoula community for the purpose of coordinating educational activities and support collaborative opportunities identified by the fair housing agencies.
- Develop an area-wide database that reflects the need for and supply of affordable and accessible housing.
- Forward notices of vacancies on the Missoula Planning Board, Board of Adjustment and Design Review Board to representatives of traditionally under represented groups.
- Expand the review of subdivision plans to include the Missoula Housing Authority and other interested advocates for affordable housing.
- Undertake an analysis of impediments to affordable housing.

The City is now in the process of contracting to prepare a new Analysis of Impediments to Fair Housing. Due to a low response to the request for proposals within the City’s budget, selection of the contractor has been delayed until spring 2009. The AI is expected to be completed in Program Year 2010.

□ Activities undertaken to promote fair housing

As a result of a community-wide meeting on fair housing held in December 2001, the City sponsored a comprehensive fair housing workshop designed for housing providers and for social service staff who work with potential victims of housing discrimination in May 2002. Since that workshop the City, in conjunction with Montana Fair Housing, has initiated a series of training sessions related to specific fair-housing topics.

OPG staff has also created a housing database that incorporates comparative data from Census with statistics relating to the cost and supply of housing on the block-group level. During Program Year 2003 the City made this information available through its website.

The Missoula Housing Authority and Montana Peoples' Action have been added to the service list for subdivision review and OPG now forwards notices of vacancies on Planning Board, Board of Adjustment and Design Review Board to a mailing list that includes all agencies and individuals that have expressed interest in community development activities.

To further Fair Housing the City will also:

- Work to ensure that owners and developers understand their responsibilities for design and construction requirements under various applicable laws; to have City officials involved with building permits, zoning, codes, and so on;
- Attend training conducted by Montana Fair Housing;
- Require all persons requesting a building permit to sign a letter of acknowledgement of their understanding that they may be required to follow certain federal and state accessibility standards; and
- Join with Montana Fair Housing in asking the State of Montana for interpretation and clarification of city officials' responsibility to inspect for federal standards.

■ Anti-Poverty Strategy ■

In its Five-Year Strategic Plan adopted in 2003, the City of Missoula identified three objectives that will “guide the development of work plans and budgeting over the next five years so that we will focus on specific tasks and accomplish specific goals.” They are:

- Organizational Management, which focuses on our intention as a service institution to continue to be accountable, responsive and efficient;
- Community Livability, which identifies how government can positively respond to and anticipate the changes brought to our valley by growth as well as social and economic changes, and
- Community Involvement, which contains objectives that recognize that in all things that we do as a municipal government, we must respond to the concerns of the citizens of our valley and include them in planning as well as problem-solving.

The current Strategic Plan states:

The “livability” goal includes broad, diverse elements that form the fabric of “community.” In the next three to five years, the City will concentrate on specific

elements that will strengthen that fabric and improve the sense of livability for all citizens in Missoula.

Citizens expect, and the City will respond to the critical need, to maintain air quality, improve water quality, and preserve and enhance large and small open spaces. As inevitable growth occurs in and around the City, it will be important to adopt and implement strategies that encourage and support housing options across the community for mixed-income households while recognizing the value and importance of neighborhoods. Increased availability, convenience and accessibility for all modes of transportation will contribute to functional traffic management. Access to health and human services and increased recreational opportunities for all citizens continue to be important emphasis areas for the City. In economic terms, the City will continue its role in promoting jobs, wages, and businesses that meet and contribute to the community's livability goal. In a period of limited economic growth in the state and nation, it will be critical for the City to assure current funding, pursue alternative funding mechanisms, and seek supplemental funds through grants and other creative opportunities.

In the past, the City has partnered with local agencies and/or businesses and state and federal funding sources to address affordable housing needs, small business needs, infrastructure needs and, on a more limited scale, human service needs. The City anticipates that, through the Consolidated Plan process and the availability of CDBG and HOME funds, these types of partnerships will grow. As a result, more low- and moderate-income households will benefit through better housing conditions, job creation, affordable infrastructure costs and basic needs being addressed. Included in the Appendix are lists of housing, infrastructure/public facilities and economic development projects in which the City and County have participated.

The City is in the process of developing a new Strategic Plan for 2009-2013.

■ Monitoring ■

All individuals, City departments, non-profit agencies, and other organizations receiving funds through the City will be regularly monitored for regulatory and statutory compliance by the Missoula Office of Planning and Grants:

- Informal monitoring will take place on an ongoing basis through phone calls, site visits, and project reports in order to identify potential problems before they happen and provide technical assistance to subrecipients as it is needed;
- Periodic formal monitoring checks for program compliance with regulatory and statutory requirements, include, but are not limited to:
 - Financial Management
 - Labor Standards
 - Procurement Procedures
 - National Objective Documentation
 - Bonding and Insurance Requirements
 - Fair Housing Standards
 - Contracting with Women and Minority Business Enterprises

- Real Property Management
- Environmental Review Process
- Low- to Moderate-Income Housing Activity Verification

Formal monitoring will also include site visits. Reports from such reviews will be issued to the subrecipient within approximately 30 days from the time of review with follow-ups to occur to ensure the report was accurate and fully understood by the subrecipient.

The City has begun formal monitoring visits for HOME and CDBG recipients, and will continue a regular schedule of formal monitoring during the Consolidated Plan period.

■ Specific HOME Requirements ■

□ Resale provisions

Missoula has no HOME projects that include resale provisions in their contracts with the City. The North Missoula Community Development Corporation's (NMCDC) projects at Clark Fork Commons and Burns Street Commons are based on a land trust model. Homes sold in those projects are subject to recapture, but since HOME funds are based in the land itself, the homes are only resold to other HOME-eligible households. NMCDC has a detailed contract with homebuyers specifying how sales must be made, how equity is shared, and who may purchase homes, and conducts extensive educational efforts with potential purchasers as they are going through the buying process.

□ Tenant-based rental assistance

The City does not have a proposal before it for tenant-based rental assistance, but there has been some interest in creating a TBRA project in the time covered by this Consolidated Plan. If a viable TBRA plan is forthcoming, the City will adopt directives for tenant-based rental assistance to ensure any project is in compliance with HUD guidelines.

□ Other forms of investment

The City of Missoula does not anticipate any other forms of investment at this time. If the City decides it wishes to seek other forms of investment, the Consolidated Plan will be amended to reflect this change.

□ Affirmative marketing

The City of Missoula provides information and otherwise works to attract persons from all racial, ethnic and gender groups in the housing market to housing that is assisted with HOME program funding. The City places public notices in the local newspaper, has an email tree and mails to interested parties, advising of the availability of various programs to be undertaken. All written notices to owners and tenants must contain either the Equal Housing Opportunity logo or slogan.

Participants in the HOME program are required to use affirmative fair marketing practices to inform potential owners and tenants, as well as the public, about federal fair housing laws. All HOME-assisted housing providers must include the EEO logo or statement in its written materials; solicit participants from various racial, ethnic or gender groups; maintain records of their affirmative marketing efforts; and maintain records of all tenants to be provided for program monitoring.

☐ Minority/women's business enterprise outreach

No person in the United States shall be excluded from participation, denied the benefits of or be subject to discrimination under any program or activity financed in whole or in part with HOME and/or CDBG dollars on the grounds of race, color, national origin or sex.

Missoula uses the media, direct mailings and email to contact the widest range possible of firms that will do business with the City, and makes a special point to seek proposals from minority and women's business enterprises (MBE/WBE). City contracts include provisions requiring contractors to seek subcontractors from minority and women's business and setting goals for the percentage of MBE/WBE contractors involved with a project funded by CDBG or HOME.

☐ HOME match

The HOME program requires that Missoula provide a match of 12.5 percent to funds drawn during the fiscal year for affordable housing through HOME. Missoula's match requirement was lowered by HUD from the usual 25 percent match due to a higher percentage of families below the poverty level.

From federal fiscal year 2004 through 2007, Missoula has contributed over \$913,000 toward match. Missoula's match liability for that period was just over \$320,000. Missoula's match rate has averaged 35.6 percent during the last four years, well over the 12.5 percent required.

☐ Refinancing

Missoula has no existing debt to refinance. Should that become a possibility, Missoula will develop guidelines to ensure that HUD financing requirements are met.

SECTION 4.4 – STRATEGIC PLAN

Community Development

■ Public Facilities/Infrastructure ■

The Public Facilities/Infrastructure category includes construction or rehabilitation of homeless shelters, transitional housing units, group homes and other facilities for persons with special needs; the installation of sewer lines and storm drains; accessibility modifications for public buildings; and park, curb, gutter, sidewalk and street improvements, including street lighting.

□ Public Facilities for persons with special needs

Youth - Missoula has several organizations that provide youth group homes, including Missoula Youth Homes, AWARE, Watson Children's Shelter and Mountain Home. Missoula Youth Homes has seven group homes with a total of 44 beds. Most of these homes have waiting lists of between four and five, with a wait time ranging from several weeks to six months. AWARE's Intensive Therapeutic Group Home Services provides daily care and residential services for youth. Four male or female youth are served in each home. Watson Children's Shelter is an emergency shelter and serves up to 16 children at a time. Mountain Home provides housing for up to six pregnant or parenting girls.

Adults with developmental disabilities - There are 13 group homes for adults with developmental disabilities, managed by Opportunity Resources, Inc. (ORI) and Missoula Developmental Services Corporation. ORI also provides vocational and support services for individuals with disabilities.

Seniors - Missoula Aging Services (MAS) and the Missoula Senior Citizens' Center provide activity, referral and assistance centers for Missoula seniors. MAS responds to such topics as long-term care, health care, end-of-life matters, nutrition, care giving, transportation, legal issues and Medicare. The Senior Help Line and Resource Center is a program of MAS. The Missoula Senior Citizens' Center provides social and educational activities and provides a gathering place for local seniors. There are also six additional senior citizen groups in the County, with the Lolo center also serving City residents.

Homeless - The Poverello Center provides emergency shelter in the City, and operates the Salcido Drop-in Center, which provides day shelter and supportive services to homeless individuals and families. Other facilities include the SHARE House for alcohol and drug-dependent adults and the Carole Graham Home, which provides residences with supportive services for mothers to recover from chemical addictions while living with their children. The Salvation Army's Gateway Center program helps homeless families become self-sufficient and live in their own homes; the program provides shelter for up to three months. Mountain Home for pregnant and parenting teens reserves four of the six beds for homeless participants. The YWCA provides 11 scattered-site apartments that serve as transitional housing for homeless women and their children, most of whom were made homeless through domestic violence. The YWCA also operates an emergency shelter for domestic violence victims. The Missoula Housing Authority has developed Valor House, 17 transitional housing units for homeless veterans, which is operated in collaboration with the Poverello Center. The Poverello Center also provides transitional housing for homeless families at Maclay Commons, a project developed in collaboration with the Missoula Housing Authority. WORD receives McKinney Act funds to provide tutoring for families that are homeless or at-risk of homelessness, as well as a leadership camp in summer. Partnership Health Center has received funds for medical care specifically targeted to homeless individuals and families.

■ Infrastructure ■

□ Sewer

Missoula's aquifer is the sole source of the community's drinking water. Potential contamination of the sole source aquifer due to unsewered homes and businesses remains a continual problem in the City. For this reason, the City has made a priority of bringing sewer to unsewered areas and connecting properties to the City sewer system.

With the completion of the East Reserve Street sewer project, most major areas within the City have City sewer available for connection. The City Health Department's most recent estimate is that 6,950 residential households within the wastewater treatment plant area (roughly the urban area) have sewer available, but have not connected their homes or businesses. Of those, approximately 1,900 are within the city limits.

Within the urban area, but outside City limits, sewer has been installed in East Missoula and is planned or under construction in portions of the Mullan Road corridor and in Orchard Homes west of Reserve Street. Some community members participating in the public meetings raised their concern that development of sewer in urban areas can lead to increased property values, higher densities and subsequent displacement of low-income residents. Others have stated they believe infrastructure development encourages the development of affordable housing.

□ Parks

Missoula has 45 neighborhood parks of varying sizes, which are open from 6 a.m. to 11 p.m. daily. The Missoula Parks and Recreation Department offers a variety of programs in many of the parks throughout the year, and also makes available to the public maps of walking and biking trails in the area.

Participants in the Consolidated Plan public meetings emphasized that they felt parks are important to the urban area, and that parks should be developed in areas that are currently under-served by park sites and programs. One area of particular interest was the need for trails and pedestrian access in the River Road/Emma Dickinson neighborhood.

The Parks Department conducted a public survey to gather citizen opinion of current facilities and programs, as well as to ascertain the community's needs for parks and recreation. In conjunction with the survey, a Citizens Advisory Committee has been working with a planning and design consulting firm to develop a 15-year Comprehensive Master Park Plan for the City of Missoula and a 3-mile area surrounding the City. The project includes the evaluation of existing facilities and services, and a needs assessment for future park acquisitions, projects, and recreation services. The project will identify future park sites, establish local standards, prioritize capital improvements, identify levels of service, and recommend funding and acquisition strategies. The project will include 1) the evaluation of existing facilities and services, and 2) a needs assessment for future park acquisitions, projects, and recreation services. The Plan will identify future park sites, establish local standards, prioritize capital improvements, identify levels of service, and recommend funding and acquisition strategies.

■ Economic Profile ■

□ Income

Between 1990 and 2000, income in the Missoula urban area grew at an average rate of 4% per year. Per capita income grew from \$11,394 to \$16,929, a 48.6% jump. Similarly, the median family income climbed from \$28,430 to \$42,256, also a 48.6% increase; and the median income for households went from \$23,595 to \$33,912 (up 43.7%). Local economic indicators suggest that this trend has continued since 2000, however the growth of Missoula's economy has not had positive results for all of the

community's households. In 1990 approximately 11% of City residents lived in households with incomes below 30% of the area median. By 2000 that number had grown to 15%. Between 1990 and 2000, the number of residents living below poverty level grew at more than twice the rate of the general population.

The growth of Missoula's economy has not had positive results for all of the community's households. In 1990 approximately 11% of City residents lived in households with incomes below 30% of the area median. By 2000 that number had grown to 15%. Between 1990 and 2000, the number of residents living below poverty level grew at more than twice the rate of the general population.

□ Source of income

Seventy percent of City residents are in the labor force and nearly 83% of households derive their incomes from wages. Retirement income (12.4% of households) and public assistance (3.4%) figures belie the commonly held notion that a disproportionate number of Missoula residents are retirees or others with non-wage income.

Nearly three quarters of employed City residents (73.4%) derive their wages from jobs in the private sector (versus government workers – 18.1%, and the self-employed – 8.3%). This represented a significant jump from 1990, when only 67.5% of workers were in the private sector. During the same period employment in retail trade grew significantly, from 14.8% of the work force to 21.3%.

□ People with disabilities

In 2000, the percentage of Missoula residents between the ages of 16 to 64 with disabilities had risen to 14.3% (5,790 persons), from 9.2% in 1990, and more than half of them (2,984) had conditions affecting work. By 2007, total numbers of persons with disabilities rose to 7,618 (10.4%), and more than half of them had an employment disability (4,880), and 43.8% were below poverty level. Since 2000, the percentage of seniors with disabilities remained relatively stable (2,538 or 42.4%), and in 2007 the numbers are 3,929 (37.3%).

□ Educational attainment

Among City residents 25 and older, 91.5% have high school diplomas or equivalents and 38% have attained a bachelor's degree or higher. This is significantly above state and national figures which are 87.2% and 24.4% (MT) and 80.4% and 24.4% (US).

□ Poverty

In 2007, an estimated 23.3% of the City's residents live below the federal poverty standard. About one in five Missoula children (18.6%) and 10% of its senior citizens live in poverty. In the 2000 Census, almost a third of the American Indian/Alaskan Native population in Missoula (31.2%) lives below the poverty standard. Median family income for American Indians is \$33,144. An even greater percentage of Asians in Missoula live in poverty (38.2% or 226 of the 598 total).

Half of all the single-parent families headed by women live below the poverty threshold and more than 70% of the female-headed families with children younger than 6 live in poverty.

The highest concentrations of lower income households are found in census Tracts 2.01 and 3, which is the area north of the Clark Fork River and west of Madison Street. It includes the central business district and the residential areas bordering it to the east and west plus the North Side and West Side neighborhoods. Other concentrations are located in Tract 7 and parts of Tract 8, including parts of the McCormick and River Road neighborhoods lying on either side of Third Street between Orange and Curtis and in Tract 10, which encompasses most of the Franklin to the Fort neighborhood.

■ Public Service ■

In its original Consolidated Plan, Missoula set forth as a priority that the full 15% of the City's CDBG allocation be available for qualified Public Service projects. The City has continued its support for that goal yearly. Many projects undertaken by the City have assisted homeless and special needs populations. A description of those groups is in the Homeless and Special Needs Populations sections of this Plan. Other key areas of concern in the Public Service section are described below.

□ Hunger

The Missoula Food Bank served more than 16,000 individuals (unduplicated) in 2008. Forty-five percent of those served were under age 18. The number of people using the Missoula Food Bank has increased by 50% over the past five years. Of the households served by the Missoula Food Bank, 75% rent or own their own home, 14% are staying with friends or family and the remaining are homeless or traveling through Missoula. Someone in the household is employed in 43% of the households served by the Food Bank. The Missoula Food Bank's senior commodity distribution program (ROOTS), which serves seniors living at 135% of poverty level, is providing food to 325 seniors.

In 2008, the Poverello Center served an average of 335 meals per day, offering three hot meals daily, boxed meals through a food pantry and sack lunches 24 hours a day. The Poverello's Salcido Drop-in Center also provides sack lunches to the chronically homeless, including serial inebriates. A private faith-based organization, Mission 3:16, reports it served an average of nearly 100 hot meals per day and provides over 140 food boxes monthly.

□ Child care

Child Care Resources (CCR) assists more than 600 families each year with finding child care, matching family needs with available child care options. CCR has served 2,006 children from 1,325 families under the Best Beginnings Child Care Scholarship Program. An average of 688 families per month was helped with child care expenses, both low-income, working families and families transitioning from public assistance. State budget shortfalls resulted in a waiting list. At its peak, there were more than 200 eligible area children waiting for services. More recently there were 76 children waiting.

The most recent figures for child care payment assistance in our region totaled \$3,569,498. Families served had income up to 125% of poverty level.

The combination of low wages and the high cost of living make it difficult for Missoula's working families to afford child care. Child care subsidies are available for families earning 125% of poverty and below. Most families between 125-200% of poverty will require assistance with child care costs, but are not eligible for subsidies.

□ Health care

Missoula has built the Partnership Health Center (PHC), which is a community health center for people who need basic medical care—including people with limited income and/or insufficient health insurance. Twenty-two percent of Missoula's population under the age of 65 is uninsured for health care. PHC also has a program specifically to provide health care Missoula's homeless population.

Dental care is often difficult to obtain, especially since many dental clinics do not accept Medicaid payments. PHC's dental clinic helps to fill this gap, but there still are 3,000 individuals on a waiting list for dental care at Partnership Health Center.

□ Youth

Missoula has several organizations that provide youth group homes, including Missoula Youth Homes, AWARE and Watson Children's Shelter. Missoula Youth Homes has seven group homes with a total of

44 beds. Most of these homes have waiting lists of between four and five, with a wait time ranging from several weeks to six months. AWARE's Intensive Therapeutic Group Home Services provides daily care and residential services for youth. Four male or female youth are served in each home. Watson Children's Shelter is an emergency shelter and serves up to 16 children at a time. Mountain Home provides housing for pregnant or parenting girls.

■ Planning ■

The *Analysis to Impediments to Fair Housing* (AI) report will be updated within the next two years. Affordability was identified in the AI as one of the key barriers to fair housing. The Office of Planning and Grants has subcontracted with the Missoula Housing Authority to prepare an Analysis of Impediments to Affordable Housing.

OPG is working with various not-for-profit housing groups to explore ways to increase the number of first-time homebuyer opportunities for persons with disabilities.

Representatives of local labor organizations and OPG are discussing ways to promote apprenticeship opportunities with nonprofit housing developers engaged in local development projects.

■ Section 108 ■

The City has been asked to assist in the development of a sustainable building center and to develop an application for Section 108 loan guarantee funds to support acquisition and construction. OPG staff anticipates that this center will create as many as eighty new full-time positions that will be available for low- and moderate-income City residents. The activity will also serve to stem blighting influences in one of the City's targeted redevelopment districts. Partners in this effort currently include the Montana Community Development Corporation, the Bitterroot Economic Development District, and the Economic Development Administration. The City is now working with Springsted Incorporated of St. Paul, Minnesota to develop the Section 108 application. Springsted is financial advisor to the City of Missoula and has considerable experience advising local government in economic development matters. Springsted will provide financial analysis of the Montana Sustainable Building Center and guidance with regard to risk management and underwriting.

■ Priority Non-housing Community Development Needs ■

□ Process of identifying needs

Public meetings to identify need were held as described previously.

□ Public facilities/infrastructure needs

- Sidewalks, especially in Orchard Homes and the Franklin to the Fort neighborhoods
- Sewer, especially out South Avenue, and extension to Mountain Home
- New or rehabilitated homeless shelter
- Homeownership Center location
- Short-term family homeless shelter
- Greater utilization of existing infrastructure and buildings
- Locations where supportive services could be provided to the elderly, “first-time” homeless and chronically homeless people
- More bike lanes
- Better mass transit system, with better routes with cross-town coverage, more bike carriers on buses, and improved bike/pedestrian connectivity
- Improved facility and space for children’s center
- Expansion of health clinic for low- and moderate-income people
- City/County supported youth center, bringing together existing youth programs and services under one roof—a “one-stop shop”

□ Economic development needs

- Business assistance to curb shrinking pool of qualified employees
- Job creation, with job training generally and training in the trades specifically
- Downtown economic development through implementation of the Downtown Master Plan
- Job training and placement for homeless individuals
- Economic development planning with a multi-county, regional approach
- Infrastructure assistance
- Glass recycling
- Encourage small business/micro-enterprise
- More jobs outside the service sector, and jobs with a livable wage
- Redevelopment of business areas, especially in the inner city
- More “green collar” jobs

☐ Public service needs

- Comprehensive prevention plan for the city and county with strategic protective factors
- Funding for detoxification programs
- Need substance abuse programs, coordinated with the jail system
- Bus passes for low-income people
- Additional food staples for the Food Bank
- More staff to coordinate growing client populations
- Bike-sharing program for low-income people
- Expansion of Meals on Wheels' ability to meet the growing needs of the 18-59 year old population
- Respite child care
- Community-strengthening project to help build coalitions
- Encourage energy conservation and youth volunteerism
- Increase childcare assistance, and extend childcare hours and availability for LMI households

■ Community Development Objectives ■

Listed below are specific projects that are proposed to meet some of the needs identified above.

☐ Public facilities/infrastructure needs

- Partnership Health Center, purchase the Creamery Building to meet the growing demand for affordable healthcare services for Missoula's low- and moderate-income populations.
- Watson Children's Shelter, Inc., to construct a second children's shelter to serve children in need of emergency shelter due to abuse, neglect, abandonment, or family crisis.

Other projects identified, but not funded, that may be developed in the next five years include:

- Construction a youth group home for seriously emotionally disturbed youth
- Community-based emergency detention (secure crisis)
- Expanded domestic violence shelter
- Replace Tom Roy Home
- Seeley Lake Youth Center
- Seeley Lake handicapped accessible center
- Solid Waste disposal project
- Construction of 3rd St./Russell St./Broadway corridor to Reserve
- Assistance for sidewalk assessments owners
- Expansion of the Poverello emergency shelter

□ Economic development needs

No economic development projects have been identified at this time.

□ Public service needs

- The Salvation Army, for emergency shelter for homeless families through the Gateway Center Family Shelter, which provides short-term motel vouchers to provide housing for homeless families
- WORD, to provide counseling and other services for families in transition, including those receiving Basic Needs Assistance from Missoula County
- Missoula Food Bank, Inc., to fund a Program Manager position to supervise all aspects of the Food Bank's community food distribution program
- homeWORD, Inc., to support Financial Fitness and Foreclosure Prevention programs
- Garden City Harvest, to support gardening and food production for low-income residents of Orchard Gardens and community food-distribution programs
- Missoula Aging Services, to provide respite from care giving duties for low- to moderate-income Missoulians who care for an elderly family member or friend
- Parenting Place, for child respite care to families where children may be at risk for abuse and/or neglect
- Poverello Center, for intake and assessment, case management, and comprehensive support services for homeless individuals through the Breaking Barriers program

Other projects identified, but not funded, that may be developed in the next five years include:

- Expanded courthouse hours for legal services
- Child care services for unemployed/seeking work
- Prevention plan for children and youth
- Expanded bus route schedule
- Expansion of mental health services
- Establishment of mental health court

□ Planning

- Development of Analysis of Impediments to Fair Housing.

SECTION 5. - 2009 ACTION PLAN

■ Community Objectives ■

In the course of the public meetings, community members reviewed the Objectives that were developed for the 2009-2013 Consolidated Plan and re-affirmed their commitment to those objectives, emphasized some areas, and added new language to others. These Goals and Objectives will direct the CDBG and HOME allocations for the City of Missoula:

- ☐ **Objective #1:** Assist the homeless by increasing and/or expanding the availability of emergency shelter facilities, transitional and permanent housing opportunities, and supportive services and prevention programs, and place greater emphasis on providing permanent housing as soon as possible for homeless individuals and families.

One-year goal – to improve intake, assessment, case management and comprehensive support services for homeless individuals through the Breaking Barriers program, and to provide emergency shelter for homeless families through the Gateway Center Family Shelter.

- ☐ **Objective #2:** Increase and preserve the supply of affordable rental units for low- and moderate-income households, including special needs persons. Activities may include acquisition, rehabilitation, new construction, tenant-based rental assistance, housing with supportive services, rental and utility deposit assistance, and assistance to make or keep mobile home parks affordable, safe, and available to residents.

One-year goal – to construct 35 Low Income Housing Tax Credit rental units, with 10 designated HOME units, as part of the Garden District I project, and to construct ramps to make homes more accessible for low- and moderate-income homeowners.

- ☐ **Objective #3:** Increase and preserve affordable homeownership for low- and moderate-income households, including special needs persons, to include assistance to make or keep mobile home parks affordable, safe, and available to residents who choose in mobile units.

One-year goal – to provide downpayment, closing costs and homeowner training to first-time homebuyers at scattered sites in the Missoula area, and to construct ramps to make homes more accessible for low- and moderate-income renters.

- ☐ **Objective #4:** Improve neighborhoods by:

- Identifying and addressing non-housing needs such as neighborhood-level planning, deteriorating or non-existent infrastructure (such as sewer, transportation needs, street lighting), public facilities, community service facilities, and services and by assisting low- and moderate-income households in obtaining these services; and
- Improving and enhancing neighborhoods and their ability to support economic development and affordable housing by providing necessary infrastructure such as sewer and transportation systems.

One-year goal – to purchase a health services building to meet the growing demand for affordable healthcare services for Missoula low- and moderate-income populations, and to construct a second children's shelter to serve children in need of emergency shelter due to abuse, neglect, abandonment or family crisis.

❑ **Objective #5:** Promote economic development and invest in the Missoula workforce, through:

- Support for entrepreneurship, local business growth and business innovation;
- Worker education and skill enhancement that will strengthen the earning capacity of low- and moderate-income wage earners;
- Targeting specific areas for re-investment in order to produce a neighborhood impact;
- Coordinating economic development needs with needs in other arenas (housing, human services, public facilities/infrastructure) and in other regions; and
- Developing transportation options for the community's workforce.

One-year goal – Missoula does not have a specific economic goal for PY 2009, but many of the projects in other areas have positive impacts on Missoula's economic development.

❑ **Objective #6:** Continue to address community-wide barriers to affordable housing and barriers to fair housing compliance through periodic action plans and analyses of impediments to fair housing.

One-year goal – to prepare an analysis of impediments to fair housing report.

❑ **Objective #7:** Decrease housing and community environmental hazards by mitigating environmental hazards in housing and neighborhoods, promoting “green” practices and encouraging sustainability.

One-year goal – Missoula does not have a specific environmental goal for PY 2009, but projects incorporate energy-saving and mitigate environmental hazards to the extent possible.

❑ **Objective #8:** Increase accessibility in compliance with state and federal laws, regulations and rules such as:

Montana Human Rights Act, which makes it unlawful to discriminate in credit, education, employment, financing, housing, state and local governmental services and employment, insurance (sex and marital status only) and public accommodations because of age, familial status (housing only), marital status, national origin, physical or mental disability, political beliefs or ideas (governmental services and employment only), race/color, religion/creed or sex (including pregnancy, maternity and sexual harassment);

Fair Housing Act, Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, which prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), and handicap (disability);

Title VI of the Civil Rights Act of 1964, which prohibits discrimination on the basis of race, color, or national origin in programs and activities receiving federal financial assistance;

Section 504 of the Rehabilitation Act of 1973, which prohibits discrimination based on disability in any program or activity receiving federal financial assistance;

Section 109 of Title I of the Housing and Community Development Act of 1974, which prohibits discrimination on the basis of race, color, national origin, sex or religion in programs and activities receiving financial assistance from HUD's Community Development and Block Grant Program;

Title II of the Americans with Disabilities Act of 1990, which prohibits discrimination based on disability in programs, services, and activities provided or made available by public entities. HUD enforces Title II when it relates to state and local public housing, housing assistance and housing referrals.;

Architectural Barriers Act of 1968 , which requires that buildings and facilities designed, constructed, altered, or leased with certain federal funds after September 1969 must be accessible to and useable by handicapped persons;

Age Discrimination Act of 1975, which prohibits discrimination on the basis of age in programs or activities receiving federal financial assistance;

Title IX of the Education Amendments Act of 1972, which prohibits discrimination on the basis of sex in education programs or activities that receive federal financial assistance.

One-year goal – as listed in Objectives 2 and 3, Missoula will fund the construction of ramps to make homes accessible for homeowners and renters.

- ❑ **Objective #9:** Plan effectively for future expenditure of Missoula’s federal resources, and seek increased funding for projects that meet community development objectives.

One-year goal – to initiate the planning process for PY 10 allocations of CDBG and HOME assistance, and to investigate whether a tenant-based rental assistance (TBRA) system might be implemented if there is a viable proposal for TBRA.

- ❑ **Objective #10:** Expand Missoula’s capacity to support identified human service needs for low- and moderate-income people, particularly those who earn less than 80 percent of the area median income (AMI) as determined annually by the U.S. Department of Housing and Urban Development, and also recognizing that persons who make up to 120 percent of AMI are also often in need of assistance.

One-year goal – to provide respite from caregiving duties for low- to moderate-income Missoulians who care for an elderly family member or friend; to provide child respite care to families where children may be at risk for abuse and/or neglect; to fund a Program Manager position to supervise all aspects of the Food Bank’s community food distribution program; to support gardening and food production for low-income residents of Orchard Gardens and community food distribution programs; to support Financial Fitness and Foreclosure Prevention programs; and to support the WORD/Family Basics program for Families in Transition.

■ Source of Funds ■

Table 5.1 - PY 2009 Project Funding Table (estimated)			
Activity & Grantee	Project	CDBG	HOME
Housing			
Regional Access Mobility Program of Montana (RAMP)	Grant to purchase and install modular aluminum wheelchair ramps for low- to moderate-income seniors or people with disabilities who have limited mobility and are in need of improved accessibility in their homes.	\$15,000	
Missoula Housing Authority	Garden District I rentals, 10 HOME-assisted units in a 35-unit development.		\$200,000
District XI Human Resource Council	First-time homebuyers' assistance.		\$280,000
TOTAL Housing		\$15,000	\$480,000
Public Facilities/Infrastructure			
Partnership Health Center	Grant to purchase the Creamery Building to meet the growing demand for affordable healthcare services for Missoula's low- and moderate-income populations.	\$275,000	
Watson Children's Shelter	Construct a second children's shelter to serve children in need of emergency shelter due to abuse, neglect, abandonment, or family crisis.	\$215,000	
TOTAL Public Facilities/Infrastructure		\$490,000	\$0
Public Service			
Aging Services	Grant to provide respite from caregiving duties for low- to moderate-income Missoulians who care for an elderly family member or friend.	\$12,000	
Parenting Place	Grant for child respite care to families where children may be at risk for abuse and/or neglect.	\$8,000	
Food Bank	Grant to fund a Program Manager position to supervise all aspects of the Food Bank's community food distribution program.	\$16,000	
Garden City Harvest	Grant to support gardening and food production for low-income residents of Orchard Gardens and community food distribution programs.	\$9,000	
homeWORD	Grant to support Financial Fitness and Foreclosure Prevention programs.	\$4,000	
Poverello	Grant for intake and assessment, case management, and comprehensive support services for homeless individuals through the Breaking Barriers program.	\$8,000	
Salvation Army	Grant for emergency shelter for homeless families through the Gateway Center Family Shelter.	\$20,000	
WORD	Grant to the WORD/Family Basics program for Families in Transition.	\$16,000	
TOTAL Public Service		\$93,000	\$0
Administration & Planning			
Administration & Planning	OPG administration and planning activities.	\$124,000	\$51,000
GRAND TOTAL		\$722,000	\$531,000

■ CDBG- and HOME-funded Activities — PY 2009 ■

The City will direct its efforts to projects that identify specific needs for low- and moderate-income (LMI) persons and households rather than direct its allocations of CDBG or HOME to any particular geographical section of the City. Missoula has no areas of high minority concentration, although concentrations of minorities vary throughout the City. See the maps in the Appendix for the geographical distribution of 2009 projects, with both LMI and minority concentrations shown.

Most of the projects serve LMI populations who reside citywide. Those projects that are site-based are located in geographic areas that have a larger percentage of LMI persons, mostly in the areas described as the Northside and Westside north of the Clark Fork River, as well as some areas south of that river. CDBG funds will be directed to LMI owner-occupants in that area, which is considered LMI. Projects receiving HOME funds are subject to Missoula's resale and recapture provisions, as outlined in the Appendix.

□ Housing

- **Regional Access Mobility Program of Montana (RAMP)** -- \$15,000 CDBG grant to purchase and install modular aluminum wheelchair ramps for low- to moderate-income seniors or people with disabilities who have limited mobility and are in need of improved accessibility in their homes.
- **Missoula Housing Authority** -- \$200,000 HOME grant for Garden District Rentals.
- **District XI Human Resource Council** -- \$280,000 HOME grant to fund first-time homebuyer assistance for down payment and closing costs for at least ten low-and-moderate income households.

□ Public facilities/infrastructure

- **Partnership Health Center** -- \$275,000 CDBG grant to purchase the Creamery Building to meet the growing demand for affordable healthcare services for Missoula's low- and moderate-income populations.
- **Watson Children's Shelter, Inc.** -- \$215,000 CDBG grant to construct a second children's shelter to serve children in need of emergency shelter due to abuse, neglect, abandonment, or family crisis.

□ Public services

- **Garden City Harvest** -- \$9,000 CDBG grant to support gardening and food production for low-income residents of Orchard Gardens and community food distribution programs.
- **Missoula Food Bank, Inc.** -- \$16,000 CDBG grant to fund a Program Manager position to supervise all aspects of the Food Bank's community food distribution program.
- **Missoula Aging Services** -- \$12,000 CDBG grant to provide respite from care giving duties for low-to moderate-income Missoulians who care for an elderly family member or friend.
- **The Parenting Place** -- \$8,000 CDBG grant for child respite care to families where children may be at risk for abuse and/or neglect.
- **The Salvation Army** -- \$20,000 CDBG grant for emergency shelter for homeless families through the Gateway Center Family Shelter.
- **Women's Opportunity and Resource Development (WORD)** -- \$16,000 CDBG grant to the WORD/Family Basics program for Families in Transition.
- **Poverello Center** -- \$8,000 CDBG grant for intake and assessment, case management, and comprehensive support services for homeless individuals through the Breaking Barriers program.

- **homeWORD, Inc.** – \$4,000 CDBG grant to support Financial Fitness and Foreclosure Prevention programs.

□ Administration

The total Program Administration for PY09 is \$175,000 which is a combination of contributions from HOME PY 09 (\$51,000) and CDBG PY 09 (\$124,000). The principal administrative activity for staff in the Office of Planning and Grants (OPG) involves monitoring of subrecipient activity and the provision of technical assistance to current and prospective grantees. The City has completed its Analysis of Impediments to Affordable Housing, and is working to implement the recommendations contained in that report. The City will also complete another Analysis of Impediments to Fair Housing.

■ Prior-year Projects Continuing in 2009 ■

□ Housing

homeWORD - \$180,000 grant from CDBG and \$380,000 grant from HOME to purchase a site for development of 70 housing units. Funds assisted in the purchase of the Liberty Lanes site at the corner of Russell and Broadway. Development plans for the site include a 35-unit tax-credit rental project for very low-income households and 35 market-rate homeownership units. The tax-credit units are currently under construction.

Missoula Housing Corporation - CDBG award of \$154,525. The City contracted with MHC to continue its first-time homebuyer assistance program by offering second mortgages to 11 qualifying households. After the contract was executed MHC terminated its staff and decided to phase out the corporation. District XI Human Resource Council has agreed to subcontract with MHC for continuation of the second-mortgage program. Less than \$50,000 of this award remains and the HRC has committed it to assist first-time homebuyers at NMCDC's Burns Street project.

Missoula Housing Authority - HOME grant, \$150,000, for construction of a 37-unit tax credit project to provide rental housing to low- and moderate-income residents at the former Intermountain Lumber site on Russell Street. CDBG loan, \$435,000, to support infrastructure and site-development costs associated with the development.

□ Public facilities

Missoula City Parks and Recreation - CDBG grant, \$40,000 to support development of a 3-acre park at the site of the former White Pine Sash Mill.

Missoula City Public Works- CDBG grant not to exceed \$109,000 to support installation of sidewalks for 24 income-eligible owner-occupant households in the Franklin to the Fort neighborhood.

■ Program Income ■

Missoula expects to receive \$7,940 in program income from CDBG in PY 09. This amount reflects interest-only payments on deferred loans to the Missoula Housing Authority for acquisition of the Russell Square Apartments site (\$2,000), to the Art Museum of Missoula for installation of accessibility improvements in its new facility (\$2,000), to the Partnership Health Center for new dental suites (\$2,640) and to the Child and Family Resource Council for acquisition of its facility on 8th Street (\$1,300).

OPG has worked with the City's financial office to conduct a review of program income funds to ensure they are properly being attributed to Missoula's entitlement programs. With that process complete, program income funds have now begun to be expended on other eligible entitlement projects.

■ Match Funds for HOME-funded Projects ■

The U. S. Department of Housing and Urban Development requires a 25% match of nonfederal funds to HOME funds. This percentage is reduced to 12.5% for communities showing fiscal distress, a categorization that HUD is expected to apply to the City of Missoula for PY 2009.

Due to the amount of match Missoula projects have provided from previous awards, Missoula has enough match to meet federal match obligations for a number of years, so no additional match was required from applicants. All applicants for HOME funding from the City were encouraged to provide match, however, and received additional credit on the application depending on the amount of match provided. Once again, Missoula projects exceeded by far the amount of match required by HUD. The match for the PY09 HOME awards is shown in the table below.

Organization	HOME award	Match amount	Percent (%)
District XI Human Resource Council	\$280,000	\$1,419,000	506.79%
Missoula Housing Authority	\$200,000	\$126,790	63.40%
TOTAL	\$480,000	\$1,545,790	339.12%

■ Homeless Facilities and Services ■

Missoula's strategy to address homelessness uses the Continuum of Care (CoC) model designed and required by HUD for communities seeking homeless assistance funds. The basic elements of the CoC strategy are to:

- build a comprehensive and coordinated community-based process of identifying needs and a system to address those needs; and
- leverage the local, state, and federal resources needed to maintain the system of care and address gaps in service delivery.

Missoula's CoC strategy includes providing outreach, intake, and assessment services; emergency shelter; transitional housing with supportive services; and, finally, permanent housing placements and permanent housing with supportive services. Missoula's strategy was developed and is implemented and coordinated by the At-Risk Housing Coalition (ARHC). ARHC is an ongoing formal task force comprised of representatives of health and human service agencies and City and County governmental agencies. Since its inception in 1992, ARHC has worked to establish a common understanding of the issues surrounding low-income housing and homelessness in Missoula and to develop a comprehensive plan for services with long- and short-term solutions. Projects are supported by ARHC member agencies and through grant funding administered on behalf of the community by local government or private non-profit entities.

The City and County of Missoula have been key collaborators in the Continuum of Care and community-wide planning processes designed to address issues of providing adequate housing for low-income residents. The Missoula City/County Office of Planning and Grants guides the work of ARHC by providing meeting coordination, facilitation of communications and strategies and clerical support.

The City's 2004 Action Plan addressed needs identified by ARHC through a grant to the Salvation Army Gateway Center for motel vouchers for emergency shelter. The 2008 Action Plan provides a continuation grant to support that program. The City in 2009 will also support the Poverello Center's Breaking Barriers program which provides case management to homeless individuals. ARHC's Short Term Committee works with the Salvation Army to administer the Winter Shelter Program, a program that gives small one-time grants to individuals to stay in current housing during the coldest winter months.

The Office of Planning and Grants partnered with a wide variety of community agencies to coordinate the most recent Point-in-Time Homeless Survey in coordination with the State Continuum of Care homeless count on January 31, 2008. The survey showed 469 homeless persons in Missoula, with approximately 50% of those surveyed identifying they were members of homeless families.

With the support of the City of Missoula and Missoula County, ARHC conducted its third Project Homeless Connect event on January 29, 2009. Project Homeless Connect is a one-day, one-stop service event for the homeless and those at risk of becoming homeless. During the 2008 event, 65 Missoula agencies partnered with 150 community volunteers to connect more than 300 of Missoula's homeless with essential services.

ARHC conducts ongoing analyses of needs and service gaps in the community. As identified by ARHC, the significant factors leading to homelessness in Missoula are:

- High rents, low vacancy rates, high unemployment and low wages (leading to increased demand for public housing and rental assistance);

- The need for supportive permanent housing units for specific sub-populations of homeless people (such as chemically dependent, mentally ill, dually-diagnosed individuals and families, and victims of domestic violence); and
- The impact of various federal and state programs and policy changes.

MISSOULA SERVICES AND FACILITIES FOR HOMELESS	
Outreach, Intake, Assessment	
Salvation Army	Assessment; intensive case management
Healthcare for the Homeless	Outreach and medical care for homeless adults and children
WORD/Family Basics	Assessment; case management; housing search and retention assistance
Poverello Center/Breaking Barriers	Assessment; case management; outreach
Emergency Shelter & Food	
Poverello Center and Salcido Drop-in Center	Shelter facility, meals and clothing for homeless and low-income adults; onsite health clinic; day shelter for homeless with co-occurring disorders
YWCA Battered Women’s Shelter	Shelter for female victims of domestic violence and their children
Salvation Army	Motel vouchers for homeless families; food and clothing for homeless adults; emergency rental assistance
Missoula Food Bank	Food for people who are homeless and low-income
Mission 3:16	Rescue mission providing meals and clothing for homeless adults
SHARE House	Detox for chemically dependent and dually diagnosed homeless adults
Transitional Housing with Supportive Services	
SHARE House	Transitional Housing for chemically dependent and dually diagnosed homeless adults
Carole Graham Home	Transitional Housing facility for chemically dependent and dually diagnosed women and their children
YWCA Ada’s Place	Transitional Housing units for homeless women and their children
Joseph Residence at Maclay Commons	Transitional Housing facility for homeless families
Mountain Home	Transitional Housing facility for homeless pregnant and parenting teens
Valor House	Transitional Housing facility for homeless veterans
Permanent Housing and Permanent Housing with Supportive Services	
Western MT Mental Health Center	Housing facilities and apartment units with supportive services for people with mental illness and chemical addictions
Missoula Housing Authority	Public housing and rental assistance; housing with services for veterans
Human Resource Council	Public housing and rental assistance; home rehabilitation assistance

■ Brownfields Activities ■

The City of Missoula's Brownfields Program administers grants from the Environmental Protection Agency (EPA). These grants are only used for the clean up of land in the City limits that is defined as a brownfield: abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. The City has identified three brownfield sites: the former White Pine Sash Site, the former Champion Sawmill Site, and the former Hart Refinery.

In 2008 Missoula used a Cleanup Grant (awarded in 2004) to cleanup a portion of the White Pine Sash site. In the next year, the City intends to develop a soccer field/neighborhood park. Because this park will be used frequently by residents in the neighborhood, the City remediated this 3-acre portion of the site to residential cleanup standards.

The City also loaned out all of its \$1.2 million Revolving Loan Fund (RLF) in 2008 for cleanup of the former Champion Sawmill Site. In the next 1-5 years, the site will become a mixed use area, with residential and commercial buildings and a park along the river. Upon the completion of cleanup, the City will begin to receive repayments on this loan, and these payments will be used to make other loans for Brownfield cleanup.

Missoula also received a 2008 supplemental Revolving Loan Fund grant of \$400,000 to recapitalize the RLF. Funds will become available in 2009, and at that time, the City will begin public outreach and fund marketing with the intention of loaning out all funds by 2010.

In the fall of 2008, the City also partnered with the National Association of Local Environmental Professionals (NALGEP) to hold a statewide Brownfields Workshop. Over 100 participants attended, including government officials, agencies and private landowners who discussed needs and issues with Brownfield programs. The event also encouraged collaboration among local governments and state regulatory agencies. The City plans to hold a similar Liability Workshop in 2009 to discuss liability issues associated with Brownfields.

■ Other Actions ■

The City of Missoula engages in numerous other activities to promote affordable housing and to meet community development needs. The model for much of this effort is the At-Risk Housing Coalition (ARHC), a group created by the City in conjunction with other local housing and social service providers in 1992 to address the community's housing crisis and the other problems stemming from the lack of affordable housing. ARHC's primary purpose was to coordinate resources and activities to make them as effective as possible in addressing community problems.

One spin-off of ARHC has been collaborative efforts of the non-profit organizations engaged in housing production. The Missoula Housing Authority, District XI Human Resource Council, Opportunity Resources, Western Montana Mental Health Center, homeWORD, and North Missoula Community Development Corporation continue their inter-agency relationships that allow them to share information relative to housing needs, plans and available resources, and in a few instances they coordinate efforts to gain support from external sources.

The Ad Hoc Fair Housing Task Force that oversaw the City's first Analysis of Impediments to Fair Housing (AI) identified the lack of affordable housing as a serious impediment and made several recommendations related to affordability to the City Council. As a result, OPG developed a database on the community's housing stock that includes information on type, condition, location, prices, rents, available land, and zoning, along with demographic and economic information on area households. In January 2004 the City made this database available to the public through its website.

In response to the original AI that identified the lack of affordable housing as an impediment, the City commissioned an Analysis of Impediments to Affordable Housing. The report was prepared by Western Economic Services of Portland, Oregon, and presented at a public forum in February, 2007. Since that meeting the Mayor's Office has undertaken a housing initiative that included a broad community discussion of tools designed to increase affordability. To that end, staff from OPG and the Mayor's office produced a video, "Housing in Missoula: A Community Conversation" to introduce the topic. The Missoula City Council also adopted a "Community Housing Policy" on November 10, 2008, that outlined the City's policies and directed staff to develop activities that will advance community housing development.

The City has taken primary responsibility for local implementation of lead-based paint regulations. The City has participated in a statewide effort to provide training that will qualify assessors and workers to implement the new rules and now serves as the local clearinghouse for information on compliance.

The City and County continue as active partners with both the Missoula Area Economic Development Corporation (MAEDC) and the Montana Community Development Corporation (MCDC) in efforts to develop new high-paying jobs and to reduce the number of Missoulians living below the poverty level. The City also adopted a living-wage ordinance (#3169, March 12, 2001) that requires businesses receiving economic-development assistance from the City (including CDBG and HOME) to pay all of their employees a wage equal to the starting wage for City employees and to offer health benefits. Last year the City adopted a resolution that amended the Consolidated Plan and authorized an application for Section 108 loan guarantee funds that would support development of the Montana Sustainable Building Center. The Center foresees the development of 80 new full-time positions that will be available to LMI residents.

The City became a Participating Jurisdiction (PJ) under the Home Investment Partnerships Program (HOME) in 2003. The City's allocation in PY 2008 was almost 28% lower than in Missoula's first year as a PJ. At the time of this Action Plan, the PY09 allocation has not been determined. The 2008 funding

levels, less a potential six percent decrease, were used to estimate funding amounts for PY09. Award amounts will be adjusted if needed when the allocation amount is announced.

The State of Montana was allocated funds from the American Dream Downpayment Initiative (ADDI). In 2008, Missoula received an ADDI allocation of \$4,300. As it was not feasible for the state to perform administrative oversight on such a small contract, the City of Missoula, along with other ADDI recipients in Montana, was asked to turn down the ADDI allocation. The City agreed, and the \$4,300 was put into the overall pot of funds available for state HOME projects. Missoula has not been informed how much, if any, ADDI funds will be available for 2009. The City will use the ADDI funds, in conjunction with HOME funds and support from the City and County of Missoula, to provide first-time homebuyers' assistance to low- and moderate-income individuals and families. The City has a written management plan with the details of how the program will be operated.

Including CDBG and HOME funds, the City and County of Missoula are administering federal and nonfederal grants and loans for housing, community development, and human services of almost \$9.6 million. Grants were administered in the following amounts and service areas: \$71,349 in Historic Preservation; \$2,125,596 in Public Services; \$4,620,377 in Infrastructure/Public Facilities; \$2,375,186 in Housing; and \$400,000 in Economic Development.

The City has instituted performance measures for its programs, as directed by HUD, and will continue to implement the measures and train funding recipients on their use. Performance measures will be reported in the Consolidated Annual Performance and Evaluation Report (CAPER) for CDBG and HOME programs.

■ Citizen Participation ■

Notice of the availability of the draft PY09 Annual Action Plan and request for public comment was published in the *Missoulian*, a newspaper of general circulation, on January 11 and 18, 2009. (See Appendix for ad.)

The Plan was emailed to a list of public and private community agencies, elected officials and interested citizens with whom OPG has regular contact regarding community development activities. A copy of the Plan was given to the Missoula Public Library for public reference. The Plan was also posted on OPG's website at <http://www.co.missoula.mt.us/opgweb>, with links from the City and County website.

Comments received and the City's response to those comments, as well as minutes from the public meetings held, are included in the Appendix.

Appendix

Application for Federal Assistance

Certifications

Local Government Certifications

Specific CDBG Certifications

Specific HOME Certifications

Appendix to Certifications

Maps

City block groups showing low- and moderate-income population areas

City block groups with percentage of population 65 years old and older

City block groups showing areas of minority concentration

Median year structure was built

Percentage change in house values, 1990-2000

Project plan map for 2009

Tables

Homeless and Special Needs Populations (Table 1A)

Special Needs (Non-Homeless) Populations (Table 1B)

Priority Housing Needs (Table 2A)

Priority Community Development Needs (Table 2B)

Summary of Specific Annual Objectives (Table 3A)

Annual Affordable Housing Completion Goals (Table 3B)

Listing of Proposed Projects (Table 3C)

Priority Public Housing Needs (Table 4)

Public Meetings and Comments

Missoula Community Housing Policy Resolution 7376

Public Forums

Advertising

Agenda

Meeting materials

Attendance lists

Meeting notes

Comments Received and City Responses

Missoula Housing Authority

The Poverello Center

Missoula Aging Services

Missoula City Council Journal of Proceedings

Appendix

Application for Federal Assistance

Application for Federal Assistance SF-424		Version 02
*1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		*2. Type of Application * If Revision, select appropriate letter(s) <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision *Other (Specify) _____
3. Date Received:	4. Applicant Identifier: 81-6001293	
5a. Federal Entity Identifier:		*5b. Federal Award Identifier: B-09-MC-30-0003
State Use Only:		
6. Date Received by State:	7. State Application Identifier:	
8. APPLICANT INFORMATION:		
*a. Legal Name: City of Missoula		
*b. Employer/Taxpayer Identification Number (EIN/TIN): 81-6001293		*c. Organizational DUNS: 01-431-3894
d. Address:		
*Street 1:	<u>435 Ryman</u>	
Street 2:	_____	
*City:	<u>Missoula</u>	
County:	<u>Missoula</u>	
*State:	<u>MT</u>	
Province:	_____	
*Country:	<u>USA</u>	
*Zip / Postal Code	<u>59802</u>	
e. Organizational Unit:		
Department Name: Office of Planning & Grants		Division Name: Grants Division
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix:	<u>Ms.</u>	*First Name: <u>Cindy</u>
Middle Name:	_____	
*Last Name:	<u>Wulfekuhle</u>	
Suffix:	_____	
Title:	Principal Grants Administrator	
Organizational Affiliation:		
*Telephone Number: 406-258-3795	Fax Number: 406-258-4843	
*Email: cwulfeku@co.missoula.mt.us		

Application for Federal Assistance SF-424

Version 02

***9. Type of Applicant 1: Select Applicant Type:**

C. City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*Other (Specify)

***10 Name of Federal Agency:**

Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218 _____

CFDA Title:

Community Development Block Grant Program _____

***12 Funding Opportunity Number:**

*Title:

Community Development Block Grant _____

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

City of Missoula, Montana

***15. Descriptive Title of Applicant's Project:**

Community Development Block Grant (CDBG) Grant Entitlement Program, City of Missoula, Montana, PY09 Annual Action Plan

Application for Federal Assistance SF-424 Version 02

16. Congressional Districts Of:
 *a. Applicant: MT-All *b. Program/Project: MT-All

17. Proposed Project:
 *a. Start Date: 04/01/2009 *b. End Date: 03/31/2010

18. Estimated Funding (\$):

*a. Federal	620,000
*b. Applicant	_____
*c. State	_____
*d. Local	_____
*e. Other	_____
*f. Program Income	7,940
*g. TOTAL	627,940

***19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on _____

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E. O. 12372

***20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)**

Yes No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions

Authorized Representative:

Prefix: Mr. *First Name: John

Middle Name: _____

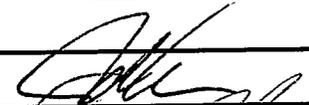
*Last Name: Engen

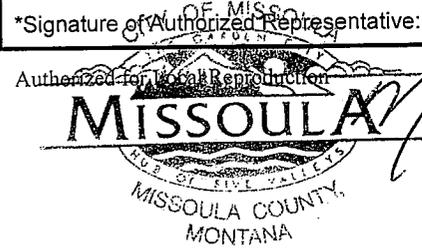
Suffix: _____

*Title: Mayor

*Telephone Number: 406-552-6001 Fax Number: 406-327-2122

* Email: jengen@ci.missoula.mt.us

*Signature of Authorized Representative:  *Date Signed: 2/12/2009



Application for Federal Assistance SF-424

Version 02

***Applicant Federal Debt Delinquency Explanation**

The following should contain an explanation if the Applicant organization is delinquent of any Federal Debt.

N/A

Application for Federal Assistance SF-424		Version 02
*1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		*2. Type of Application * If Revision, select appropriate letter(s) <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision *Other (Specify) _____
3. Date Received:	4. Applicant Identifier: 81-6001293	
5a. Federal Entity Identifier:		*5b. Federal Award Identifier: M-09-MC-30-0219
State Use Only:		
6. Date Received by State:	7. State Application Identifier:	
8. APPLICANT INFORMATION:		
*a. Legal Name: City of Missoula		
*b. Employer/Taxpayer Identification Number (EIN/TIN): 81-6001293		*c. Organizational DUNS: 01-431-3894
d. Address:		
*Street 1:	<u>435 Ryman</u>	
Street 2:	_____	
*City:	<u>Missoula</u>	
County:	<u>Missoula</u>	
*State:	<u>MT</u>	
Province:	_____	
*Country:	<u>USA</u>	
*Zip / Postal Code	<u>59802</u>	
e. Organizational Unit:		
Department Name: Office of Planning & Grants		Division Name: Grants Division
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix:	<u>Ms.</u>	*First Name: <u>Cindy</u>
Middle Name:	_____	
*Last Name:	<u>Wulfekuhle</u>	
Suffix:	_____	
Title:	Principal Grants Administrator	
Organizational Affiliation:		
*Telephone Number: 406-258-3795	Fax Number: 406-258-4843	
*Email: cwulfeku@co.missoula.mt.us		

Application for Federal Assistance SF-424

Version 02

***9. Type of Applicant 1: Select Applicant Type:**

C. City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*Other (Specify)

***10 Name of Federal Agency:**

Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.239 _____

CFDA Title:

Home Investment Partnerships Program _____

***12 Funding Opportunity Number:**

*Title:

Home Investment Partnerships Program _____

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

City of Missoula, Montana

***15. Descriptive Title of Applicant's Project:**

Home Investment Partnerships (HOME) Grant Entitlement Program, City of Missoula, Montana, PY07 Annual Action Plan

Application for Federal Assistance SF-424 Version 02

16. Congressional Districts Of:
 *a. Applicant: MT-All *b. Program/Project: MT-All

17. Proposed Project:
 *a. Start Date: 04/01/2009 *b. End Date: 03/31/2010

18. Estimated Funding (\$):

*a. Federal	510,558
*b. Applicant	481,540
*c. State	
*d. Local	
*e. Other	
*f. Program Income	
*g. TOTAL	992,098

***19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on _____

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E. O. 12372

***20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)**

Yes No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions

Authorized Representative:

Prefix: Mr. *First Name: John

Middle Name: _____

*Last Name: Engen

Suffix: _____

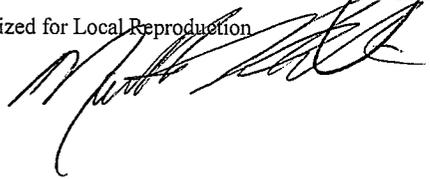
*Title: Mayor

*Telephone Number: 406-552-6001 Fax Number: 406-327-2122

* Email: jengen@ci.missoula.mt.us

*Signature of Authorized Representative:  *Date Signed: 2/12/2009

Authorized for Local Reproduction




Standard Form 424 (Revised 10/2005)
 Prescribed by OMB Circular A-102

Application for Federal Assistance SF-424

Version 02

***Applicant Federal Debt Delinquency Explanation**

The following should contain an explanation if the Applicant organization is delinquent of any Federal Debt.

N/A

Appendix

Certifications

Local Government Certifications

Specific CDBG Certifications

Specific HOME Certifications

Appendix to Certifications

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date

2/12/2009

Title

Mayor
 Martha [Signature]



Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) , (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.



Signature/Authorized Official

2/12/2009

Date

Mayor

Title





**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official

Date

Title

Specific HOME Certifications

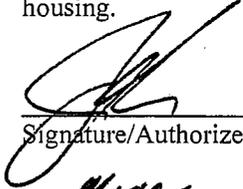
The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.



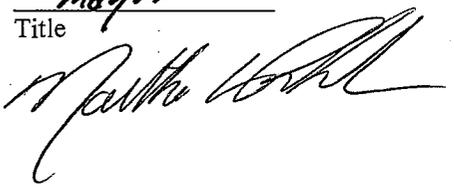
Signature/Authorized Official

2/12/2009

Date

Mayor

Title





APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

435 Ryman, Missoula, MT 59802

Check ___ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Appendix

Maps

City block groups showing low- and moderate-income population areas

City block groups with percentage of population 65 years old and older

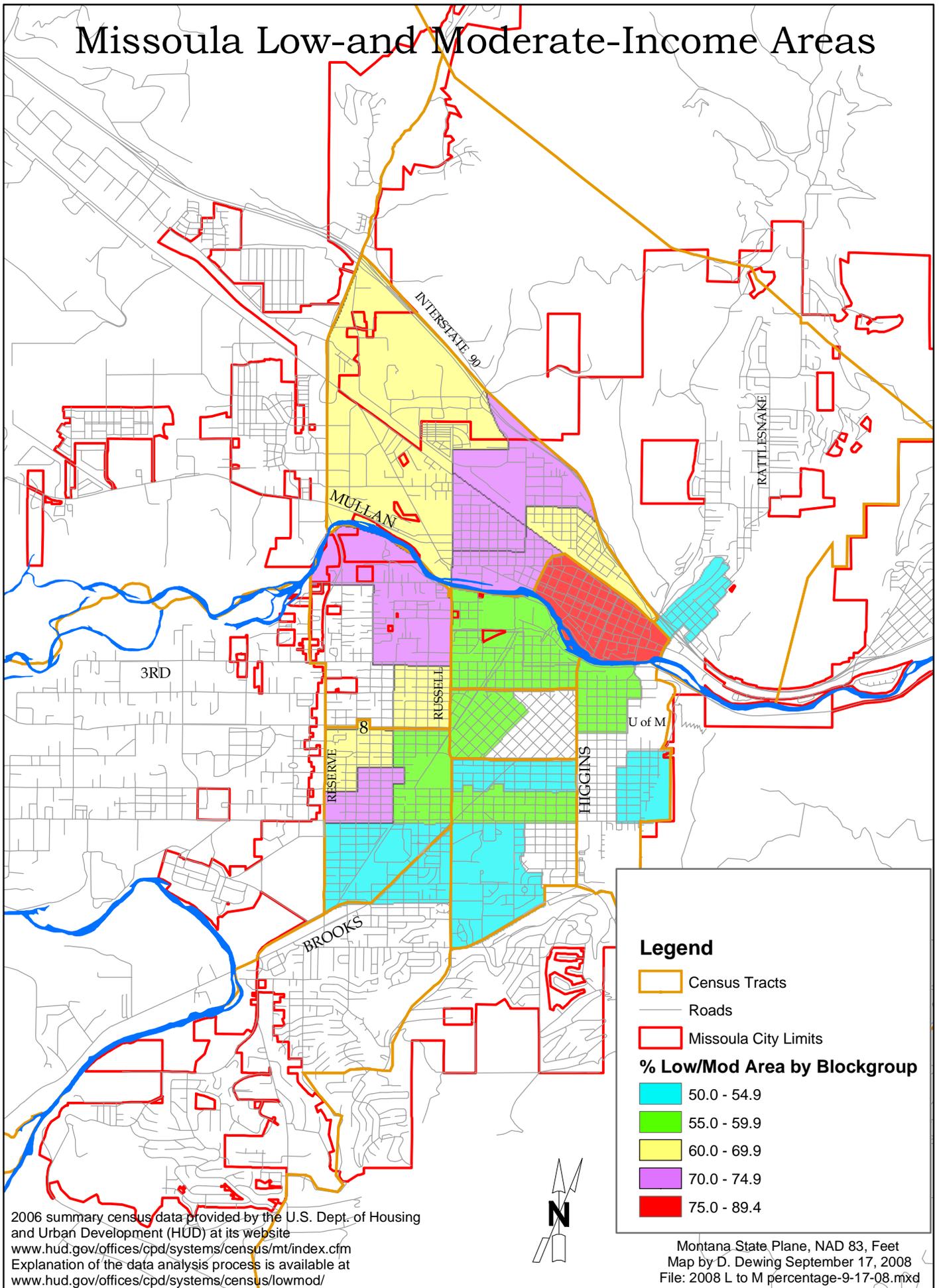
City block groups showing areas of minority concentration

Median year structure was built

Percentage change in house values, 1990-2000

Project plan map for 2009

Missoula Low-and Moderate-Income Areas



2006 summary census data provided by the U.S. Dept. of Housing and Urban Development (HUD) at its website www.hud.gov/offices/cpd/systems/census/mt/index.cfm Explanation of the data analysis process is available at www.hud.gov/offices/cpd/systems/census/lowmod/



Legend

- Census Tracts
- Roads
- Missoula City Limits

% Low/Mod Area by Blockgroup

- 50.0 - 54.9
- 55.0 - 59.9
- 60.0 - 69.9
- 70.0 - 74.9
- 75.0 - 89.4

Montana State Plane, NAD 83, Feet
 Map by D. Dewing September 17, 2008
 File: 2008 L to M percentage-9-17-08.mxd

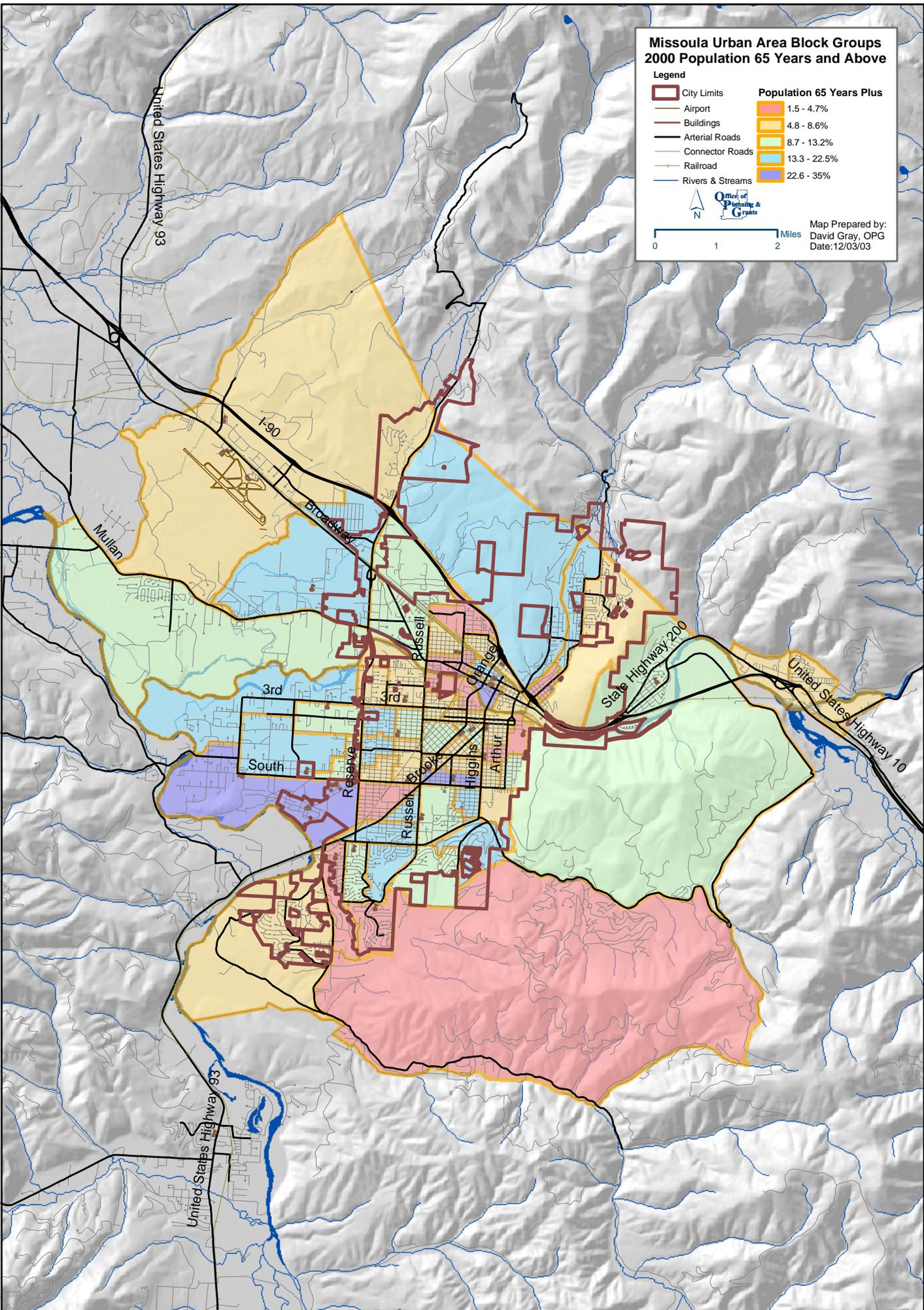
**Missoula Urban Area Block Groups
2000 Population 65 Years and Above**

Legend

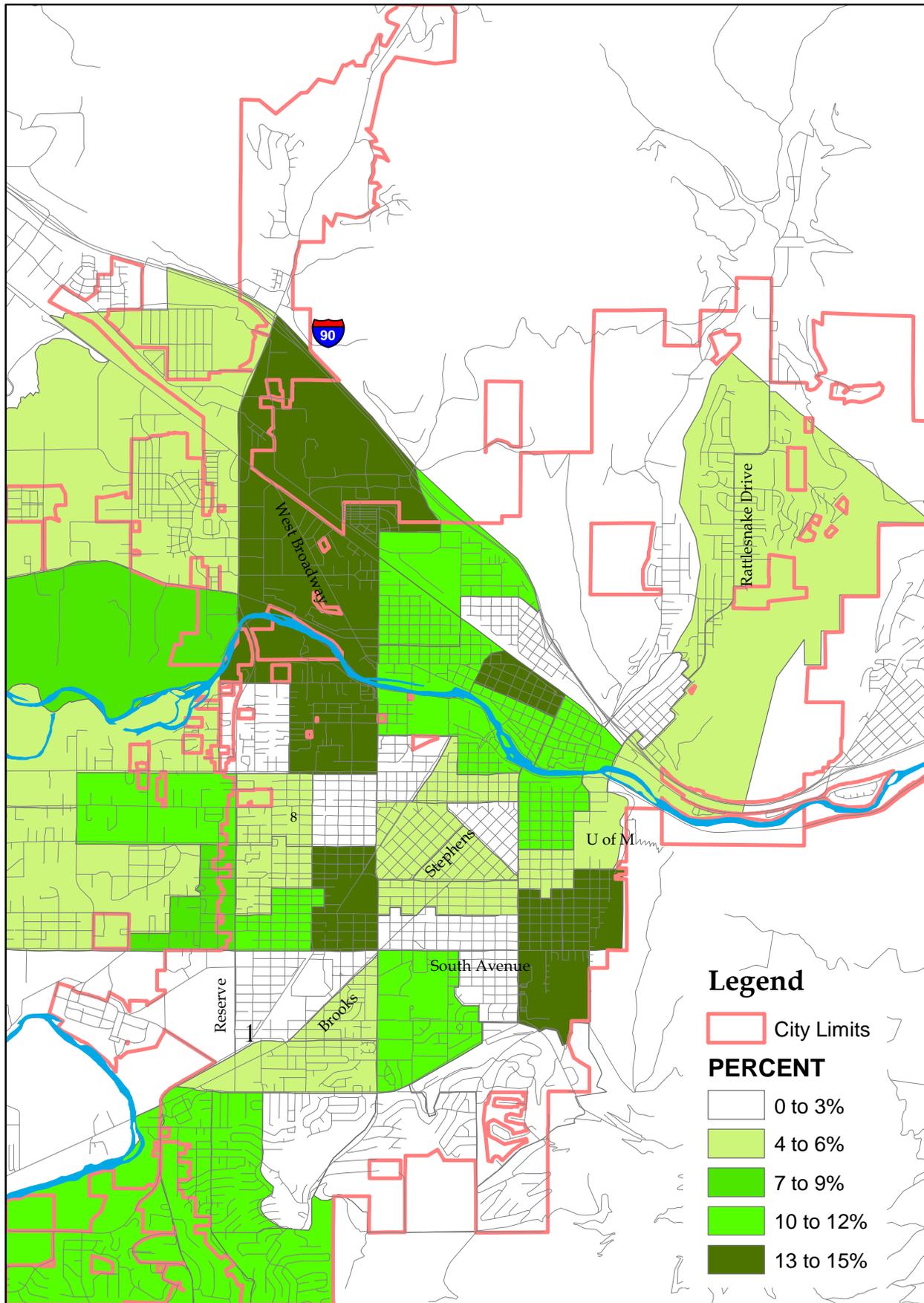
City Limits	Population 65 Years Plus
Airport	1.5 - 4.7%
Buildings	4.8 - 8.6%
Arterial Roads	8.7 - 13.2%
Connector Roads	13.3 - 22.5%
Railroad	22.6 - 35%
Rivers & Streams	

N

0 1 2 Miles
 Map Prepared by:
 David Gray, OPG
 Date:12/03/03



Missoula Areas of Minority Concentration



Missoula Urban Area Block Groups Median Year Structure Built

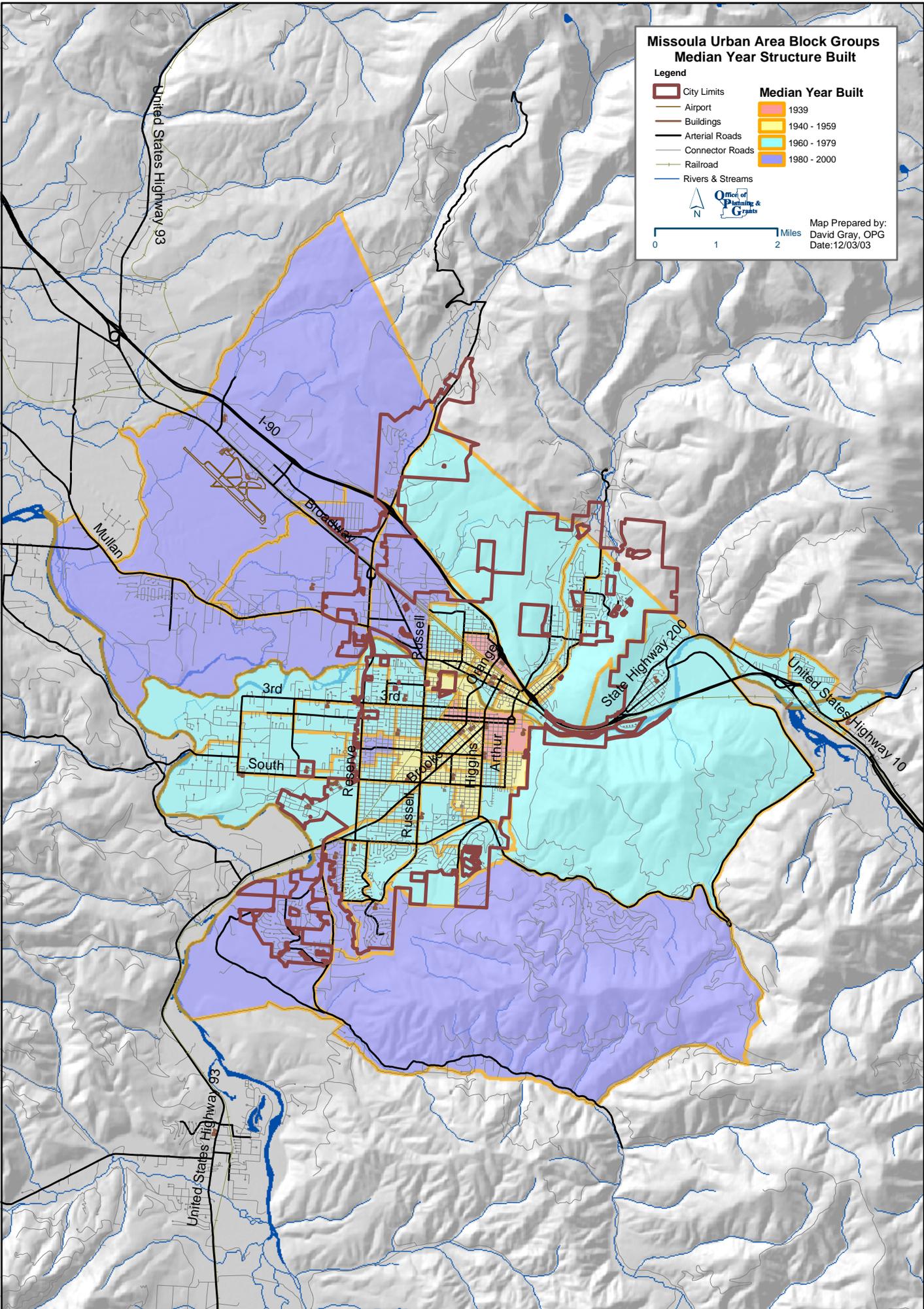
Legend

- City Limits
- Airport
- Buildings
- Arterial Roads
- Connector Roads
- Railroad
- Rivers & Streams

Median Year Built

- 1939
- 1940 - 1959
- 1960 - 1979
- 1980 - 2000

Map Prepared by:
David Gray, OPG
Date: 12/03/03

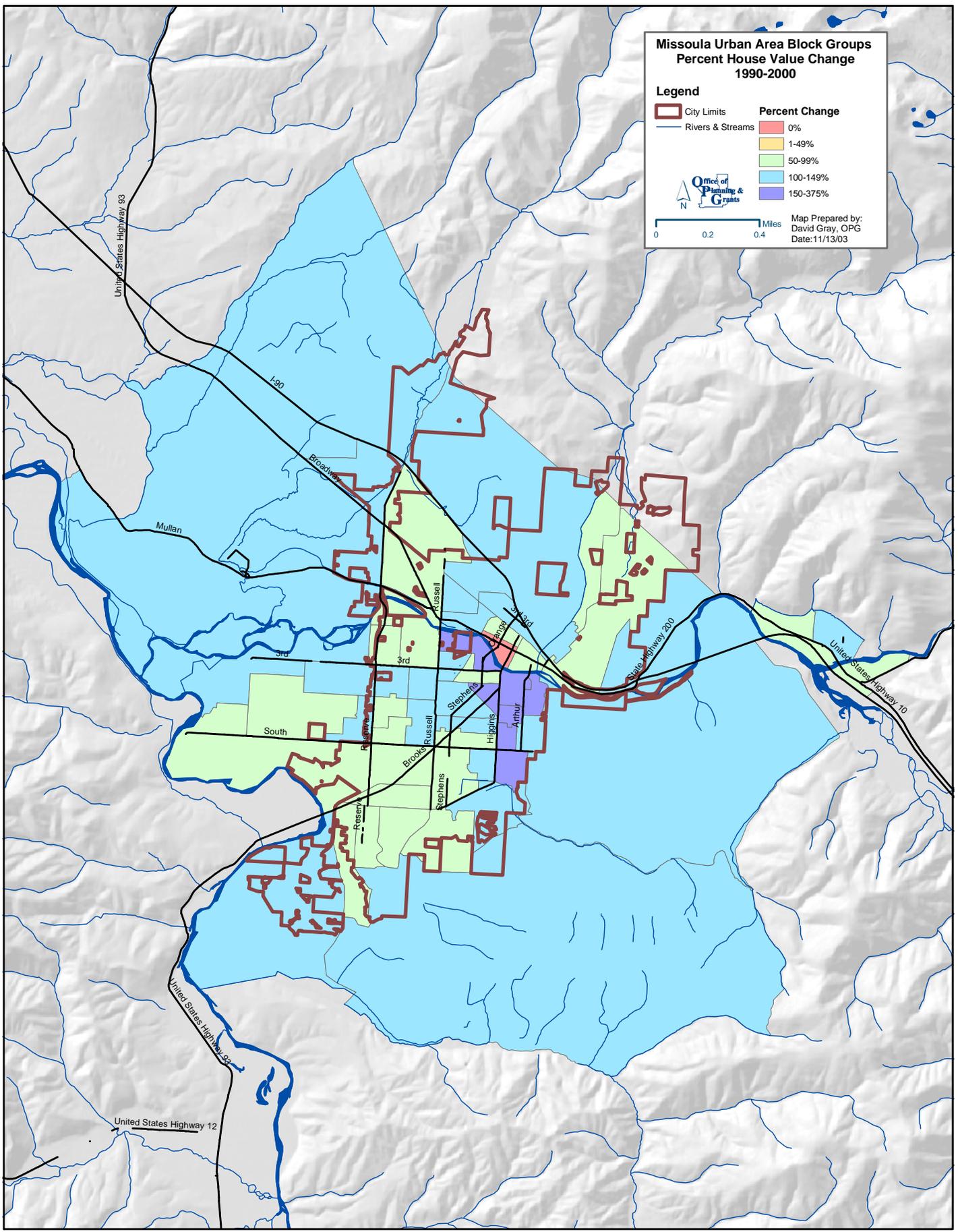


**Missoula Urban Area Block Groups
Percent House Value Change
1990-2000**

Legend

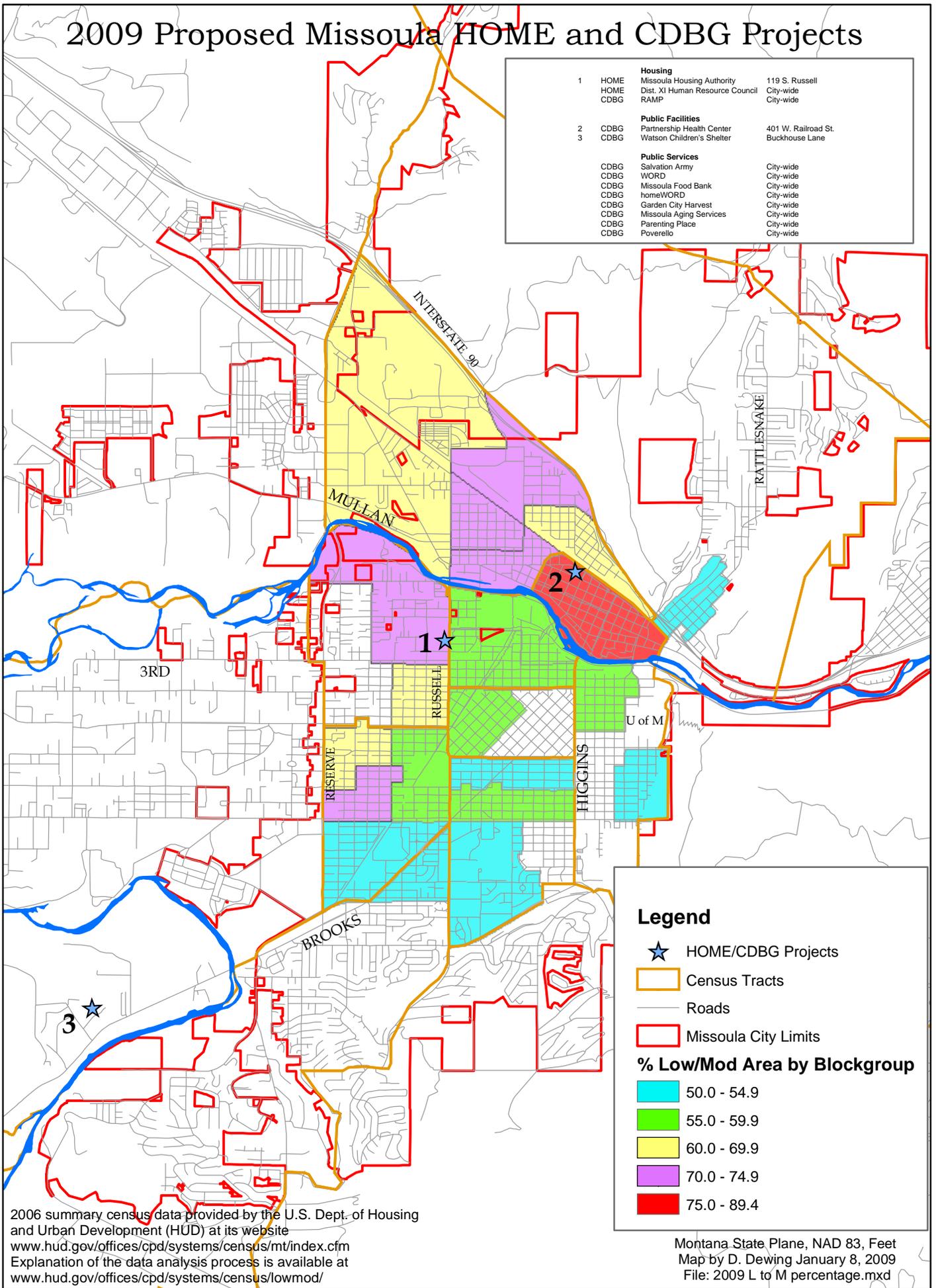
 City Limits	 0%
 Rivers & Streams	 1-49%
 Office of Planning & Grants	 50-99%
 0 0.2 0.4 Miles	 100-149%
	 150-375%

Map Prepared by:
David Gray, OPG
Date: 11/13/03



2009 Proposed Missoula HOME and CDBG Projects

Housing			
1	HOME	Missoula Housing Authority	119 S. Russell
	HOME	Dist. XI Human Resource Council	City-wide
	CDBG	RAMP	City-wide
Public Facilities			
2	CDBG	Partnership Health Center	401 W. Railroad St.
3	CDBG	Watson Children's Shelter	Buckhouse Lane
Public Services			
	CDBG	Salvation Army	City-wide
	CDBG	WORD	City-wide
	CDBG	Missoula Food Bank	City-wide
	CDBG	homeWORD	City-wide
	CDBG	Garden City Harvest	City-wide
	CDBG	Missoula Aging Services	City-wide
	CDBG	Parenting Place	City-wide
	CDBG	Poverello	City-wide



Legend

★ HOME/CDBG Projects

Census Tracts

Roads

Missoula City Limits

% Low/Mod Area by Blockgroup

50.0 - 54.9

55.0 - 59.9

60.0 - 69.9

70.0 - 74.9

75.0 - 89.4

2006 summary census data provided by the U.S. Dept. of Housing and Urban Development (HUD) at its website www.hud.gov/offices/cpd/systems/census/mt/index.cfm Explanation of the data analysis process is available at www.hud.gov/offices/cpd/systems/census/lowmod/

Montana State Plane, NAD 83, Feet
Map by D. Dewing January 8, 2009
File: 2009 L to M percentage.mxd

Appendix

Tables

Homeless and Special Needs Populations (Table 1A)

Special Needs (Non-Homeless) Populations (Table 1B)

Priority Housing Needs (Table 2A)

Priority Community Development Needs (Table 2B)

Summary of Specific Annual Objectives (Table 3A)

Annual Affordable Housing Completion Goals (Table 3B)

Listing of Proposed Projects (Table 3C)

Priority Public Housing Needs (Table 4)

**Table 1A
Homeless and Special Needs Populations**

Continuum of Care: Housing Gap Analysis Chart

		Current Inventory	Under Development	Unmet Need/ Gap
Individuals				
Example	Emergency Shelter	100	40	26
Beds	Emergency Shelter	89	0	446
	Transitional Housing	33	0	167
	Permanent Supportive Housing	126	0	500
	Total	248	0	1113
Persons in Families With Children				
Beds	Emergency Shelter	38	0	167
	Transitional Housing	152	0	137
	Permanent Supportive Housing	131	0	750
	Total	321	0	1054

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family Households):	13	4	80	97
1. Number of Persons in Families with Children	29	7	162	198
2. Number of Single Individuals and Persons in Households without children	66	3	156	225
(Add Lines Numbered 1 & 2 Total Persons)	95	10	318	423
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
a. Chronically Homeless	5		49	54
b. Seriously Mentally Ill	60			
c. Chronic Substance Abuse	52			
d. Veterans	49			
e. Persons with HIV/AIDS	1			
f. Victims of Domestic Violence	55			
g. Unaccompanied Youth (Under 18)	77			

Table 1B
Special Needs (Non-Homeless) Populations

SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level High, Medium, Low, No Such Need	Unmet Need	Dollars to Address Unmet Need	Multi- Year Goals	Annual Goals
Elderly	M	1,200	480,000	300	60
Frail Elderly	M	500	300,000	100	20
Severe Mental Illness	M	100	100,000	10	2
Developmentally Disabled	M	1,500	500,000	10	2
Physically Disabled	H	2,000	2,000,000	20	4
Persons w/ Alcohol/Other Drug Addictions	H	6,000	6,000,000	250	50
Persons w/HIV/AIDS	M	75	750,000	5	1
Victims of Domestic Violence	H	500	400,000	25	5
Other					
TOTAL		11,875	11,530,000	720	144

Table 2A
Priority Housing Needs/Investment Plan Table

PRIORITY HOUSING NEEDS (households)		Priority		Unmet Need
Renter	Small Related	0-30%	H	1030
		31-50%	H	804
		51-80%	M	668
	Large Related	0-30%	H	343
		31-50%	H	268
		51-80%	M	223
	Elderly	0-30%	H	258
		31-50%	M	201
		51-80%	M	167
	All Other	0-30%	H	86
		31-50%	L	67
		51-80%	L	56
Owner	Small Related	0-30%	H	296
		31-50%	H	344
		51-80%	M	519
	Large Related	0-30%	H	99
		31-50%	H	115
		51-80%	M	173
	Elderly	0-30%	H	74
		31-50%	M	86
		51-80%	M	130
	All Other	0-30%	L	25
		31-50%	L	29
		51-80%	L	43
Non-Homeless Special Needs	Elderly	0-80%	H	332
	Frail Elderly	0-80%	H	167
	Severe Mental Illness	0-80%	M	38
	Physical Disability	0-80%	M	700
	Developmental Disability	0-80%	M	571
	Alcohol/Drug Abuse	0-80%	H	83
	HIV/AIDS	0-80%	M	25
	Victims of Domestic Violence	0-80%	H	1333

Table 2A
Priority Housing Needs/Investment Plan Goals

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
Renters						
0 - 30 of MFI	796	4	198	198	198	198
31 - 50% of MFI	424	27	99	99	99	99
51 - 80% of MFI	211	6	51	51	51	51
Owners						
0 - 30 of MFI	229	0	57	57	57	57
31 - 50 of MFI	181	0	45	45	45	45
51 - 80% of MFI	164	9	39	39	39	39
Homeless*						
Individuals	50	0	50	0	0	0
Families	50	10	10	10	10	10
Non-Homeless Special Needs						
Elderly	55	30	6	6	6	6
Frail Elderly	28	10	5	5	5	5
Severe Mental Illness	6	0	2	2	1	1
Physical Disability	116	10	27	27	27	27
Developmental Disability	95	0	24	24	24	24
Alcohol/Drug Abuse	14		3.5	3.5	3.5	3.5
HIV/AIDS	4	0	1	1	1	1
Victims of Domestic Violence	222	0	56	56	56	56
Total	2,645	96	637	637	637	637
Total Section 215						
212 Renter	1431	37	349	349	349	349
215 Owner	574	9	141	141	141	141

* Homeless individuals and families assisted with transitional and permanent housing

Table 2A
Priority Housing Activities

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
CDBG						
Acquisition of existing rental units	0	0	0	0	0	0
Production of new rental units	33	18	0	5	5	5
Rehabilitation of existing rental units	0	0	0	0	0	0
Rental assistance	0	0	0	0	0	0
Acquisition of existing owner units	0	0	0	0	0	0
Production of new owner units	0	0	0	0	0	0
Rehabilitation of existing owner units	0	0	0	0	0	0
Homeownership assistance	0	0	0	0	0	0
HOME						
Acquisition of existing rental units	0	0	0	0	0	0
Production of new rental units	33	18	0	5	5	5
Rehabilitation of existing rental units	0	0	0	0	0	0
Rental assistance	10	0	5	5	0	0
Acquisition of existing owner units	0	0	0	0	0	0
Production of new owner units	8	0	2	2	2	2
Rehabilitation of existing owner units	0	0	0	0	0	0
Homeownership assistance	49	9	10	10	10	10
HOPWA						
Rental assistance	0	0	0	0	0	0
Short term rent/mortgage utility payments	0	0	0	0	0	0
Facility based housing development	0	0	0	0	0	0
Facility based housing operations	0	0	0	0	0	0
Supportive services	0	0	0	0	0	0
Other						

Table 2B
Priority Community Development Needs

Priority Need	Priority Need Level	Unmet Priority Need	Dollars to Address Need	5 Yr Goal Plan/Act	Annual Goal Plan/Act	Percent Goal Completed
Acquisition of Real Property	H	4		\$1,000,000		
Disposition						
Clearance and Demolition						
Clearance of Contaminated Sites	H	1		\$200,000		
Code Enforcement						
Public Facility (General)						
Senior Centers						
Handicapped Centers						
Homeless Facilities						
Youth Centers						
Neighborhood Facilities						
Child Care Centers						
Health Facilities	H	1	\$275,000	\$275,000		
Mental Health Facilities	H			\$300,000		
Parks and/or Recreation Facilities	H	2	\$40,000	\$100,000		
Parking Facilities						
Tree Planting						
Fire Stations/Equipment						
Abused/Neglected Children Facilities	H	1	\$215,000	\$215,000		
Asbestos Removal						
Non-Residential Historic Preservation						
Other Public Facility Needs						
Infrastructure (General)						
Water/Sewer Improvements	H	50		\$500,000		
Street Improvements						
Sidewalks	H	50	\$110,000	\$300,000		
Solid Waste Disposal Improvements						
Flood Drainage Improvements						
Other Infrastructure						
Public Services (General)						
Senior Services	M		\$12,000	\$100,000		
Handicapped Services	M		\$15,000	\$100,000		
Legal Services						
Youth Services						
Child Care Services	M		\$8,000	\$60,000		
Transportation Services						
Substance Abuse Services	H			\$50,000		
Employment/Training Services						
Health Services	H			\$50,000		
Lead Hazard Screening						
Crime Awareness						
Fair Housing Activities	H		\$25,000	\$50,000		
Tenant Landlord Counseling	H		\$20,000	\$60,000		
Other Services						
Economic Development (General)						
C/I Land Acquisition/Disposition						
C/I Infrastructure Development						
C/I Building Acq/Const/Rehab						
Other C/I						
ED Assistance to For-Profit						
ED Technical Assistance						
Micro-enterprise Assistance						
Other						

**Table 3A
Summary of Specific Annual Objectives**

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
	Homeless Objectives					
SL-1.1	Intake and assessment, case management, and comprehensive support services for homeless individuals through the Breaking Barriers program	CDBG	Persons served	500		SL-1
DH-2.1	Emergency shelter for homeless families through the Gateway Center Family Shelter	CDBG	Households served	50		DH-2
	Special Needs Objectives					
SL-1.2	Purchase and install modular aluminum wheelchair ramps for low- to moderate-income seniors or people with disabilities who have limited mobility and are in need of improved accessibility in their homes.	CDBG	Ramps constructed	4		SL-1
SL1.3	Provide respite from care giving duties for low- to moderate-income Missoulians who care for an elderly family member or friend.	CDBG	Households served	80		SL-1
SL-2.1	Child respite care to families where children may be at risk for abuse and/or neglect.	CDBG	Households served	75		SL-2
	Other Objectives					
DH-2.1	Downpayment assistance, closing costs and education assistance for first-time homebuyers	HOME	Households served	9		DH-2
DH-2.2	Construct 37 rental units for LMI households.	HOME; CDBG	Units constructed	37		DH-2
SL-2.2	Purchase building for additional space for health care facility serving LMI populations.	CDBG	Structure purchased	1		SL-2
SL-2.3	WORD/Family Basics program for Families in Transition.	CDBG	Households served	80		SL-2
SL-2.4	Fund a Program Manager position to supervise all aspects of the Food Bank's community food distribution program.	CDBG	Households served	17,000		SL-2
SL-2.5	Support gardening and food production for low-income residents of Orchard Gardens and community food distribution program	CDBG	Households served	75		SL-2
SL-2.6	Support Financial Fitness and Foreclosure Prevention programs.	CDBG	Households served	140		SL-2

***Outcome/Objective Codes**

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Table 3B
ANNUAL AFFORDABLE HOUSING COMPLETION GOALS

Grantee Name: Program Year:	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
BENEFICIARY GOALS (Sec. 215 Only)						
Homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Beneficiaries*			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	37		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Rental			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOME OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units			<input type="checkbox"/>	<input type="checkbox"/>		
Homebuyer Assistance	9		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Owner			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	37		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance	9		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Combined Total Sec. 215 Goals*	46		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)						
Annual Rental Housing Goal	37		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	6		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Overall Housing Goal	46		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* The total amounts for "Combined Total Sec. 215 Goals" and "Total Sec. 215 Beneficiary Goals" should be the same number.

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name City of Missoula

Priority Need

Planning/administration

Project Title

City of Missoula administration and planning

Description

Provide administrative oversight, monitoring, and financial management of City of Missoula's HOME and CDBG programs. Develop Analysis of Impediments to Fair Housing.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

Community wide

(Street Address): 435 Ryman

(City, State, ZipCode): Missoula, MT 59802

Specific Objective Number	Project ID
HUD Matrix Code 21H	CDBG Citation
Type of Recipient LG	CDBG National Objective
Start Date (mm/dd/yyyy) 04/01/2009	Completion Date (mm/dd/yyyy) 03/31/2010
Performance Indicator	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$126,000
ESG	
HOME	\$52,203
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$178,203

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Missoula

Priority Need

Public service

Project Title

Missoula Food Bank program manager

Description

Fund a Program Manager position to supervise all aspects of the Food Bank's community food distribution program

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: Community wide

(Street Address):

(City, State, ZipCode): Missoula, MT

Specific Objective Number	Project ID	Funding Sources: CDBG \$16,000 ESG HOME HOPWA Total Formula \$16,000 Prior Year Funds Assisted Housing PHA Other Funding Total
HUD Matrix Code 05	CDBG Citation 570.201(e)	
Type of Recipient NPO	CDBG National Objective LMC	
Start Date (mm/dd/yyyy) 04/01/2009	Completion Date (mm/dd/yyyy) 03/31/2001	
Performance Indicator HH served	Annual Units 17,000	
Local ID	Units Upon Completion 17,000	

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Missoula

Priority Need

Public service

Project Title

Garden City Harvest food distribution

Description

Support gardening and food production for low-income residents of Orchard Gardens and community food distribution programs.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: Community wide

(Street Address):

(City, State, ZipCode): Missoula, MT

Specific Objective Number	Project ID
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient NPO	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 04/01/2009	Completion Date (mm/dd/yyyy) 03/31/2001
Performance Indicator HH served	Annual Units 75
Local ID	Units Upon Completion 75

Funding Sources:

CDBG	\$9,000
ESG	
HOME	
HOPWA	
Total Formula	\$9,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Missoula

Priority Need

Public service

Project Title

homeWORD, Inc. educational programs

Description

Support Financial Fitness and Foreclosure Prevention programs.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: Community wide

(Street Address):

(City, State, ZipCode): Missoula, MT

Specific Objective Number	Project ID
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient NPO	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 04/01/2009	Completion Date (mm/dd/yyyy) 03/31/2010
Performance Indicator HH served	Annual Units 140
Local ID	Units Upon Completion 140

Funding Sources:

CDBG	\$4,000
ESG	
HOME	
HOPWA	
Total Formula	\$4,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Missoula

Priority Need

Housing

Project Title

District XI Human Resource Council homebuyers' assistance

Description

HRC will provide downpayment, closing costs and educational assistance for first-time low- and moderate-income households at scattered sites.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: Community wide

(Street Address): scattered sites

(City, State, ZipCode): Missoula, MT

Specific Objective Number DH-2.1	Project ID	Funding Sources: CDBG ESG HOME \$280,000 HOPWA Total Formula \$280,000 Prior Year Funds \$0 Assisted Housing PHA Other Funding \$1,501,000 Total \$1,781,000
HUD Matrix Code 13	CDBG Citation	
Type of Recipient CHDO	CDBG National Objective	
Start Date (mm/dd/yyyy) 04/01/2009	Completion Date (mm/dd/yyyy) 03/31/2010	
Performance Indicator HH served	Annual Units 9	
Local ID	Units Upon Completion 9	

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Missoula

Priority Need

Public service

Project Title

Missoula Aging Services respite care

Description

Provide respite from care giving duties for low- to moderate-income Missoulians who care for an elderly family member or friend.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

Community wide
(Street Address):
(City, State, ZipCode):

Specific Objective Number 10	Project ID
HUD Matrix Code 05A	CDBG Citation 570.201(e)
Type of Recipient NPO	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 04/01/2009	Completion Date (mm/dd/yyyy) 03/31/2010
Performance Indicator HH served	Annual Units 80
Local ID	Units Upon Completion 80

Funding Sources:

CDBG	\$12,000
ESG	
HOME	
HOPWA	
Total Formula	\$12,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name City of Missoula

Priority Need
Rental Housing

Project Title
Missoula Housing Authority Garden District 1

Description
MHA will construct 37 rental units for low- and moderate-income households at its Russell Street site.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

(Street Address): 119 S. Russell
(City, State, ZipCode): Missoula, MT 59801

Specific Objective Number	Project ID	Funding Sources: CDBG ESG HOME \$200,000 HOPWA Total Formula \$785,000 Prior Year Funds \$585,000 Assisted Housing PHA Other Funding \$5,685,479 Total \$6,470,479
HUD Matrix Code 12	CDBG Citation	
Type of Recipient PHA	CDBG National Objective	
Start Date (mm/dd/yyyy) 01/01/2007	Completion Date (mm/dd/yyyy) 12/31/2010	
Performance Indicator Units constructed	Annual Units 37	
Local ID	Units Upon Completion 37	

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Missoula

Priority Need

H

Project Title

Partnership Health Center building purchase

Description

Purchase of the Creamery Building to meet the growing demand for affordable healthcare services for Missoula's low- and moderate-income populations.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

(Street Address):

(City, State, ZipCode): Missoula MT 59802

Specific Objective Number	Project ID	Funding Sources: CDBG \$275,000 ESG HOME HOPWA Total Formula \$275,000 Prior Year Funds Assisted Housing PHA Other Funding Total
HUD Matrix Code 03	CDBG Citation 570.201(c)	
Type of Recipient Subrecipient Public	CDBG National Objective LMC	
Start Date (mm/dd/yyyy) 04/01/2009	Completion Date (mm/dd/yyyy) 03/31/2010	
Performance Indicator Structure purchased	Annual Units 1	
Local ID	Units Upon Completion 1	

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Missoula

Priority Need

Public service

Project Title

Poverello Center Breaking Barriers

Description

Intake and assessment, case management, and comprehensive support services for homeless individuals through the Breaking Barriers program.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: Community wide

(Street Address): 535 Ryman

(City, State, ZipCode): Missoula, MT 59802

Specific Objective Number	Project ID	Funding Sources: CDBG \$8,000 ESG HOME HOPWA Total Formula \$8,000 Prior Year Funds Assisted Housing PHA Other Funding Total
HUD Matrix Code 05	CDBG Citation 570.201(e)	
Type of Recipient NPO	CDBG National Objective LMC	
Start Date (mm/dd/yyyy) 04/01/2009	Completion Date (mm/dd/yyyy) 03/31/2010	
Performance Indicator Persons served	Annual Units 500	
Local ID	Units Upon Completion 500	

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Missoula

Priority Need

Public service

Project Title

The Parenting Place respite care

Description

Child respite care to families where children may be at risk for abuse and/or neglect.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: Community wide

(Street Address):

(City, State, ZipCode): Missoula, MT

Specific Objective Number	Project ID
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient NPO	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 04/01/2009	Completion Date (mm/dd/yyyy) 03/31/2010
Performance Indicator HH served	Annual Units 75
Local ID	Units Upon Completion 75

Funding Sources:

CDBG \$8,000
 ESG
 HOME
 HOPWA
 Total Formula \$8,000
 Prior Year Funds
 Assisted Housing
 PHA
 Other Funding
 Total

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Missoula

Priority Need

Rental and Owner-Occupied Housing

Project Title

Regional Access Mobility Program of Montana (RAMP) ramps

Description

Purchase and install modular aluminum wheelchair ramps for low- to moderate-income seniors or people with disabilities who have limited mobility and are in need of improved accessibility in their homes.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: Community wide

(Street Address): scattered sites

(City, State, ZipCode): Missoula, MT

Specific Objective Number	Project ID	Funding Sources: CDBG \$15,000 ESG HOME HOPWA Total Formula \$15,000 Prior Year Funds Assisted Housing PHA Other Funding Total
HUD Matrix Code 14A	CDBG Citation	
Type of Recipient NPO	CDBG National Objective 570.201(a)	
Start Date (mm/dd/yyyy) 04/01/2009	Completion Date (mm/dd/yyyy) 03/31/2010	
Performance Indicator Ramps constructed	Annual Units 4	
Local ID	Units Upon Completion 4	

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Missoula

Priority Need

Public Service

Project Title

The Salvation Army Gateway Center family shelter

Description

Emergency shelter for homeless families through the Gateway Center Family Shelter.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: Community wide

(Street Address):

(City, State, ZipCode): Missoula, MT

Specific Objective Number	Project ID	Funding Sources: CDBG \$20,000 ESG HOME HOPWA Total Formula \$20,000 Prior Year Funds Assisted Housing PHA Other Funding Total
HUD Matrix Code 05	CDBG Citation 570.201(e)	
Type of Recipient NPO	CDBG National Objective LMC	
Start Date (mm/dd/yyyy) 04/01/2009	Completion Date (mm/dd/yyyy) 03/31/2010	
Performance Indicator HH served	Annual Units 50	
Local ID	Units Upon Completion 50	

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Missoula

Priority Need

H

Project Title

Watson Children's Shelter, Inc. second shelter

Description

Construction of a second children's shelter to serve children in need of emergency shelter due to abuse, neglect, abandonment, or family crisis.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

(Street Address):

(City, State, ZipCode): Missoula, MT 59801

Specific Objective Number	Project ID	Funding Sources: CDBG \$215,000 ESG HOME HOPWA Total Formula \$215,000 Prior Year Funds Assisted Housing PHA Other Funding Total
HUD Matrix Code 03	CDBG Citation 570.201(c)	
Type of Recipient NPO	CDBG National Objective LMC	
Start Date (mm/dd/yyyy) 04/01/2009	Completion Date (mm/dd/yyyy) 03/31/2010	
Performance Indicator Structure built	Annual Units 1	
Local ID	Units Upon Completion 1	

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Missoula

Priority Need

Public Service

Project Title

Women's Opportunity and Resource Development Family Basics program

Description

WORD/Family Basics program for Families in Transition

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

(Street Address):

(City, State, ZipCode): Missoula, MT

Specific Objective Number	Project ID
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient NPO	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 04/01/2009	Completion Date (mm/dd/yyyy) 03/31/2010
Performance Indicator HH served	Annual Units 80
Local ID	Units Upon Completion 80

Funding Sources:

CDBG	\$16,000
ESG	
HOME	
HOPWA	
Total Formula	\$16,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 4
Priority Public Housing Needs
Local Jurisdiction

Public Housing Need Category	PHA Priority Need Level High, Medium, Low, No Such Need	Estimated Dollars To Address
Restoration and Revitalization		
Capital Improvements	High	987,605
Modernization	High	1,235,137
Rehabilitation		
Other (Specify)		
Management and Operations	High	4,500,000
Improved Living Environment		
Neighborhood Revitalization (non-capital)		
Capital Improvements	High	270,000
Safety/Crime Prevention/Drug Elimination	High	500,000
Other (Specify)		
Economic Opportunity		
Resident Services/ Family Self Sufficiency	High	675,000
Other (Specify)		
Total		8,167,742

Appendix

Public Meetings and Comments

Missoula Community Housing Policy Resolution 7376

Public Forums

Advertising

Agenda

Meeting materials

Attendance lists

Meeting notes

Comments Received and City Responses

Missoula Housing Authority

The Poverello Center

Missoula Aging Services

Missoula City Council Journal of Proceedings

RESOLUTION NUMBER 7376

A RESOLUTION OF THE CITY COUNCIL PROVIDING FOR A COMMUNITY HOUSING POLICY AND DIRECTING STAFF TO DEVELOP IMPLEMENTATION STRATEGIES TO INCREASE THE ATTAINABILITY OF HOUSING FOR ALL MISSOULA RESIDENTS.

WHEREAS, THE CITY OF MISSOULA has adopted a Growth Policy that supports affordable housing options and programs that encourage home ownership; and

WHEREAS, the City is committed through its Consolidated Plan to increase and preserve the supply of affordable rental units and to increase and preserve affordable home ownership for low- and moderate-income households; and

WHEREAS, the City is also committed through its Residential Inspection Program to improve the quality of residential structures in the interest of the health and safety of City residents; and

WHEREAS, THE CITY OF MISSOULA has commissioned an Analysis of Impediments to Affordable Housing Choice that recommended creation or enhancement of local financial mechanisms for affordable home ownership and rental development; and

WHEREAS, the Analysis recommended that the City explore creation or expanded use of such tools to promote affordable housing as downpayment assistance, property tax abatement, interest rate buy downs, or employer/employee-sponsored programs, and to promote housing supply through the enhancement of land trusts and deed-restricted land sales, waiver of development fees in certain circumstances, or the purchase and management of land or properties; and

WHEREAS, housing data from the U.S. Department of Housing and Urban Development show that in the City of Missoula over fifty-two percent of renters and twenty-five percent of homeowners are considered "cost burdened" for housing, paying more than 30% of their income toward housing costs; and

WHEREAS, the median income for a family of four in Missoula in 2008 was \$55,400; and

WHEREAS, a household making the median income in Missoula would be able to afford a home costing \$165,000; and

WHEREAS, the median home sales price for the year ending December 31, 2007, was \$219,550; and

WHEREAS, Missoula faces a growing shortage of adequate housing for households making less than 120 percent of the area median income; and,

WHEREAS, generating policies to overcome such inadequacy is an urgent community need that should be given high priority; and

WHEREAS, the City has traditionally relied on a decreasing federal allocation in U.S. Department of Housing and Urban Development Community Development Block Grant (CDBG) and Home Investment Partnership Act (HOME) program funds to provide housing for households making eighty percent or less of the median family income; and

WHEREAS, CDBG and HOME funds alone are insufficient to meet the needs of Missoula's low- and moderate-income households, and does not serve those making more than eighty percent of the median income who still cannot afford housing; and

WHEREAS, THE CITY OF MISSOULA has the resources to address housing need in its community through the ability to adopt regulations; use of public lands; staff resources; relationships with the Missoula Urban Redevelopment Agency, the Missoula Housing Authority, the Community Housing Development Organizations, profit and non-profit developers, community councils, and neighborhood councils; access to federal and state resources, and collaborative efforts with the County of Missoula and State of Montana.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSOULA, MONTANA, that THE CITY OF MISSOULA commits to a Community Housing Policy that encompasses the following goals:

Section I. Purpose: To ensure the existence of safe, desirable, and affordable housing for persons employed in the Missoula area, seniors, the disabled, and other qualified persons of the Missoula area.

Section II: Definition of Affordable: The generally accepted definition of affordability is for a household to pay no more than 30 percent of its annual income on housing (rent/mortgage, insurance, taxes, and utilities).

Section III: Intended beneficiaries: The affordable housing program will be designed to benefit

- Very low, low, moderate, and middle income families
- Local workers
- Senior citizens
- Disabled populations

Section IV. Income targets: The program will develop housing targeted to meet the needs of the following household types:

- Very low income – zero to 30% of median income (6% of Missoula households)
- Low income – 30 to 50% of median income (13.5%)
- Moderate income – 50 to 80% of median income (16.5%)
- Middle income – 80 to 125% of median income (25%)

Section V. Jobs/Housing relationship: Missoula will develop housing sufficient to accommodate at least 75% of its workforce within city limits.

Section VI. Ownership/rental mix: Missoula will develop affordable housing with a goal of making home ownership attainable for members of the community who desire to own a home.

Section VII. Location/Unit type: Any affordable housing required of new development should be met within the geographic boundaries of the new development to the extent possible. Public affordable housing resources will focus on redevelopment to:

- Maintain and enhance existing neighborhoods;
- Promote jobs-housing balance;
- Encourage full integration of affordable housing into a wide variety of Missoula's neighborhoods; and
- Reduce reliance on the automobile.

Section VIII. Design and quality: Affordable housing is civic architecture and reflects the values of the community. Design that fits its context and is constructed within budget is characteristic of good design.

AND BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE SAID CITY OF MISSOULA, MONTANA, that staff in the Missoula Office of Planning and Grants be directed to develop ordinances and resolutions to implement the Community Housing Policy for consideration by the Planning Board and the City Council;

AND BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE SAID CITY OF MISSOULA, MONTANA, that the City Council directs that incentives for the development of housing for intended beneficiaries of the Community Housing Policy be included in the update of City zoning laws;

AND BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE SAID CITY OF MISSOULA, MONTANA, that the City Council commits to including the development and preservation of affordable housing for both rental and homeownership opportunities in future City plans.

PASSED AND ADOPTED this 10th day of November, 2008.

ATTEST:

APPROVED:

/s/ Martha L. Rehbein
Martha L. Rehbein
City Clerk

/s/ John Engen
John Engen
Mayor

(SEAL)

The City and County of Missoula will conduct a



PUBLIC MEETING
September 18, 2008



to identify housing and community development needs and activities, primarily those benefiting low- to moderate-income households. This meeting will be the public's opportunity to make comments and ask questions about projects sponsored by the U.S. Dept. of Housing and Urban Development (HUD) and the State of Montana, including

- The City's performance under its CDBG and HOME Programs;
- Potential City, County and Community Housing Development Organization applications for CDBG, HOME, Treasure State Endowment Program, Department of Natural Resources and Conservation, and other housing/community development funds;
- City and County communitywide needs and priorities for economic development (job creation or retention), housing (such as first-time homeownership opportunities or affordable rentals), public facility projects (such as sewer, water, or special community needs projects), public service projects, and programs to assist homeless persons.

The meeting will also be used to identify needs and projects, as well as possible changes to community development strategies, to further the City's strategic objectives during the next five years for inclusion in the City of Missoula's Consolidated Plan for federal fiscal years 2009 - 2013. The Consolidated Plan is a document adopted by the Missoula City Council that guides housing and community development activity funded by HUD. The current plan, adopted by the City in March 2004, covered federal fiscal years 2004 - 2008 and is available upon request or online at www.co.missoula.mt.us/opgweb/Grants/hud_entitlements.htm.

Persons may offer comment at the public meeting at:

City Council Chambers
140 W. Pine Street, Missoula, Montana

Thursday, September 18, 2008
6:30 p.m. - 8:30 p.m.

If you would like additional information or prefer to submit written proposals, or if you would like to request special accommodations in order to participate fully in the meeting, please contact Nancy Harte, 258-4934, or Mike Barton, 258-3874, at the Missoula Office of Planning and Grants, 435 Ryman, Missoula MT 59802. Persons using a TTY device may contact the Montana Relay Service at 711.

Tonight's agenda

- 6:30 p.m. Welcome and Introductions
- 6:40 p.m. Framing the needs
- 7:00 p.m. Small groups: What do you think are Missoula's most pressing needs, now and in the next five years? List ideas and actual proposed projects by subject area.
- 7:45 p.m. Reconvene as a group to discuss the ideas, including getting details of specific projects
- 8:20 p.m. Summarize discussion, explain next steps
- 8:30 p.m. Adjourn



COMMUNITY NEEDS ASSESSMENT MEETING

THURSDAY

SEPTEMBER 18, 2008

6:30 p.m. – 8:30 p.m.

MISSOULA CITY COUNCIL CHAMBERS

**Community Needs
Assessment and Consolidated
Plan Meeting**

Brought to you by the
Missoula Office of Planning & Grants



Tonight's agenda

6:30 p.m. Welcome and Introductions

6:40 p.m. Framing the needs

7:00 p.m. Small groups: What do you think are Missoula's most pressing needs, now and in the next five years? List ideas and actual proposed projects by subject area.

7:45 p.m. Reconvene as a group to discuss the ideas, including getting details of specific projects

8:20 p.m. Summarize discussion, explain next steps

8:30 p.m. Adjourn

What can Missoula expect, and what does it need, next year? In the next five years?

- Demographic changes
 - Aging population
 - Fewer workers
 - Family size and composition
- Patterns of development
 - Growth of city
 - Changes in housing types, and aging of housing stock

Activities: Housing

- Acquisition
- Infrastructure (related to housing)
- Ownership assistance
- Rehabilitation
 - reconstruction
 - code enforcement
 - lead-based paint
 - Preservation
- New Construction

Recent and projected growth

Planning for about 15,000 new dwelling units over the next 20 years

	Single-Family	Duplex	Multi-Family	Total
FY2001	2,485	271	749	3,485
FY2002	2,465	38	767	3,270
FY2003	419	189	981	1,589
FY2004	267	32	377	676
FY2005	437	28	36	501
FY2006	374	32	47	453
FY2007	303	28	124	455
Total 8 years	2,970	513	2,203	5,686
Average/year	371	64	275	710

PI Plans from 7/1-6/30
Based on City of Missoula Building Permit Data dated 12/05/2007
20 years of new development = 726 dwelling units/year = 14,520 units

Age of housing – owner-occupied

Subject	Missoula County		Missoula City	
	Number	Percent	Number	Percent
TENURE BY YEAR STRUCTURE BUILT				
Owner-occupied housing units	23,793	100	12,064	100
Built 1999 to March 2000	862	3.6	302	2.5
Built 1995 to 1998	2,472	10.4	925	7.7
Built 1990 to 1994	2,630	11.1	922	7.6
Built 1980 to 1989	3,103	13	1,038	8.6
Built 1970 to 1979	5,614	23.6	2,151	17.8
Built 1950 to 1969	3,034	12.8	1,820	15.1
Built 1920 to 1949	2,388	10	1,840	15.1
Built 1940 to 1949	1,175	4.9	934	7.7
Built 1930 or earlier	2,517	10.6	2,022	16.8
BUILT BEFORE LBP STANDARDS	14,726	61.9%	8,867	73.6%
Median	1975	(X)	1966	(X)

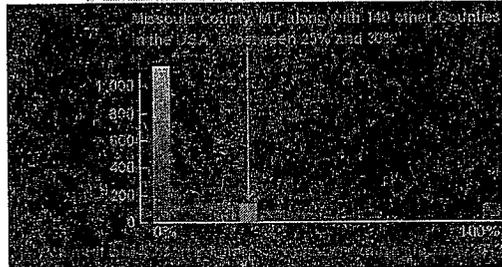
Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H36, H37, H38, and H39.

Age of housing – rental

Subject	Missoula County		Missoula City	
	Number	Percent	Number	Percent
TENURE BY YEAR STRUCTURE BUILT				
Renter-occupied housing units	14,646	100	11,961	100
Built 1999 to March 2000	152	1	128	1.1
Built 1995 to 1998	1,511	10.3	1,317	11
Built 1990 to 1994	860	5.9	686	5.7
Built 1980 to 1989	1,431	9.8	1,093	9.1
Built 1970 to 1979	3,873	26.4	2,941	24.6
Built 1960 to 1969	3,020	20.6	1,458	12.2
Built 1950 to 1959	1,586	10.8	1,430	12
Built 1940 to 1949	1,023	7	802	6.7
Built 1939 or earlier	2,284	15.6	2,016	16.9
BUILT BEFORE LBP STANDARDS	10,652	73%	8,737	73.0%
Median	1971	00	1971	00

Source: U.S. Census Bureau, Census 2000 Summary File 3, Tables H36, H37, H38, and H39.

Assisted housing contracts expiring in next five years



The changing household

Household	1980	2000	2025
With children	48%	33	28
Without children	52	67	72
Single	13	26	28

U.S. as a whole	Supply 2003	Change needed 2025
Attached	27 million	26 million more
Small Lot	22 million	30 million more
Large Lot (>7000 sq. ft.)	57 million	22 million fewer

Nelson, Arthur "Where Will Everybody Live?" EPA White Paper, Virginia Tech 2007

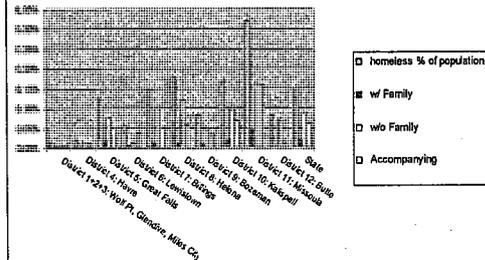
Activities: Public Services

- Employment services
- Job training
- Child care
- Health services
- Substance abuse
- Down payment assistance
- Fair housing
- Energy conservation
- Welfare services
- Recreation

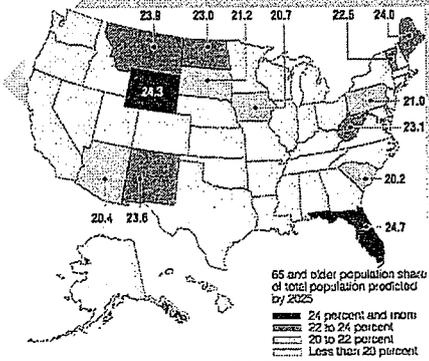


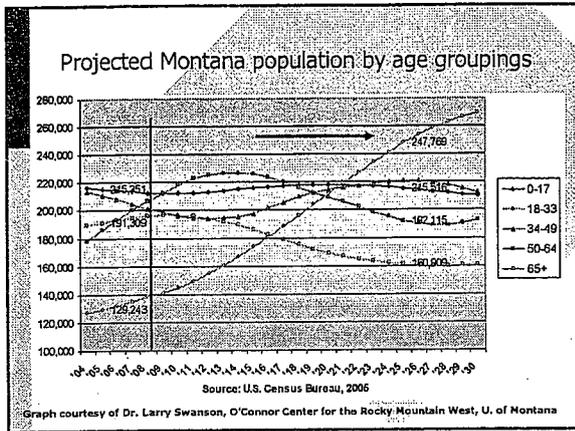
Homeless population

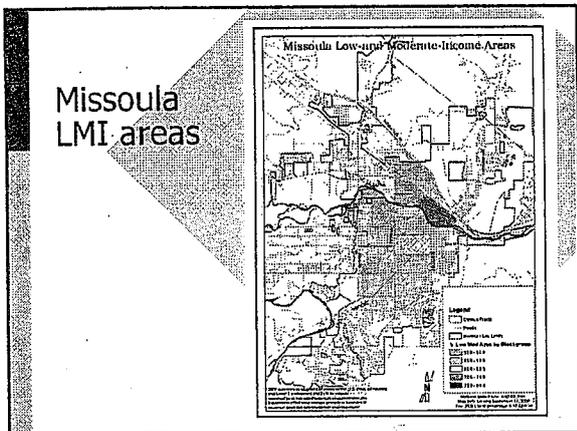
Homeless as a Percent of Population, by HRDC District

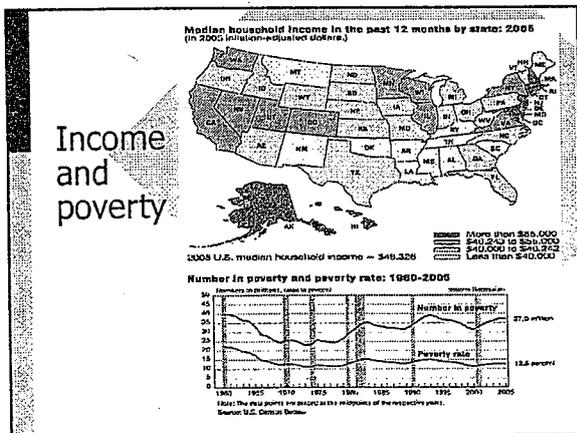


The aging population







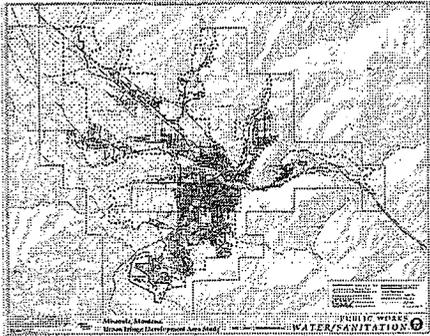


Activities: Public Facilities

- Neighborhood facilities
- Infrastructure
 - Sewer
 - Sidewalks and curbs
 - Water systems
- Special needs
 - shelters
 - group homes



Water and sewer lines



Map showing water and sewer lines. Includes a legend and the text 'PUBLIC UTILITIES WATER/SANITATION'.

Activities: Economic development

- Business assistance
- Job creation
- Training and technical assistance



Objectives

- National objectives for HUD programs
 - Assist low- and moderate-income (LMI) persons
 - Assistance must benefit households with incomes that are less than 80% of Missoula's area median income (AMI)
 - Example: annual income for a household of four must be no more than \$44,300 to be LMI
 - Eliminate slums and blight
 - Urgent community development needs

Community Needs Discussion

What does the Missoula community (City and County) need now, in the next year? Or within 2-4 years? Or in 5 years?

List and discuss what projects are on the horizon, or ought to be, within the general areas described below. Identify the needs, potential projects, and possible resources in place or needed to accomplish those projects.

Project Name	Priority	Responsible Party
HOUSING - Examples include: population, infrastructure (related to housing), ownership assistance, new construction, rental assistance, rehabilitation		
PUBLIC FACILITIES AND INFRASTRUCTURE - Examples include: neighborhood facilities, infrastructure (water, sewer, gas, electric, etc.), special needs (schools, group homes)		
ECONOMIC DEVELOPMENT - Examples include: business assistance, training and technical assistance, job creation		
PUBLIC SERVICE - Examples include: development assistance, fair housing, energy conservation, welfare reform, recreation, employment services, job training, child care, health services, substance abuse treatment		

For more information . . .

- Visit our website: www.co.missoula.mt.us/opgweb
- Phone, fax or email @co.missoula.mt.us
 - Cindy Wulfekuhle 258-3795 cwulfeku@...
 - Mike Barton 258-3874 mbarton@... (CDBG)
 - Nancy Harte 258-4934 nharte@... (HOME)
 - Fax 258-4843
- Write or visit
Missoula Office of Planning & Grants
Grants Division
435 Ryman
Missoula, MT 59802

Community Needs Discussion

What does the Missoula community (City and County) need now, in the next year? Or within 2-4 years? Or in 5 years? List and discuss what projects are on the horizon, or ought to be, within the general areas described below. Identify the needs, potential projects, and possible resources in place or needed to accomplish those projects.

Needs	Potential Projects (when?)	Possible Resources
PUBLIC SERVICE – Examples include down payment assistance, fair housing, energy conservation, welfare services, recreation, employment services, job training, child care, health services, substance abuse treatment		
HOUSING – Examples include acquisition, infrastructure (related to housing), ownership assistance, new construction, rental assistance, rehabilitation		
PUBLIC FACILITIES AND INFRASTRUCTURE – Examples include neighborhood facilities, infrastructure (sewer, sidewalks/curbs/gutters), special needs (shelters, group homes)		
ECONOMIC DEVELOPMENT – Examples include business assistance, training and technical assistance, job creation		

Community Needs Assessment Meeting
SIGN IN SHEET

September 18, 2008

	Name	Agency/Address	Phone	Email
1	Gypsy Ray	Mountain Home	541-4663	exd@mountainhome.net.org
2	Leah Boreas	Maintain Home	541-4663	sits@maintainhome.net.org
3	JON SAMMONSON	ERF	543-3409	jon-w-kay@msn.com
4	LOKI DAVIDSON	MISSOURI HHS AUTHORITY	549-4113 x105	LDavidson@missouriatohs.us.org
5	Ellie Hill	Poverello Center	218-9608	elliehill@montana.com
6	Jennifer Vazquez	Poverello	728-1809	jvazquez.mns@gmail.com
7	Brady Warren	Poverello	728-1809	bradyalwarren@yahoo.com
8	Stacey Sebrasse	Poverello	531-9778	staceycbrass@yahoo.com
9	Kevin Johnson	Poverello Center	396.0280	knjohnson@montana.com
10	Rebecca Starnel	MHA	545-4113	RStarnel@missoulahousing.org

Community Needs Assessment Meeting
SIGN IN SHEET
 September 18, 2008

	Name	Agency/Address	Phone	Email
11	Melissa Gordon	OPG 435 Pymman	258-4980	mgordon@co.missoula.mt.us
12	NAVE Guest	WSPD 2525 Adman	543-3588	gstjia@yahoo.com
13	Steph Rosenthal	Turning Pt.	532-9814	eroseenthal@summitc.org
14	Mary Abbott	OPG 435 Pymman	258-4934	Abbott@co.missoula.mt.us
15	AMIE THURBER	NUGA MISSOULA 130 W BROADWAY	541 6811	athurber@nugawmissoula.org
16	Eran Fowler	Poverello	549-6158	efowler@montana.com
17	Danielle Stricklin	Poverello	728-1809	danielle_stricklin@gmail.com
18	Stephanie Kishr	Poverello	728-1809	
19	Jeanie Shade	Poverello	570-5881	jeanie_w@hotmail.com
20	Zach Harris	Poverello	880-6155	zachary.harris@yahoo.com

Community Needs Assessment Meeting
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 September 18, 2008

Name	Agency/Address	Phone	Email
21	Michelle Glanz Missoula Housing Authority	549-4113	michelle@missoulahousing.org
22	Larci Nelson Missoula Forum OPG (U)	549 0058	[Redacted]
23	Fran Albrecht Watson Childrens Shelter 2901 Fort Missoula Rd	59804	fran@montana.com
24	Kim MAUSCH PARTNERSHIP HEALTH CENTER 333 W. ALDER, MISSOULA 59808	258-4191	MAUSCHK@PHC.MISSOULA.MT.US
25	Eileen Sanson Missoula Agency Services 337 Stephens Ave. Friends To Youth	728-7682	esanson@missoulaagency.org
26	Dop Loos 1515 W. Broadway 59802	728-2662	joe@friendstoyouth.org
27	Heather McMillin HomeWord 127 N. Higgins, Missoula, MT	532-4663	heather@homerword.org
28	Andrew Cheezem 2010 S 5TH ST W POwerell.	403-70-2073	acheezem@gmail.com
29	Teresa Nelson PO Box 3805 Parenting Place	728-5437	tanusa@parentingplace.net
30			

Community Needs Assessment Meeting
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 September 18, 2008

	Name	Agency/Address	Phone	Email
31	Jim Martin	1801 S. Higgins	728-3710	spm@brckn.org
32	Kerry DeGarmo	Salvation Army Bresler	549-0710	kerry.degarmo@usw.salvationarmy.org
33	Julie Stetler	homeWord 127 N Higgins Tumbleweed	582-4603X4	julie@homeword.org
34	Math Anderson	1945 McDonald 11455 Chumbeek	493-1497	mathanderson@bresnan.net
35	Mushimaru	Missoula		mushimaru@Bresnan.net
36	Susan hay Cramer	UWMC 534 N Higgins	549-6010	susan@missoulavunited.org
37				
38				
39				
40				

Community Needs Assessment Meeting
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September 18, 2008

	Name	Agency/Address	Phone	Email
41	Nick Roberts	Missoula Food Bank	549.0549	nick@missoulafoodbank.org
42	Scott RIED	Missoula Public Schools	728-2400 X3032	SRIED@MCP.S. K12.MT.US
43	Rod Austin	Downtown BID	728.1146	raustin@missoula-downtownbid.org
44				
45				
46				
47				
48				
49				
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Community Needs Assessment and Consolidated Plan Meeting
September 18, 2008

Housing		
Needs	Projects	Resources
Teen transitional	Mountain Home	HOME, CDBG, foundations
LIHTC rental units	* MHA * homeWord	HOME
Supportive housing	Special needs population focus (homeless, vets, teens)	Etc.
First-time homebuyer	Manufactured housing	HOME, CDBG
Rural senior housing	homeWord (Seeley)	HOME, CDBG
Enhance/Utilize existing urban sites	Zoning rewrite	People
Rehab/Preserve existing units &/or buildings		HOME, CDBG Tax credits
Rental & ownership programs for the 80% to 120% AMI	Within 5 years	Neighbor Works
Housing for aging homeless – urban	Within 2 years	Poverello
Comprehensive housing plan for homeless youth (age 16-21)	Within 1 year	
Need housing close to public infrastructure		
Owner assistance program		
Rental assistance		
Transitional housing		
Transitional housing for families		
SSI for adults	Tumbleweed	
New construction on IDC site on Russell	Housing Authority	Tax credit, HOME, co-developer
Affordable housing		

Community Needs Assessment and Consolidated Plan Meeting
September 18, 2008

Public Facilities / Infrastructure		
Needs	Projects	Resources
Sidewalks - Orchard Homes & Franklin-Fort - Complete all city streets by 2020		Reduce permit cost (currently \$700)
Sewer – Especially down South Street		
Rebuilt/Moved Pov	In 2 years	HOME, CDBG, VA, State reps, Msla Downtown Association
Home Ownership Center	homeWORD coalition	HOME, CDBG
Facility improvement	Pov	
Sewer extension	Mountain Home	
Short-term family shelter		
Utilization of existing infrastructure and buildings		Zoning re-write
Places for supportive services - Aging - First time homeless - Chronic homeless	* Expansion of the Pov w/in 2 years * “Satellite” service centers w/in 5 years	
More bike lanes	Express routes w/in 4 years	Mountain Line, Feds, gas tax, Title One (?)
Better mass transit - Better crosstown route coverage (not all to downtown) - More bike carriers on buses - More bus stops - Stop at Food Bank on 3rd	Express routes w/in 4 years	Mountain Line
Better bike system - connected		
Low-income bike maintenance facilities		Title One
Watson Children’s Shelter – New facility/more space	Build new facility	Option to buy land in place
PHC building remodel and expansion		Foundations, Fed approp
Pov new facility		VA, fed approp, United Way, HOME
Sidewalks		Fed funds, taxing
Improve bike/ped connectivity		
Strengthen community through partner w/neighborhoods; Parks & Rec, etc	Phase I in one year Future phases TBT (?)	

Community Needs Assessment and Consolidated Plan Meeting
September 18, 2008

Public Service		
Needs	Projects	Resources
Funding for Detox programs		
Need substance abuse programs coordinated with jails		
Low income bus passes		
Food for Food Bank – need staples to meet growing demand		
Staff/employees to coordinate growing client populations	Pov: Development Director w/in one year	CDBG
Low income bike sharing/maintenance program		
Expand Meals on Wheels – meet growing need from 18-59 year olds		
Emergency shelter for families	Part of Pov rebuild	
Respite child care	Parenting Place	
Community Strengthening Project	NCBI	
Energy Conservation & Youth Volunteerism	HRDC & MCC	
Extend childcare hours availability		
Extended stay at temporary shelter w/case management	Pov	
Security deposit assistance	HRDC, WORD, MHA	
Increase childcare assistance		
Supportive services for aging and chronic homeless		Poverello State
SRO's Rehab hotels	w/in 5 years	
Homeless under the influence		

Community Needs Assessment and Consolidated Plan Meeting
September 18, 2008

Economic Development		
Needs	Projects	Resources
Business assistance to curb shrinking pool of qualified employees	Incentive job creation	U of MT – Work study, internships
Job Creation – Need for training	PHC expansion	
Downtown economic development	Downtown master plan	State funding, Private/Public partnership; United Way funding, CDBG, Donations
Job Training Program/Placement at Poverello	Larger retail zone	
Regional economic development planning	Multi-county	
Access to training in trades		
Infrastructure assistance		MRA, zoning
Glass recycling	Within 2 years	Greencorps Foundations Revenue from deposit Cost savings from reduced waste collection
Small business, micro enterprise		
More jobs outside of service sector – Livable wage		
Redevelopment (esp inner city)		
Green collar jobs		

O t h e r		
Needs	Projects	Resources
Comprehensive prevention plan for Missoula city/county w/strategic protective factors		
City/County supported youth center, bringing together existing youth programs and services under one roof – “One Stop Shop”		

AGENDA

City of Missoula Consultation October 21, 2008

2:00 P.M. to 4:00 P.M.

Conference Call Chair: Lyle Konkol

Call in number: 1-800-225-1506

Conference I.D. 65298487

2:00 P.M. Introductions
Lyle Konkol
Cindy Wulfekuhle
Velma Simpson

2:05 P.M. Purpose of Consultation Karen Clark

2:10 P.M. City Overview
Cindy Wulfekuhle
and Staff

Homelessness
CDBG
HOME
Section 108

2:30 P.M. HUD Update
Velma Simpson

Departmental emphasis: Velma Simpson & City Staff

- Increasing homeownership opportunities
- Promote decent affordable housing
- EnergyStar/Lead-based Paint
- Promote participation of faith-based organizations
- Moving the homeless to permanent housing and self-sufficiency
- Performance Measurement
- Analysis of Impediments
- Disaster Preparedness
- Other T.A. – Neighborhood Stabilization Program

3:30 P.M. Summary & Wrap Up
Velma Simpson

HUD CONSULTATION Meeting
SIGN IN SHEET

October 21, 2008

	Name	Agency/Address	Phone	Email
1	Mary Hacks	OPG	258-4934	mhacks@co.missouri.gov
2	Melissa Gordon	OPG	258-4980	mgordon@co.missourilaw.com
3	Murray Rittitt	OPG	258-4933	mrittel@co.missouri.mt.us
4	Erin Hangekane	OPG	258-3795	erinhk@co.missouri.mt.us
5	Jerry Forest	Missouri	829-8414	LSP@montevie.com
6	Bob O'Neil	Amicus	819-0573	bob@amicus.com
7	Lindy Colosse	YUDCA	513-6691	colosse@yudca.org
8	Lethere Myrtilis	homeWARD	532-4663	lethere@homeward.org
9	ANDREA DAVIS	homeWARD	532-4663	andrea@homeward.org
10	Pam DeJager	Missouri City Council	387-8160	pdejager@ci.missouri.mt.us

HUD CONSULTATION Meeting
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October 21, 2008

	Name	Agency/Address	Phone	Email
11	Gypsy Ray	Mountain Home 2000 South Ave. D.	406- 541-4603	exd@mountainhome.net.org
12	Susan Womers	City Council	542-3232	sjw@ci.wisconsinla.nt.us
13	Roger Miller	OPG	258-4657	rml@co.wisconsinla.nt.us
14	Wilka Juska	OPG	258-4657	wjusk@ci.wisconsinla.nt.us
15	Sheri Taylor	MT Legal Service Association	728- 8681	staylor@mtlsa.org
16	Patricia Kent	unmille	532-8414	pkent@unmille.org
17	Zoë O'Neill	United Way	549-6104	Zoë@unitedway.org
18	Kisha Schlegel	OPG Grants Brownhills	258-3688	kschlegel@co.wisconsinla.nt.us
19				
20				

ian, Sunday, November 30, 2008

MONTANA

Patient counseling

woman brings personal perspective as she helps kids with cancer

KATHERINE WELLS
Post Register

IDAHO FALLS, Idaho —
Wells understands what
live each day as if it
as if it
year-old Idaho Falls
as diagnosed in fall
primary peritoneal
rare cancer that
ie membrane that
inside of the

agnosis was dire:
ave her a 20 percent
live a year.
id of giving up, though,
ecided to use her
help others.
been volunteering at
Magical Moments since
in the Swan Valley
ened for children who
ave had cancer.
amp staff is made up
volunteers from across
try. Farrow was the

t 25 children attend
camp, which runs for a
June on the Hansen
anch that's owned by
rector and founder

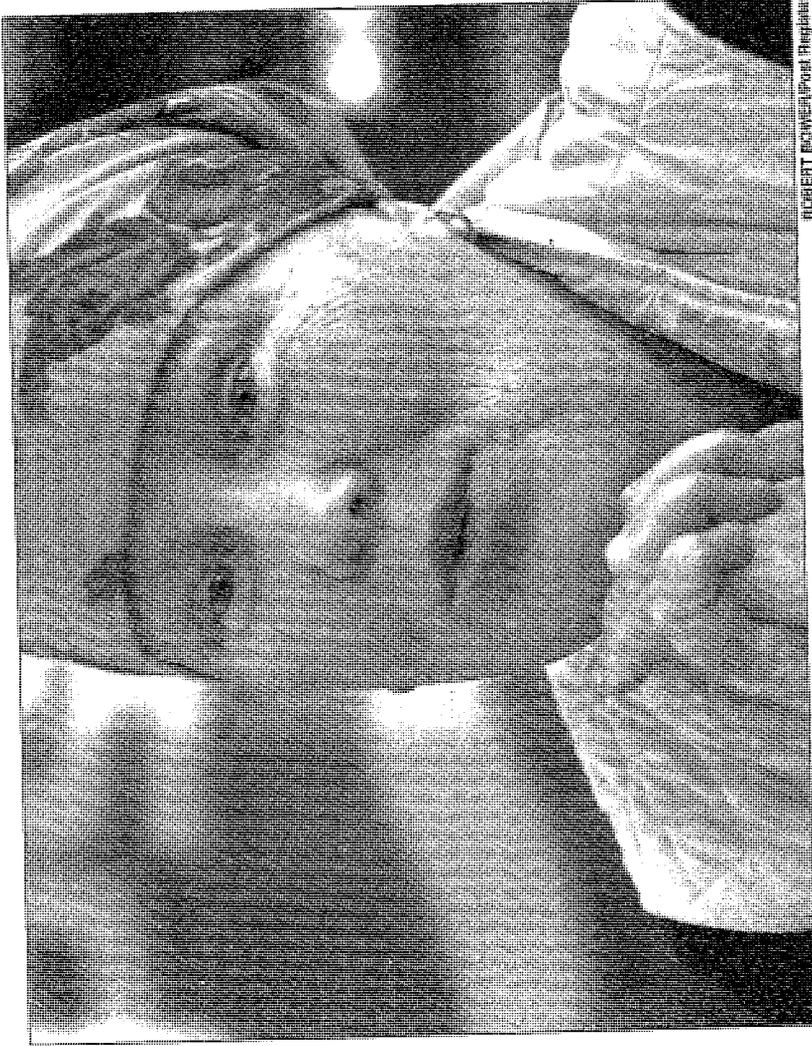


PHOTO BY KATHERINE WELLS FOR THE POST REGISTER

Mae Farrow of Idaho Falls talks with a reporter recently. Farrow, 56, has been fighting cancer on two fronts, dealing with her own disease issues and helping counsel children at Camp Magic Moments in Swan Valley in Idaho. In recognition of her volunteer efforts, the camp has established an honorary scholarship in her name.

recognizes people who work head so that I could be like

The public is invited to discuss future community development plans and projects for the City of Missoula as it drafts the **2009-2013 Consolidated Plan**.



Thursday, December 11 ♦ 2 - 4 p.m.
City Council Chambers ♦ 140 W. Pine

Ideas are solicited for housing, economic development, public facilities/infrastructure, and human service projects. For more information, contact Nancy Harte, Office of Planning & Grants, at (406) 258-4934 or email nharte@co.missoula.mt.us

AFTER A LONG DAY,
RELAX & UNWIND IN OUR
FIRESIDE LOUNGE
Cocktail Hour
2 FOR 1 DRINK SPECIAL
INCLUDES ALL WELL DRINKS, BEER & WINE

MONDAY - THURSDAY
5PM - 6:30PM

The Keep
RESTAURANT
WWW.THEKEEPRESTAURANT.COM

CHRISTMAS TREE PERMITS

Permits are \$5.00

Missoula Ranger Station
Building 24, Fort Missoula
Phone: 329-3814

7:30 am - 4:00 pm * Monday - Friday
4:00 pm * Saturday, Nov. 29 * Dec. 6 & 13

MONTANA

BRIEFS

ation horse team in inaugural parade

INGS (AP) - The nation of Montana mounted Unit has been to participate in the al parade in gton, D.C.

Jozen Crow Nation rs will ride paint horses le in a parade down vania Avenue after Obama and Joe Biden m in as president and sident on the steps of itol on Jan. 20. na campaigned in gency in May.

Is identify man in vehicle crash

ials have released the f a 65-year-old man d in a one-vehicle n icy roads near

Murray was ound on Barnaby Lake etween Eureka and Thursday night when control of his vehicle. Montana Highway s still investigating the ut it appears medical ns led to the rollover.

Associated Press

a wants firefighters or alleged sex acts

LENA - City officials ommanding that three

department. A fourth firefighter has been demoted after admitting he had a sexual relationship with a subordinate.

Based on a request from the Independent Record, City Attorney Dave Nielsen on Friday released documents related to a two-month-long investigation into the matter.

The documents allege that two of the employees were late, without reasonable explanation, in responding to two emergency calls.

A female firefighter also allegedly exposed herself to her superior, with whom she was in a relationship, while the pair was in the back of a rescue vehicle and on a second occasion in the eastside fire station. City Manager Tim Burton said the incident allegedly occurred when the two were returning from an emergency call.

The female firefighter is accused of engaging in inappropriate sexual relationships with three officers of the Fire Department during the past two years.

Independent Record

\$3.3M bison plan awaits approval from state boards

BILLINGS (AP) - A state official has signed off on a \$3.3 million deal that would let a limited number of bison pass

Montana Fish, Wildlife and Parks director Joe Maurier, the Church Universal and Triumphant would give up grazing rights on its Royal Teton Ranch in exchange for the money.

That would allow a small number of bison to reach about 2,000 acres in the Gallatin National Forest during winter - sparing them from slaughter under a disease control program that claimed 1,600 bison last winter.

The deal needs approval from the Montana Land Board and the Fish, Wildlife and Parks Commission.

The pending deal is considered key to letting at least some bison leave the park. Bison can carry the disease brucellosis, which can cause pregnant cows to abort their calves.

Some bison advocates oppose the plan, saying the cost is too high and would still leave hundreds of bison subject to slaughter. "We're going to spend all this money and really secure no habitat at all," said Glenn Hockett with the Gallatin Wildlife Association.

Jury convicts Californian of meth trafficking

BILLINGS - A federal jury has convicted a California man in a drug and money-laundering scheme that brought large quantities of

including conspiracy to possess meth for distribution, possession for distribution, conspiracy to launder money and money laundering. The panel deliberated almost eight hours over two days; the trial started Monday.

Assistant U.S. Attorney Jim Seykora said Webster, known as "L," was the supplier for meth in a conspiracy in 2003 to 2004. The conspiracy ensured a number of Billings residents, including several who testified against Webster and are now serving long prison sentences.

The prosecutor said convicted drug trafficker Richard Todd, a Billings resident who moved to Brentwood, Calif., was getting meth from Webster and bringing it to Billings.

Todd got arrested in 2005 after he delivered 82 grams of meth to an undercover agent in a buy that was arranged by a confidential informant. The informant, Brandon LeClair of Billings, testified at trial that he sold meth for Todd and had met Webster, whom he knew as "L" in California. Todd told him Webster was his partner in the drug business.

Todd was held responsible for 11 pounds of meth and is serving a 22-year sentence. Bayes, of California, was sentenced to about seven years while another co-defendant and prosecution witness, Chris

The public is invited to discuss future community development plans and projects for the City of Missoula as it drafts the **2009-2013 Consolidated Plan**.



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CHRISTMAS TREE PERMITS

Permits are \$5.00

Missoula Ranger Station

Building 24, Fort Missoula

Phone: 329-3814

7:30 am - 4:00 pm * Monday - Friday

7:30 am - 4:00 pm * Saturday, Nov. 29 * Dec. 6 & 13

Other Ranger Districts: Regular Business Hours Mon-Fri

Ninemile 626-5201

Plains/Thompson Falls 826-3821

Seeley Lake 677-2233

Superior 822-4233

Also available at:

Bronc's Grocery

in Frenchtown



HAPPY HOLIDAYS!



Varicose Veins?



CONSOLIDATED PLAN MEETING

THURSDAY

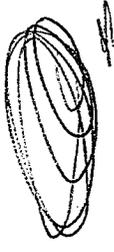
DECEMBER 11, 2008

2:00 p.m. – 4:00 p.m.

MISSOULA CITY COUNCIL CHAMBERS

Consolidated Plan Meeting
SIGN IN SHEET

December 11, 2008



	Name	Agency/Address	Phone	Email
1	Nancy Eitel	OPG 435 Ryman	258-4933	writtel@blackfoot.net
2	Rod Austin	Downtown BID	728-1140	
3	Nancy Harte	OPG, 435 Ryman	258-4934	nharte@ca-missoula.widys
4	Jean Harte	OPG, 435 Ryman	258-3712	
5	Jane Jewer	word - 2525 Farm	543-3550 x 223	gstjn@yahoo.com
6	Raney Kodaden	Yakut Homes	781-2704	rkodaden@youthparks.com
7	Melissa Arno	Yakut Homes	728-8127	marso@youthparks.com
8	Sim Morton	ARC	728-3710	jm@trcxi.org
9	Kevin Johnson	Poverello Center	728 1809	knjohnson@ trcxi montana.com
10	Glen Morik	Secley Lake	677-2141	Glen Auto @ BlackFoot.net

Consolidated Plan Meeting
SIGN IN SHEET

December 11, 2008

	Name	Agency/Address	Phone	Email
11	Kristi Gough	WORD 2525 Palmer, Suite 1	543- 3550 x2222	kgough@wardinc.org
12	Meagan Phillips	Valer 9820 Great Northern Loop	829 3978	megphillips@montana.com
13	Eileen Sansom	Missoula Aging Services 337 Stephens 59801	728- 7682	esansom@missoulaagingservices.org
14	Rann Wotzer	City Council Western Childrens Shelter 2901 Ft. Missoula	327 8660 549-0058	rwotzer@ci.missoula.mt.us
15	Fran Albrecht		5904	franc@montana.com
16	M. Jansson		PG	
17	Cindy Gundersen	ORC		
18	Patty Kent	WRMHC	592 8414 ext-114	
19	Michelle Glanz	MHA 208 Ben Hogan Dr Missoula	549-4113	michelle@missoulahousing.org
20	Ray Afton	59803	727-0531	

Consolidated Plan Meeting
SIGN IN SHEET

December 11, 2008

	Name	Agency/Address	Phone	Email
31	Zoe O'Neil	United Way	549-6608	zoe@missionmontana.org
32	Erin Fowler	Pou-Two Joseph Rd	549-6158	erinfowler@montana.com
33	Larry DeGarmo	Salvation Army	549-0710	larry.degarmo@salvationarmy.org
34	Rebecca Stancal	MHA	549-4113	rstancal@missoulahousing.org
35	Layla Nelson	Forum		lnelson@missoula.mt.us
36	Lola Davidson	MSA Itg Auth	549-4113	ldavidson@missoulahousing.org
37	Lindy Weese	YWCA	543-6691	eweese@ywcaofmissoula.org
38	BOB OAKS	NWCC	529-0873	NWCC@montana.com
39	Jeremy Peabody	NWCC	829-8414	jspeabody@montana.com
40				

Consolidated Plan Meeting
SIGN IN SHEET

December 11, 2008

	Name	Agency/Address	Phone	Email
21	Jenna Finney	Joseph Residence	549-4158	jennafinney@montana.com
22	Ellie!	POV	218-9608	elliehill@montana.com
23	Kim Anderson	Youth Homes	721-2704	Kanderson@youthhomes.com
24	Leah Borow	Mountain Home	511 4403	sits@mountainhome.mt.org
25	George Scherger	Poverello Center	728-1809	scherger@montana.com
26	Julie Stebler	homenord	532-4663 ^{x19}	julie@womensword.org
27	Keenan Whitt	Poverello Center	728 1809	keenanwhitt@montana.com
28	Tami Adams	WORD	543-3550	tadams@wordinc.org
29	Jennifer Vazquez	POV	"	jvazquez.mms@gmail.com
30	Zach Thorup	POV	"	Zachary.thorup@yahoo.com

Public Comment Sought

The City of Missoula is opening a 30-day citizen comment period on its draft **Consolidated Plan 2009-2013**, which identifies needs and projects in the areas of housing, public service, public facilities/infrastructure and economic development. The plan is available at:

- Online: www.co.missoula.mt.us/opgweb
- Missoula Office of Planning & Grants (OPG), City Hall, 435 Ryman
- Missoula City-County Library, 301 E. Main

A public hearing will be held at 7 p.m. Feb. 9, 2009 in City Council Chambers, 140 W. Pine. Comments should be submitted by that date. For more information, to submit comments, to receive a copy of the plan or to receive it in an alternative format, contact Nancy Harte at OPG at (406) 258-4934 or by email to nharte@co.missoula.mt.us

**ADMINISTRATION AND FINANCE COMMITTEE
CITY COUNCIL CHAMBERS
140 WEST PINE STREET
MISSOULA MONTANA
Jan 14, 2009, 1:05-2:00pm**

Members present: Stacy Rye, Chair; Ed Childers; Renee Mitchell; Pam Walzer; Jason Wiener; Dick Haines; Lyn Hellegaard; John Hendrickson; Dave Strohmaier; Jon Wilkins; Bob Jaffe.

Members absent: Marilyn Marler.

Others present: Mayor John Engen, Lori Davidson, Nancy Harte, Cindy Wulfekuhle, Dee Kreyev.

I. Administrative Business

- A.** Approve committee minutes dated: [January 7, 2009](#)
Minutes were approved as submitted.

II. Public Comment on items not listed on the agenda-There was no public comment.

III. Consent Agenda

- A.** Approve claims (accounts payable) -Consent Agenda (Brentt Ramharter)
Motion: The committee recommends the City Council approve [claims](#) totaling \$436,566.09 ([Detailed Claims](#))
- B.** Consider staff recommendations for awards under the Home Investment Partnership (HOME) and Community Development Block Grant (CDBG) programs. ([memo](#))—Regular Agenda (Nancy Harte/Melissa Gordon) (Referred to committee: 01/12/09) **REMOVE FROM AGENDA**

Motion: The committee recommends the City Council set a public hearing on February 9, 2009, to adopt the staff recommendations for HOME and CDBG awards.

Nancy Harte, Grants Administrator from Office of Planning and Grants (OPG), discussed the recommendations for grant funding. She explained that until the Congressional Budget is passed these allocations are estimated and the final figures may change. The following two projects have applied, and are recommended for HOME funding:

- *District XI Human Resource Council* - \$280,000 to support the first time home buyers assistance program.
- *Missoula Housing Authority* - \$200,000 to augment the award made by Council last year for construction of a 37-unit tax credit project to provide rental housing to low and moderate income residents for its Market Square project.

She stated that the CDBG awards fall into three categories this year; Housing, Public Facilities/Infrastructure and Public Service. The following projects are recommended for CDBG funding:

Housing

- *Regional Access Mobility Program (RAMP)* - \$15,000 grant to purchase and install a portable aluminum wheelchair ramp for low to moderate income disabled and senior citizens.

Public Facilities/Infrastructure

- *Partnership Health Center* - \$275,000 deferred payment loan to purchase the Creamery Building to meet the growing demand of their low income health services.
- *Watsons Children's Shelter, Inc.* - \$215,000 grant to construct a second facility to serve more children in need of emergency shelter.

Public Service

- *The Salvation Army* - \$20,000 grant for emergency shelter for homeless families.
- *WORD* - \$16,000 grant to provide counseling and other services for families in transition.
- *Missoula Food Bank* - \$16,000 grant to fund a Program Manager position to supervise all aspects of the Food Bank's community food distribution program.

- *HomeWORD Inc* - \$4,000 grant to support Financial Fitness and Foreclosure Prevention Programs.
- *Garden City Harvest*- \$9,000 grant to support gardening and food production for low to moderate income residents of Orchard Gardens and community food distribution programs.
- *Missoula Aging Services* - \$12,000 grant to provide respite from care giving duties for low to moderate income Missoulians who care for an elderly family member or friend.
- *Parenting Place* - \$8,000 grant for child respite care to families where children may be at risk for abuse or neglect.
- *Poverello Center* - \$8,000 for intake and assessment, case management and comprehensive support services for homeless individuals through the Breaking Barriers Program.

John Wilkins moved to set a public hearing and praised Ms. Harte's work for the community and the programs funded by these OPG grants.

Renee Mitchell asked how the Parenting Place identifies the children in the community who are at risk.

Ms. Harte responded that it is a self referred program. Family members call in and request help. There is an intake process and staff members care for the children.

Jason Wiener asked what the total cost is for the Creamery Building, what the terms of the loan are and how long Partnership Health Center (PHC) will they stay in their present location.

Ms. Harte said the total cost of the Building is \$3.6 million and that PHC will not move in until the Red Cross's lease is up several years from now. The terms of the loan are low or no interest, sometimes with interest deferred. The terms will be negotiated in the contract which will come before Council.

Mr. Wiener questioned where the money goes when the loan is paid back.

Ms. Harte explained it will go back to fund CDBG activities.

Upon a voice vote the motion for a public hearing passed unanimously.

- C.** Consider the Consolidated Plan for 2009-2013 that guides the City's activities under the Home Investment Partnership (HOME) and Community Development Block Grant (CDBG) programs. ([memo](#))—Regular Agenda (Nancy Harte) (Referred to committee: 01/12/09) **REMOVE FROM AGENDA**

MOTION: The committee recommends the City Council set a public hearing on February 9, 2009, to adopt the Consolidated Plan for 2009-2013 that guides the City's activities under the Home Investment Partnership (HOME) and Community Development Block Grant (CDBG) programs.

Ms. Harte explained that the Consolidated Plan is required every five years and sends out a general direction of how the City wants to spend money on the HUD programs. The plan includes an overview of what the CDBG grants have done for homeless, special needs populations, housing and development projects in our community. It lists a number of OPG objectives and includes the 2009 action plan which contains the recommendations that the committee voted on above. After the public hearing, it will be submitted to HUD who will be responsible for approving it. Once it is approved the awards will be available for distribution.

Pam Walzer moved to set a public hearing and expressed praise for the Consolidated Plan drafting process which includes the public and individuals affected by these programs.

Stacy Rye concurred.

Upon a voice vote the motion was passed unanimously.

IV. Regular Agenda

- A. Confirm the appointment of Don MacArthur to the Missoula Urban Transportation Board for a term commencing immediately and ending December 31, 2012. ([memo](#))—Regular Agenda (Mayor Engen) (Referred to committee: 01/12/09) **REMOVE FROM AGENDA**

MOTION: The committee recommends the City Council deny the Mayor's appointment of Don MacArthur to the Missoula Urban Transportation Board to a term commencing immediately and ending December 31, 2012.

Mayor John Engen recommended Don MacArthur for the appointment to the Missoula Urban Transportation Board for a four year term commencing immediately.

Lyn Hellegaard, expressed concern over this individual serving on both the Missoula Urban Transportation Board and the Transportation Policy Coordinating Committee. She suggested he resign from one board or the other.

Jason Wiener moved to confirm the appointment.

Upon a voice vote the motion failed with Hendrickson, Wilkins, Hellegaard, Haines and Mitchell voting nay. Jaffe and Strohmaier were unavailable for vote.

V. Held in committee

- A. Approve claims. (Ongoing) (Consent Agenda)
B. Approve journal vouchers. (Ongoing) (Consent Agenda)
C. Approve budget transfers. (Ongoing) (Consent Agenda)
D. Amend City Council Rule 21(a) to clarify quorum requirements ([memo](#)).—Regular Agenda (Jason Wiener) (Referred to committee: 04/28/08)
E. Update from the Missoula Performing Arts Center ([memo](#)).—Regular Agenda (Dave Strohmaier) (Referred to committee: 04/07/08)
F. Presentation by Missoula Job Service on employment in Missoula ([memo](#)).—Regular Agenda (Dave Strohmaier) (Referred to committee: 11/24/08)
G. [Resolution](#) revising the City's sewer use fee structure and increasing sanitary sewer rates by 5% per year for four years to support infrastructure improvements required to operate the city's sanitary sewer system. ([A&F](#)) ([Slideshow presentation as a webpage](#)) (Returned from Council floor: 11/03/08)
H. An ordinance amending the municipal code as it relates to bike licensing. ([A&F](#)) (Returned from council floor: 12/15/08)

VI. Adjournment

The meeting was adjourned at 1:31pm

Respectfully Submitted,

Dee Krevey

Administrative Secretary
Finance Department

**FORMAL AGENDA
MISSOULA CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS
140 WEST PINE STREET, MISSOULA, MT
FEBRUARY 9, 2009, 7:00 P.M.**

A. CALL TO ORDER AND ROLL CALL—All Council members and the Mayor were present except Haines.

B. APPROVAL OF THE MINUTES

- [February 2, 2009](#), were approved as submitted.

C. [SCHEDULE OF COMMITTEE MEETINGS](#)

D. PUBLIC COMMENTS

E. CONSENT AGENDA

(Items on the consent agenda were approved in City Council committees by a unanimous vote. We save time at Council meetings by voting on these items as a package. The City Clerk will read the list aloud, so citizens watching on MCAT will know what is on the consent agenda. We'll invite community comment on these items before we vote.)

Approved unanimously.

1. Approve [claims](#) totaling \$ 326,594.50. ([Detailed Claims](#)) ([Chart of Accounts](#)) (A&F) (02/10/09)
2. Approve and authorize the Mayor to sign a contract with Patterson Enterprises, Inc. for an amount not to exceed \$88,709.20 for Phase 1 Construction (aka, Bid Set 1 – Structures & Concrete) of the Pineview Park project, City Project #PR 09-01 PV and authorize the return of bid bonds. ([Cons](#))
3. Approve and authorize the Mayor to sign a contract with Valley Landscape, Inc. for an amount not to exceed \$121,696.00 for Phase 2 Construction (aka, Bid Set 2 – Landscape & Irrigation) of the Pineview Park project, City Project #PR 09-01 PV and authorize the return of bid bonds. ([Cons](#))
4. Approve and authorize the Mayor to sign a contract with Patterson Enterprises, Inc. for an amount not to exceed \$17,100.00 for Phase 3 Construction (aka, Bid Set 3 – Sport Court Resurfacing) of the Pineview Park project, City Project #PR 09-01 PV and authorize the return of bid bonds. ([Cons](#))
5. Approve and authorize the Mayor to sign a contract with Fencecrafters Missoula, Inc. for an amount not to exceed \$37,900.00 for Phase 4 Construction (aka, Bid Set 4 – Fencing & Baseball Backstop) of the Pineview Park project, City Project #PR 09-01 PV and authorize the return of bid bonds. ([Cons](#))
6. [First reading on an ordinance] Set a public hearing on February 23, 2009, on an [ordinance](#) rezoning the proposed Chickasaw Place subdivision located in the Orchard Homes area on South Seventh Street West approximately 600' west of Tower Street from RLD-2 to RLD-4. The property is legally described as Lots 53 and 54 of Dinsmore's Orchard Homes #5 and is located in Section 24, Township 13 North, Range 20 West, P.M.M. ([memo](#))
7. Approve the Mayor's appointment of Rodger Gerhart as Fire Captain with the Missoula Fire department for the City of Missoula. ([PS&H](#))
8. Approve the purchase of one (1) 2009 Toyota Prius Hybrid from Helena Motors of Helena, MT for \$23,999. ([PW](#))
9. Approve the purchase of one 300 KW portable emergency generator from Cummins Northwest for \$53,998 and authorize the return of all bid bonds. ([PW](#))
10. Set a public hearing on March 2, 2009 for an [ordinance](#) amending Missoula Municipal Code (MMC) Title 3 entitled 'Revenue and Finance', Chapter 3.16 entitled 'Curb, Gutter, Sidewalk, Alley Approach, Storm Sewer, Public Parks and Other Improvement Loan Fund Program' amending Sections 3.16.010, 3.16.030, 3.16.040, and 3.16.080 MMC for the purpose of changing eligibility criteria and finance terms. ([PW](#))
11. [Resolution](#)—Adopt the resolution to order curb and sidewalk improvements adjacent to properties in the Slant Street area, Project 08-043. ([PW](#))

F. COMMENTS FROM CITY STAFF, AGENCIES, BOARDS, COMMISSIONS, AUTHORITIES AND THE COMMUNITY FORUM

G. SPECIAL PRESENTATIONS

- [Boy Scout Week](#)—Cub Packs: 4911 from Lewis and Clark, 4903 from Hawthorne and 4908 from Frenchtown, Troop 1911
- [University of Montana Day](#)
- [“Reconnecting Children and Nature” Awareness Week](#)

H. PUBLIC HEARINGS

(State law and City Council rules set guidelines for inviting community comment in a formal way on certain issues. Following a staff report on each item, the City Council and the Mayor invite community comment. The City Council normally votes on the same night as the public hearing unless one Council member requests that it be returned to a City Council committee for further consideration.)

- Public hearing to consider the Consolidated Plan 2009-2013, that identifies needs and projects in the areas of housing, public service, public facilities/infrastructure and economic development. ([memo](#)) ([A&F](#)) **Approved unanimously.**
- Public hearing to consider staff recommendations for awards under the HOME Investment Partnership (HOME) and Community Development Block Grant (CDBG). ([memo](#)) ([A&F](#)) **Approved unanimously.**

I. COMMUNICATIONS FROM THE MAYOR

- [Legislative Update](#)

J. GENERAL COMMENTS OF CITY COUNCIL MEMBERS

K. COMMITTEE REPORTS

(Items listed under Committee Reports were not approved unanimously in City Council committees. The chairperson of the standing City Council committee will make a motion reflecting the committee’s actions. We invite community comment on each item.)

Administration and Finance Committee

[02/04/09](#)

Committee of the Whole

[02/04/09](#)

Conservation Committee

[02/04/09](#)

- Approve and authorize the Mayor to sign an agreement with Ecosystem Research Group for conservation land management plan development in the amount not to exceed \$35,000. **Approved 7 ayes, 4 nays with Hellgaard, Hendrickson, Mitchell, and Wilkins voting nay.**
- [Resolution](#)—Adopt a resolution of the Missoula City Council to adopt a city sponsored renewable energy certificates program (Green Tags Program). **Approved 9 ayes, 2 nays with Mitchell and Wilkins voting nay.**

Plat, Annexation and Zoning Committee

[02/04/09](#)

Public Safety and Health Committee

[02/04/09](#)

Public Works Committee

[02/04/09](#)

Urban Wildlife Subcommittee

01/23/09 will be available at a later date

L. NEW BUSINESS

M. ITEMS TO BE REFERRED

(Items listed here have been proposed by Council members, staff, or the Mayor for consideration in City Council committees. Committee chairs are responsible for scheduling consideration of these items in their respective committee meetings. These items are listed on our agenda for information only. They will not be considered at this meeting. For further information about any item, contact the person listed in parenthesis.)

To Committee of the Whole:

- Discuss schedule for the fiscal year 2010 budget process ([memo](#)).—Regular Agenda (Brentt Ramharter)

To Conservation Committee:

- Approve construction contracts for Phase 1 of White Pine Park Construction ([memo](#)).—Regular Agenda (Donna Gaukler)

To Plat, Annexation and Zoning Committee

- Chickasaw Subdivision and rezoning request for a proposed major subdivision of a 9.36-acre parcel into 30 residential lots, and a proposed rezone from C-RR1 (Residential, 1 dwelling per acre) in the County to RLD-4 (Residential Low Density District, 4 dwellings per acre) in the City, located on South Seventh Street West approximately 600' west of Tower Street in the Orchard Homes area ([memo](#)).—Regular Agenda (Tim Worley and Janet Rhoades)
- Consolidated Public Review Draft of the Missoula City Zoning Ordinance submitted by Duncan Associates to the Missoula Consolidate Planning Board for its review and recommendation ([memo](#)).—Regular Agenda (Roger Millar)

To Public Works Committee

- Approve the purchase of one (1) new Ford Crown Victoria patrol car from Bison Ford of Great Falls, Montana to replace wrecked car ([memo](#)).—Regular Agenda (Jack Stucky)

N. MISCELLANEOUS COMMUNICATIONS, PETITIONS, REPORTS AND ANNOUNCEMENTS

O. ADJOURNMENT

Adjourned at 8:27 p.m.

The City makes reasonable accommodations for any known disability that may interfere with a person's ability to participate in this meeting. Persons needing accommodation must notify the City Clerk's Office to make needed arrangements. Please call 552-6080 or write to Martha Rehbein, 435 Ryman Street, Missoula, Montana 59802, to make your request known.

EMAILED COMMENTS FROM THE MISSOULA HOUSING AUTHORITY

>>> "Lori Davidson" <l davidson@missoulahousing.org> 01/14/2009 11:48 AM >>>
Nancy, et al,

Beautiful report, Nancy! Nicely done!

Just a couple more corrections Jim may not have caught: Glengarra Place (owned by Kilkenny Corp) is also not exclusively homeless, just low income - HUD Section 202. And our most recent five-year plan was 2005-2009. We are updating it this year.

Lori

From: Nancy Harte [mailto:nharte@co.missoula.mt.us]
Sent: Wednesday, January 14, 2009 10:05 AM
To: Jim McGrath
Cc: Melissa Gordon; Lori Davidson
Subject: Re: corrections and comment on Consolidated plan

Thanks for the updates and comment, Jim. We'll work that into the final version.

As for TBRA, there doesn't seem to be consensus in Missoula--some want it, some think it's not a good idea. Rather than cutting off the possibility of TBRA, I included it as an eligible activity (as it is under HOME), but we would still need a viable proposal (that addresses sustainability and how to pay for it) before it could be funded. We'll need to get together both sides of the issue and do some hammering out, which I'd like to do this next year.

Nancy

>>> "Jim McGrath" <jmcgrath@missoulahousing.org> 01/12/2009 11:53 AM >>>

Nancy-

While I did send you info for the public housing section, we overlooked the references in the homeless section to our programs. That info is out of date.

I have also reattached our info for your convenience. The first page has the correct up-to-date inventory info.

Specifically:

I don't think Silvercrest counts as homeless inventory. You might double check, but I don't think you have to be homeless to get in. If we include all housing that accepts homeless, that would pretty much include all housing and not give the kind of inventory we're looking for here.

On page 24, update the number of Shelter Plus Care vouchers to 101.

On page 39, update our inventory to reflect the info attached.

On page 51, update to note that Valor House, the veteran's project, has been completed.

As a comment, I wonder if using this stream of funding is for TBRA is a good use. We lack housing stock and this is one of the few ways (especially since the tax credit market is tanked) to develop housing. I administer a lot of TBRA and certainly would acknowledge that we could use more of it, but it needs to be permanent, not limited in duration to a period covered by a HOME grant. But the question will remain where are they finding housing? By the way, our jurisdiction extends 10 miles outside the City limits, and city HUD funds would not be able to be used outside the city limits, putting even further constraints on TBRA participants.

Thanks!

CITY RESPONSE

The City has updated the information referred to in the emails above. Regarding Mr. McGrath's comment on Tenant-based Rental Assistance (TBRA), as mentioned in the response to his email, the City has included TBRA as an eligible HOME activity, but will develop further guidelines upon receiving a viable proposal that addresses community concerns. The City will work with interested parties to determine if a proposal can be developed.

COMMENTS FROM THE POVERELLO CENTER (see cover letter on next page)

The Poverello Center submitted a marked-up copy of the draft Consolidated Plan. The individual comments are listed below. Many of the comments referred to the Salcido Day Center, opened by the Poverello in late December, after the last public forum on the Plan, and so no references to the Salcido Center had been in the draft plan.

1. Section 4.1, page 18, regarding Table 4.1.5a., Emergency Shelter Inventory: Is the Gateway program appropriately listed under emergency shelter or is this program considered transitional housing?

CITY RESPONSE

The Salvation Army provides motel vouchers for homeless families through its Gateway program. The Salvation has reported that the project should be identified as emergency housing.

2. Section 4.1, page 20, regarding Table 4.1.6., Supportive Services for the Homeless: Alcohol & Drug Abuse and Mental Health Counseling are offered on-site through the SALCIDO DROP-IN CENTER and onsite at Poverello (Ryman) (through Partnership Health Clinic and WMMHC PATH outreach workers). Further, the Salcido Center is a co-occurring/mental health Drop-in Center. A full-time licensed Addiction Counselor and Licensed Social Worker is employed.

CITY RESPONSE

Table 4.1.6 has been updated to include the Salcido Center as providing these services.

3. Section 4.1, page 23, regarding Figure 4.1.2., Missoula Continuum of Care: Salcido Drop-in Center (Mental Health Drop-in Center) should be added to Continuum of Care.

CITY RESPONSE

Figure 4.1.2., the Missoula Continuum of Care, is developed by the At-Risk Housing Coalition (ARHC) and a document adopted by that organization. The chart is as provided by ARHC. Inclusion of the Salcido Drop-in Center in that chart is a discussion to be had by ARHC. The City has forwarded these comments to the ARHC coordinator.

4. Section 4.4, page 51, regarding Homeless section: The Poverello Center in collaboration with the Missoula Housing Authority provides transitional housing for homeless families (Joseph Residence at Maclay Commons) and for homeless veterans (Valor House). The Poverello Center's Salcido Drop-in Center provides day shelter and supportive services to homeless individuals and families.

CITY RESPONSE

The section has been updated with information regarding the Salcido Drop-in Center.

5. Section 4.4, page 54, regarding Hunger section: The Poverello Center operates a soup kitchen offering three hot meals a day, seven days a week. The Poverello Center also provides boxed meals through a food pantry and twenty-four-hour-a-day sack lunches. The Salcido Drop-in Center provides sack lunches to the chronically homeless, including serial inebriates.

CITY RESPONSE

The section has been updated.

6. Section 5, page 67, regarding Homeless services and facilities chart: Salcido Drop-in Center—assessment' case management; outreach (re **Outreach, Intake, Assessment** section). Salcido Drop-in Center—day shelter for homeless with co-occurring disorders (re **Emergency Shelter and Food** section).

CITY RESPONSE

The section has been updated.



Poverello Center, Inc.

food • shelter • help • hope

Board of Directors

Dave Armerding,
President

Lynn Stocking,
Vice President

Joyce Latimer,
Secretary

Bill Partain,
Treasurer

B.J. Leary

Whitney Crosby

John Lund

Shirley Tiernan

Al Pils

Chris Dombrowski

Nancy Harte
Grants Administrator
Missoula Office of Planning & Grants
435 Ryman, Missoula, MT 59802

January 27, 2009

Dear Nancy,

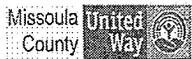
Please find attached herein the Poverello Center, Inc.'s comments to the draft 2009-2013 Consolidated Plan.

These comments were collected at a meeting representing the Poverello Center's entire management staff and specifically include input from the following staff members:

- Ellie Hill, Executive Director
- Eran Fowler, Joseph Residence Director
- Meg Phillips, Valor House Director
- Keenan Whitt, Development Director
- George Scherger, Pov Ryman Street Program Director
- Jesse Schraufnagel, Food Insecurity Director
- Jenny Vazquez, Breaking Barriers Program
- Kevin Johnson, Volunteer Coordinator

Thank you in advance for your consideration of our comments and suggestions.
Best wishes always,


Ellie Hill
Executive Director



P.O. Box 7644
535 Ryman
Missoula, MT
59807

Poverello Center, Inc. Est. 1974 (406) 728-1809
Joseph Residence, Est. 1991 (406) 549-6158 Valor House, Est. 2005 (406) 829-3928

FEB - 4 2009

COMMENTS FROM MISSOULA AGING SERVICES (see letter on next page)

Missoula Aging Services presented testimony at the public hearing before City Council on February 9, 2009 in general support of the Consolidated Plan.

CITY RESPONSE

No response required.



Missoula
Aging Services

337 Stephens Avenue • Missoula, Montana 59801 • Phone: 406-728-7682 • Email: senior@missoulaagingservices.org

February 9, 2009

TO: Mayor Engen and the Missoula City Council

FROM: Eileen Sansom, Chief Programs Officer

RE: Testimony on Draft Missoula Consolidated Plan
For FFY 2009 – 2013

I want to compliment the staff on a comprehensive document that comprises a large amount of information in a compelling way.

I did want to highlight the portions of the plan that relate to the older Missoulians. For some years, we have been talking about the impact that the baby boomers will have as they age and are in need of services. The Census statistics in the report show that the impacts are upon us now and will only grow over the next twenty years and beyond, because of the added effects of the longevity boom.

Missoula Aging Services is focused on helping seniors stay as independent as possible for as long as possible. To that end, we provide a myriad of services and programs, in addition to referring seniors to all available resources in the community. We are seeing a burgeoning demand for services and have had to recently start a waiting list for our largest nutrition program, the Senior Diner Club along with limiting the number of meals available to existing clients.

We want to lend our support to the need expressed on page 38 that points to the demand for housing for elders that will allow aging in place. One of the needs we are seeing related to this is the increase in cost for assisted living and the need for affordable assisted living in our community. One of the largest assisted living facilities in Missoula now costs between \$4000 to \$5000 per month based on the level of care required.

In fact, long-term care is the single largest reason for out-of-pocket catastrophic health and human service costs for seniors and people with disabilities. (Source: The Urban Institute). When I refer to long-term care, I mean any service and support needed when the ability to care for yourself has been reduced by a chronic illness, disability or aging. Long-term care is not health care, it involves assisting with activities of daily living such as eating, bathing, dressing and mobility. One of the reasons Missoula Aging Services chose to apply for funds for respite care this year is because most long-term care is delivered by informal, unpaid caregivers. Without a break from their caregiving duties, many are susceptible to illness themselves. And finally, we want to express our appreciation for the recommended funding for these respite services.

Thank you for this opportunity to comment.

Meals on Wheels • Senior Diner Club • Senior Help Line • Resource Center • Ombudsman Services
Care Management • Family Caregiver Support • Transportation Referral • Medicare Counseling & Education (SMP)
Senior Service Corps: Foster Grandparents • RSVP • Senior Companions

**JOURNAL OF PROCEEDINGS
MISSOULA CITY COUNCIL
FEBRUARY 9, 2009**

CALL TO ORDER AND ROLL CALL

The meeting of the Missoula City Council was called to order by Mayor Engen at 7:00 P.M. in the Council Chambers at 140 West Pine Street. Present were Alderwomen Hellegaard, Marler, Mitchell, Rye, and Walzer and Aldermen Childers, Hendrickson, Jaffe, Strohmaier, Wiener and Wilkins. Also present were Chief Administrative Officer Bender, City Attorney Nugent, Public Information/ Communications Officer Merriam and City Clerk Rehbein. Alderman Haines and Finance Director Ramharter were absent.

[MEETING MINUTES UNRELATED TO CONSOLIDATED PLAN AND ACTION PLAN CUT]

PUBLIC HEARINGS

- Public hearing to consider the Consolidated Plan 2009-2013, that identifies needs and projects in the areas of housing, public service, public facilities/infrastructure and economic development. ([memo](#)) ([A&F](#))
- Public hearing to consider staff recommendations for awards under the HOME Investment Partnership (HOME) and Community Development Block Grant (CDBG). ([memo](#)) ([A&F](#))

Nancy Harte, OPG, said, good evening Mayor and Council members. It's nice to be here and thank you very much and thank you for the opportunity to take a photo of our Director in his Eagle Scout uniform. It will be posted on the bulletin board tomorrow.

Mayor Engen said, glad to hear it.

Nancy Harte said, the Consolidated Plan is the topic of discussion. It's an unfortunately generic sort of a name. The Consolidated Plan is the document used by the City to explain the needs, goals and potential projects of the community that can be funded through the U.S. Department of Housing and Urban Development or HUD. This is Missoula's third Consolidated Plan. The plan was developed after community discussion at two public forums: one on September 18th and another on December 11th, 2008. The draft plan was released for public comment on January 9th and we have been accepting comment for a 30-day period ending tonight. The plan is due at HUD on February 13th, this Friday. Missoula's entitlement funding is contingent on review and acceptance of the plan by HUD. The primary entitlement programs included in the plan are the Community Development Block Grant or CDBG which may be used for housing, infrastructure and public facilities, economic development and public services, and the Home Investment Partnership Program or HOME which is used exclusively for housing. The Consolidated Plan encompasses a five-year planning period, is updated each year with an annual Action Plan. This year's Consolidated Plan covers the program years 2009 through 2013. The Action Plan for 2009 is included in the Consolidated Plan this year. The Action Plan includes the awards recommended for specific HOME and CDBG projects which we will be considering this evening as well. The Consolidated Plan is five general categories and executive summary, the planning process, a citizen participation plan, a strategic plan for homeless, special needs populations, housing and community development and a 2009 action plan. Briefly the executive summary covers a description of what Missoula is and what our core ten principles are that we guide our investment through HOME and CDBG. The planning process identifies the Office of Planning and Grants as the main administrative agency. The public participation plan reviews...is a requirement by HUD. It reviews the public notice, requirements which conform to state and city process. Then in the strategic plan, which is the bulk of it, we cover the homeless, special needs, community development and housing which we identified needs and potential goals for the next five years. And then finally the action plan, as I mentioned, has a specific awards that we are recommending to Council tonight for this upcoming program year. So with that I ask that you support the document and that we are encouraged to submit it to HUD forthwith. Thank you.

Mayor Engen said, thank you, Ms. Harte and without objection I'll take a staff report now on the awards as well.

Nancy Harte said, okay, I'll start off with the HOME awards. There are two HOME awards. One is to the District 11 Human Resource Council for \$280,000 in the form of a grant. This would assist first-time homebuyers with counseling as well as down payment assistance and closing cost assistance. The

City of Missoula City Council Minutes –February 9, 2009

original request was for \$384,725. We anticipate that this will assist a minimum of nine households. The second grant is from the Missoula Housing Authority in the form of a grant for \$200,000. This is to augment an award that was previously awarded by Council last year for the construction of a 37-unit tax credit project to provide rental housing for low and moderate income residents on its...the Garden District Project on Russell Street. The previous award given to MHA was \$150,000 so this will bring it up to \$350,000. The allocation that Missoula is supposed to receive has not been awarded. It will be contingent on what the Congress finally adopts in its budget. We are offering under a continuing resolution and are estimating a somewhat lower award at this time. We do that as a matter of course because in the past our allocation has gone down about 6% a year. That may be a little bit different now with the stimulus package. We're operating on a little fuzzier ground right now. We're not sure what exactly will be coming but we're being safe at this point and if there is any increase in funding, we'll be back before you with any new projects for that as well. Thank you.

Mike Barton, OPG, said, this year our office received 11 applications for a Community Development Block Grant funding. Three of those were in what I typically refer to as the "brick and mortar" classifications. In this instance or in these instances they are housing and public facilities from the Ramp Organization from Watson Children's Center and from Partnership Health Center. These requests far exceeded what we had available. We have recommended augmenting what's available with about \$100,000 in prior year funds that's been returned to the program. Those are unspent funds that have been relinquished by past recipients. And we have also recommended funding each of these requests between 75 and 85% of what they asked for. The RAMP Program will provide ramps for disabled residents. The Partnership Health Center will purchase a new building, the creamery building, and the Watson Children's Center is constructing a second facility to take care of homeless children. I should mention that the suggestion of the resolution calls for a loan to the Partnership Health Center. This caused some consternation I know at PHC. The intent here is only to be able for the Council to be able to review the sale of the PHC's current building when and if that happens and see if some capital costs could possibly be recovered to go to future CDBG projects. We are seeing, despite the stimulus package, a continuing decrease in what's available for CDBG. Also I think, as most of you know, we can spend up to 15% of our grant for public service projects. This year we received eight applications for public service projects. Typically a staff committee ranks these and in the rankings had we followed a strict formula, two of those requests would not have been funded and one would have been partially funded because all of the applications were very competitive and because they all represent critical needs in this community, we've recommended spreading the available money in a proportionate rank and a proportionate manner based on the ranking of the eight applications. So the first two applications, the highest ranking applications from Salvation Army and WORD would receive 100% of their requests. The second two applications, second ranking applications or the third and fourth I should say ranking applications from Food Bank and Home Word would receive 80%. The fifth and sixth ranking would receive 60%. Those are Aging Services and Garden City Harvest. And the seventh and eighth ranking, Parenting Place and Poverello would receive 40% of their request per our recommendation in the resolution that's before you. And I'm happy to answer any questions. Thank you.

Mayor Engen said, thank you, Mr. Barton. Would anyone in the audience care to comment on either the plan or the recommendations?

Susan Miltko said, I'm the vice-president of the Board of Directors for Watson Children Shelter. And I'm honored to be here tonight representing the Board and to have the opportunity to thank you for considering this grant money to assist us in the building of a new shelter, to provide emergency care for children here in Missoula. I've had the honor and privilege of serving on the Board of Directors at Watson's for the past two years and for me it's been a very moving experience. As you may well know, Watson Children Shelter serves the children of Missoula when they are in their most dire need. And when all of their other support systems and security systems have failed them and when they suffer what is for many their most devastating loss, and that's when they lose the parents for whatever...a wide variety of reasons, are unable to provide them with the care that they need and deserve. As part of our Board meetings every month, Fran Albrecht, the Director of the Shelter, shares with the Board a story profiling an individual child. And as you sit there in the Board meetings, these stories are really hard to hear. These are the kids who had the whole rug pulled out from under them. They are victims of the very worst cases of abuse, neglect and abandonment that occur here in our city and around Western

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Montana. But these stories are also exciting to hear because at Watsons they find a warm bed, they get a room of their own or to share with another child, they have their own clothes, their own toys, they're well fed and taken care of and, most importantly, they find a dedicated group of people, like Brooklyn here, who are there to help keep them safe, warm, fed and most importantly loved. They come to a place that's more than an institution. It's a home. It's wholly dedicated to letting them be a child again. And as Fran's profiles often demonstrate, the type of growth these kids experience during their time at Watsons is astounding. Unfortunately, however, over the past four years Watson Children Shelter has had to turn away an average of one to two kids a week. This grant will allow us to break ground later this year for a second facility. One that will double our capacity and allow us to care for more of Missoula's kids at this most desperate time for them. Accordingly, I and the rest of the Board of Directors respectfully ask you to follow the recommendations set forth by the Missoula Office of Planning and Grants and award Watson Children Shelter a \$215,000 Community Development Block Grant to help fund this construction of a second emergency shelter here in Missoula. I sincerely believe it's an important investment in Missoula's most important future. I thank you on behalf of the Board and, more importantly, on behalf of the children who depend on your voice and leadership. Thank you.

Brooklyn Vosen said, I am the Development Coordinator at Watson Children Shelter. For the past two years I've had the privilege of working with the staff and Fran Albrecht, our Executive Director. Fran wishes she could be here tonight. Unfortunately, she is out of town but I would strongly recommend or ask that you recommend the approval of this Community Development Block Grant to help fund the cost of building a second shelter. We are moving ahead very strongly with our campaign and with your help we would be able to break ground this fall and in 2010 open the doors to the children that need us each year. On behalf of the little ones that I go to work and say hi to every morning, thank you for all of your work in this Missoula community and for the continued support of Watson Children Shelter.

Greg Beach said, I have the double pleasure tonight of representing Troup 11 here with the Boy Scouts and also serving as Chairman of the Board of Watson Children Shelter. So, again, I urge you to consider our Block Grant here as written by the Community Development Block Grant for \$215,000 and for the construction of our second shelter. These funds will allow us to break ground later this year on a second shelter and double our capacity allowing us to care for more abused, neglected and abandoned children for Missoula and western Montana. Thank you on behalf of the children who depend on your voice and leadership. Thank you.

Eileen Sansom said, I'm with Missoula Aging Services and I just wanted to take a few moments to comment on the plan and the recommendations for funding. I wanted to compliment the staff on a comprehensive document that comprises a large amount of information and what I think is a very compelling way. I did want to highlight the portions of the plan that pertain to older Missoulians. For some years we have been talking about the impact that the Baby Boomers will have as they age and are in need of services. The census statistics in the report show that the impacts are upon us now and will only grow over the next 20 years and beyond because of the added effects of the longevity boom. Missoula Aging Services is focused on helping seniors remain independent in the community as long as possible. To that end, we provide a myriad of services and programs in addition to referring seniors to all available resources in the community. We are seeing a burgeoning demand for services and have had to recently start a waiting list for our largest nutrition program, the Senior Dining Club, along with limiting the number of meals that are available to existing clients. We want to lend our support to the need expressed in the plan and specifically, on page 38, that points to the demand for housing for elders that will allow aging in place. One of the needs we are seeing related to this is the increase in the cost for assisted living in Missoula and the need for affordable assisted living in our community. One of our largest assisted living facilities in Missoula now costs between \$4,000 and \$5,000 per month based on the level of care the individual requires. So as you can see one would spend their assets down very quickly with those prices. In fact, long term care is the single largest reason for out-of-pocket catastrophic health and human service costs for seniors and people with disabilities. When I referred to long term care I mean any service in support needed when the ability to care for yourself has been reduced by chronic illness, disability or aging. Long term care is not necessarily health care. It involves assisting with activities of daily living, such as eating, bathing, dressing and mobility. One of the reasons Missoula Aging Services choose to apply for CDBG funds for respite care this year is because most long term care is delivered by informal, unpaid caregivers. Without a break from their care giving duties, many are

City of Missoula City Council Minutes –February 9, 2009

susceptible to illness themselves and just need a break from their duties in order to refresh themselves. Finally we want to express our appreciation for the recommendation for funding respite services. Thank you for the opportunity to comment.

Mayor Engen said, anyone else? Seeing none, we'll close the public hearing. Questions from Council. Seeing no questions, comments. Actually, we'll have a motion then we'll take some comments. How's that?

Alderwoman Rye said, I'd like to make one motion, if it's okay, that contains all three of these things. I'd like to move that the Council approve the 2009 to 2013 Consolidated Plan that identifies the needs and projects in areas of housing and service and public facilities/infrastructure and economic development. I'd also like to move the two resolutions if I could together. One is for awarding the HOME Funds and the other is for the Community Development Block Grant funds.

Mayor Engen said, and those motions are in order. Discussion on the motions.

Alderman Wilkins said, well, I just want to say this is one of the better things I think we do on City Council is help these agencies keep on what they're doing. And the Watson Receiving Home I think I remember running scouts...this is Scout Week, I remember running scouts back in the '80s and we had this big tree every Christmas and we loaded it up with socks and we took it to the Watson Receiving Home, which then was a house, and I'm trying to remember where it was. I think 7th Street or somewhere in that...or Johnson or somewhere in that area. They've come a long ways and they still got a long ways to go. So, if the Senators and Legislators are out there listening, we need more money in that. You know, a decrease in that every year is just not tolerable. So, if you're listening out there, let's get on the stick and get some more money out here.

Alderwoman Mitchell said, I have a concern regarding staff's recommendations of saying that the staff bases its recommendations on fiscal year '08 allocations and it's recommending that the City augment this year's CDBG awards with approximately \$100,000 more than prior year funds that are unspent. When will we know what those...this should have come under questions, I realize that, but...

Mayor Engen said, when will we know, Mike?

Mike Barton said, in the past several years we usually find out in March or April what the exact amount is. HUD has recommended that we plan based on amounts that will be the same or slightly less than what we've received in the past. We do have funding, as I've mentioned, that we can supplement our CDBG with. And in fact we're required to put that money back into CDBG projects as we've proposed. That money is there and I certainly suspect that both the HOME and CDBG programs will be funded at somewhere between 95 and 100% of what we received last year. There is also a possibility that we may receive some additional funding through the stimulus package that's currently before the Congress, although unfortunately it does not seem to be as much money as we would like to see. The CDBG portion would...the City would probably see an additional one-time allocation between \$100,000 and \$150,000.

Alderwoman Mitchell said, thank you, Mike. I just want to say that if the stimulus money comes to Missoula it will be like winning the lottery, and I don't know how many people have done that but not too many. All of the agencies that have applied here I think are well worthy of getting these funds, however, when John says we need to keep giving more and more each year, I would like to say, no, parents, you need to care for your children better and better each year. I've worked in child care for 20 years now with an agency who oftentimes receives the children who've spent a lot of time in the Watson home and they move on to our facility, some of them, and it's a very sad situation. And the unfortunate thing is there's always work for people in that field and it shouldn't be. So, I would like to see people, and I know most of you are and I truly appreciate it and my heart goes out to you and I'm so proud of people when I see their kids being kids and learning how to be good citizens, but my heart breaks when I see kids who are neglected, abused, abandoned and rearing a child is probably the most important job you'll ever do. And I wish a lot of people out there, at least the parents of a lot of kids I've seen, would take it more seriously. On the other end, we do have a lot of graying people, I'm one of them, but I cheat a little bit. And there

City of Missoula City Council Minutes –February 9, 2009

too people are going to dig in and they're going to want to stay in their home as long as they physically can with their health. They're going to need help from their community and their kids so let's take care of them all. I'm going to support this but I think we all need to do a little more in our own lives to be taking care of our kids and our parents who took care of us. And that's all I'm going to say right now.

Mayor Engen said, further discussion on the motion. Seeing none, I will echo Mr. Wilkins' remarks. The CDBG money is the best money the Federal government spends. It goes directly to communities. It does great work. And as we talk about stimulus and any changes that the Congress may consider as new budgets unfold, I've asked our Congressional delegation time and again to consider funding CDBG because it's really efficient. With that, let's have a roll call vote on the motions.

City Clerk Rehbein said, so this is on the Consolidated Plan and the awards for both HOME and CDBG funds.

RESOLUTION 7399

A resolution of the city council awarding HOME Investment Partnerships Program funds to certain organizations and directing staff to negotiate contracts and agreements with said organizations.

RESOLUTION 7400

A resolution of the city council awarding Community Development Block Grant funds to certain organizations and directing staff to negotiate contracts and agreements with said organizations.

MOTION

Alderwoman Rye made a motion to adopt the Consolidated Plan 2009-2013, that identifies needs and projects in the areas of housing, public service, public facilities/infrastructure and economic development and adopt the resolutions awarding the HOME Investment Partnership (HOME) and Community Development Block Grant (CDBG) funds.

Upon a roll call vote, the vote on the Consolidated Plan, Resolution 7399 and Resolution 7400 was as follows:

AYES: Childers, Hellegaard, Hendrickson, Jaffe, Marler, Mitchell, Rye, Strohmaier, Walzer, Wiener, Wilkins

NAYS: None

ABSTAIN: None

ABSENT: Haines

Consolidated Plan, Resolution 7399 and Resolution 7400 carried: 11 Ayes, 0 Nays, 0 Abstain, 1 Absent

Mayor Engen said, and the motions carry.

[MEETING MINUTES UNRELATED TO CONSOLIDATED PLAN AND ACTION PLAN CUT]

ADJOURNMENT

The meeting adjourned at 8:27 P.M.

ATTEST:

Martha L. Rehbein
City Clerk

APPROVED:

John Engen
Mayor

(SEAL)