

Housing

The following is a list of pertinent existing policies extracted from current community planning documents including the 2005 Missoula County Growth Policy, and the 1998 Urban Area Comprehensive Plan, along with other general issue-based plans (like Transportation and Parks Plans as appropriate). The intent of this list is to provide an abbreviated and consolidated view of existing policies that relate to the focus group topic without necessarily having to sift through numerous plans. It is not an exhaustive list but is a quick reference and a resource. Full documents are available on the City's web site.

Potential Topics associated with the Focus Group theme: Affordability, Choice, Homelessness, Market Demands, Demographic Shifts, Student Housing.

2005 Missoula County Growth Policy:

Development Patterns and Land Use Objectives

GENERAL

9. Balance the consideration of efficient public services, preservation of natural resources, continuation of agricultural opportunities, and availability of existing lands within the Missoula Urban Service Area by referring to the Residential Development Allocation Map (Map 18) for identification of where residential development should occur within the Missoula Urban Service Area.

RESIDENTIAL

10. Encourage development at appropriate densities within the urban growth area.

11. Encourage a residential land use pattern that provides a high quality living environment in a variety of residential settings, protects public health and safety, minimizes local government service costs, and preserves natural resources.

12. Encourage the design of low density development within or adjacent to the urban growth area in such a way as to accommodate potential re-subdivision and infill.

13. Refer to the Residential Development Allocation Map (Map 18) when determining the appropriateness of discretionary requests for rezoning within the Missoula Urban Service Area. (Please note: in addition to the allocation numbers, the map indicates the zoned capacity of each area. While the capacity exists, it may not necessarily be in the right locations within the area and/or at the appropriate density. The zoned capacity figure is not intended to preclude applications for changes in zoning. Zoning requests will continue to be reviewed in accordance with the criteria described in MCA Title 76 and adopted local ordinances.

14. Enhance opportunities for developing a variety of housing and other types of development to meet community needs.

Housing Goals and Objectives

HOUSING GOALS

1. Achieve the overall mix and placement of housing needed to support a community rich in social, cultural, and economic diversity and an environment rich with natural resources.

HOUSING OBJECTIVES

1. Encourage a viable mix and concentration of residential housing types that serve a diverse population, including the aging and those with special needs.

2. Support affordable housing options.

3. Support programs that encourage home ownership.

4. Design and locate homes to minimize impacts on natural resources and the physical environment and to maximize social resources while meeting emerging needs. Locate housing in proximity to physical, technological, social, and economic infrastructure.

5. Maximize constructive neighborhood involvement in housing development and design.

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1998 Missoula Urban Comprehensive Plan

II. DEVELOPMENT OBJECTIVES

A. HOUSING

II. A. HOUSING DEVELOPMENT

We recognize the role of housing in supporting a combination of low, moderate, and high income households in Missoula County. A primary objective of managing growth is to achieve the overall mix and placement of housing needed to support a community rich in social, cultural, and economic diversity and an environment rich with natural resources.

Guiding Principles:

1. Healthy communities sustain diverse households and a combination of housing alternatives across all economic strata.
2. Housing needs change historically across economic strata; they are different now than in years past.
3. Housing development should recognize and accommodate social change.
4. Housing should be located in proximity to physical, technological, social, and economic infrastructure.

Considerations: In determining how best to work through housing issues, we should consider the following:

1. In today's technological world, many people work at home.
2. Extended- and inter-generational family groupings are emerging.
3. Open space (parks, rivers, river front, wildlands) is valued more highly now.
4. Accommodate greater diversity, including an aging population and those with special needs.
5. The increasing incidence of violence in the home indicates a need to reduce social isolation, the occurrence of conflict and other stresses.
6. Coordinate the activities of private, governmental, and not-for-profit entities to ensure adequate housing for households at low- and middle-income levels.
7. Design and place homes to minimize impacts on natural resources and the physical environment and to maximize social resources while meeting emerging needs.
8. Examine housing densities.
9. Design should minimize neighborhood opposition and maximize constructive neighborhood involvement.

Action: Design and carry out policies that assure housing affordability for a diverse population. Use information from other resource documents, including the Missoula Housing Task Force Report.

The following are related goal excerpts from existing issue-based plans

Greater Downtown Master Plan

While the Downtown Master Plan does not provide goals and objectives as the previous documents, it does provide recommendations.

With specific regard to housing, it established five housing districts with a goal of adding an additional 2,695 dwelling-units downtown. The five districts are:

Sawmill District (Mill Site) is planned for 540 units in a mixed-use development containing low, medium and high-density ownership and rental housing opportunities with neighborhood-serving commercial uses. The target market for affordable housing is university students, faculty and staff.

Housing

Riverfront Triangle Housing includes 350 high-density, high-rise market rate and affordable units along with structured parking and green spaces.

Railyard Housing is a potential long-term opportunity for 1,300 units in the event that the railroad tracks/operations are abandoned or relocated in the future.

West Broadway Housing recommends 380 multi-family units at both market-rate and affordable rates. Building sites over an acre in size would be developed at a minimum density of 40 units per acre and commercial uses are limited to the ground-floor of buildings fronting Broadway.

Hip Strip Housing recommends 125 market-rate and affordable multi-family units that target downtown and University employees.

The Downtown Master Plan also identifies that the character and livability of existing neighborhoods should be protected from inappropriate or piece-meal development.