

# Implementing a Place to Call Home

City of Missoula | Missoula

## Goals and Activities

The City of Missoula adopted “A Place to Call Home” in June of 2019 to address Missoulians’ housing needs. The recommendations contained in this Policy are grouped into four primary action areas: 1) Track and analyze progress for continuous improvement; 2) Align and leverage existing funding resources to support housing; 3) Reduce barriers to new supply and promote access to affordable homes; 4) Partner to create and preserve dedicated affordable homes. Since June, we have been working to implement over 30 individual policy recommendations within those four action areas. To leverage funding and create greater impact we are focusing first on establishing the Affordable Housing Trust Fund – drafting the ordinance and accompanying resolution establishing the fund, developing administrative procedures related to the establishment and operation of an Affordable Housing Citizen Advisory Committee, and working with other city departments to leverage a range of funding streams towards our housing goals. Other critical first steps have included: • Updates to zoning code for more clarity and accessibility for Missoulians to build Accessory Dwelling Units; • Investigating the data behind our housing market and just how increasing prices are placing pressure on Missoulians through a displacement risk ratio analysis; • Convening a Public/Private Housing Finance Work Group composed of partners including the banking community, realtors and lenders, our CDFIs, and the County to tackle how to maximize existing down payment assistance programs and identify the financing gaps facing Missoulians who want to own homes.

## Major Outcomes

Most of the major outcomes from the policy are yet to be seen, as we work toward implementation. We have made strides, including several code changes related to Townhome Exemption Developments and Accessory Dwelling Units as well as piloting some versions of a Low Income Housing Tax Credit Support Program. Some key evaluative measures we plan to track include statistics related to housing costs in Missoula (rent costs, home sales prices, number of units, etc.), population and demographic information, and construction data. We will also continue to track census data like housing cost burden, condition of housing stock, and most common housing problems in Missoula. All of these data come together to help us understand our housing market and track any progress or new challenges we are facing.

A PLACE TO CALL HOME:  
MEETING MISSOULA'S  
HOUSING NEEDS



## Populations Served

The geographic area for the housing policy includes all of the City of Missoula, and also considers the urban fringe. We have worked closely with Missoula County through development of the policy and implementation, understanding that our housing challenges do not stop at the city limits.

## Major Partners and Funders

Development of “A Place to Call Home” relied on many, many volunteers from the community. A Housing Policy Steering Committee, composed of community partner organizations and city staff and council members kicked off the process. Smaller Technical Working groups dug in and developed the specific policy recommendations. Throughout the process hundreds of Missoulians participated through focus groups, individual meetings, community meetings, and interviews.

## Advice for Others

Engage community residents early and often, using established groups and by reaching out to individuals. We worked to get feedback from a more representative group of Missoulians by combining outreach to groups and organizations as well as canvassing individual neighborhoods. As we work through the more mundane and bureaucratic implementation processes, we are trying to figure out how best to keep folks engaged and circle back to Missoulians in order to report out on our progress.

## Questions?

Contact City of Missoula, Community Development Program Manager  
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