

RESOLUTION NUMBER 8440

A Resolution Supporting the Creation and Funding of the Affordable Housing Trust Fund to meet the Urgent Housing Needs in the City of Missoula.

WHEREAS, the right to live in security, peace, and dignity has been recognized by the United Nations in the Universal Declaration of Human Rights, securing housing as a fundamental human right; and

WHEREAS Missoula is located on the ancestral land of the Salish, Kootenai, and Pend d'Oreille people, who were forced from the Missoula valley by white settlers; and

WHEREAS Missoula's non-discrimination ordinance prohibits discriminatory practices in the areas of employment, public accommodations, and housing on the basis of race, color, national origin, ancestry, religion, creed, sex, age, marital or familial status, physical or mental disability, sexual orientation, gender identity or gender expression. (City of Missoula ORDINANCE NUMBER 3428)

WHEREAS, housing cost burden, as defined by the U.S. Department Housing & Urban Development and U.S. Census data, is the most common housing problem that both renters and homeowners in Missoula experience; and

WHEREAS Black, Indigenous, and other People of Color are disproportionately housing cost burdened and face barriers to access safe and affordable housing in Missoula. (City of Missoula, Montana 2019-2023 Consolidated Plan for HUD-Funded Programs for Federal Fiscal Years 2019-2023 Section NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2))

WHEREAS Black, Indigenous, and other People of Color make up almost eight percent of the population in Missoula, and are disproportionately represented in several income groupings at the 80% AMI level or below. (City of Missoula, Montana 2019-2023 Consolidated Plan for HUD-Funded Programs for Federal Fiscal Years 2019-2023NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2))

WHEREAS, people with disabilities face barriers and difficulties acquiring housing; and

WHEREAS, previously incarcerated residents face additional barriers and difficulties in acquiring housing; and

WHEREAS, the median home sales price has increased steadily for the past several years and is above \$300,000 in 2020 according to the Missoula Organization of Realtors, making homeownership increasingly out of reach for many Missoulians; and

WHEREAS, fifty-three percent of Missoulians are renters based on the most recent U.S. Census data, who face a competitive rental market with increasing rental costs in homes that are aging and tend to have high energy and heating costs; and

WHEREAS, research by the Robert Wood Johnson Foundation has shown that nationwide a 10% increase in households severely cost-burdened by housing results in 29,000 more children in poverty, 86,000 more people who face food insecurity, and 84,000 more people in poor health; and

WHEREAS, a healthy housing market includes home types for all Missoulians, no matter what life stage they are in or resources they have at their disposal; and

WHEREAS, the comprehensive city-wide housing policy, "A Place to Call Home" was passed by the Missoula City Council on June 25, 2019, supporting the creation of an Affordable Housing Trust Fund; and

WHEREAS, the city housing policy aligns with the values and goals set out in the Our Missoula Growth Policy, Reaching Home: Missoula's 10-Year Plan to end Homelessness, the City of Missoula strategic plan, and a number of other adopted city plans; and

WHEREAS, the city housing policy, drafted in collaboration with thousands of Missoulians through community groups, private sector partnerships, and public engagement, acknowledges that due to the costs associated with development of housing at this moment in time, it is no longer possible to develop affordable homes with private money or public subsidy alone; and

WHEREAS nationally, for every dollar invested in a local affordable housing trust fund, the community is able to leverage \$6.00 in private and public funds; and

WHEREAS, we know that our community is stronger when everyone can afford their home and that home is the nexus of community vitality, and having a stable, decent, accessible, and affordable home allows Missoulians to prosper, recreate, and engage in their community fully;


NOW THEREFORE BE IT RESOLVED, that City Council supports the creation and funding of the Affordable Housing Trust Fund from General Fund dollars, in the amount of no less than \$100,000 annually, and requests the Mayor and staff prioritize aligning additional financial resources as appropriate into projects and programs that support A Place to Call Home, including:

- Tax Increment Financing funds, which have historically been used to support eligible affordable housing projects, in the amount of at least \$1 million annually, made available through the MRA budget; and
- Applicable federal funds administered by the City, including federal entitlement funds from the U.S. Department of Housing & Urban Development; and
- Park and open space funds as available into projects that meet mutual goals of A Place to Call Home and Parks and Recreation, Open Space, and related adopted Plans; and
- Transportation and road district funds as available into projects that meet mutual goals of A Place to Call Home and adopted transportation plans; and
- Infrastructure funds for projects that meet mutual goals of A Place to Call Home and adopted infrastructure plans; and
- Private-sector funds as available through strategic partnerships facilitated by the City; and
- Continued investigation into other methods to capitalize the Affordable Housing Trust Fund at a level of \$10 million within five years of the adoption of this resolution. A funding level of \$10 million would allow the trust fund to meet annual community housing and program goals fully.

This resolution shall become effective upon adoption.

Passed by the City Council of the City of Missoula, Montana, this 20th day of July, 2020.

ATTEST:



Martha L. Rehbein, CMC
City Clerk

(SEAL)

APPROVED:



John Engen
Mayor



