

NORTH MISSOULA

News

No 1. Vol. 7



■ North-Missoula Community Development Corp. receives Great Strides Award

The Board of Directors and the staff of the NMCDC are pleased to inform readers that the neighborhood-based nonprofit was recently honored by the Northwest Area Foundation with an award of \$100,000. The "Great Strides Award" is a program created to recognize the steps communities have taken to reduce poverty for the long term.

The Northwest Area Foundation, headquartered in St. Paul, MN, helps communities reduce poverty in its eight-state region: Minnesota, Iowa, North Dakota, South Dakota, Montana, Idaho, Washington and Oregon.

We at the NMCDC are humbled to be in the esteemed company of three other regional award winners: the Heartland Community Action Agency in Willmar, MN; The Lakota Fund

in Kyle, S.D. and Charism in Fargo, ND. Each winner will be invited to share lessons learned with other communities throughout the region.

The NMCDC will use the awarded funds to continue its investment in a healthy neighborhood. A portion will go for a much-needed cure to a 2005 budget shortfall.

The remainder will be reinvested in the neighborhood by fortifying our programs dedicated to reducing poverty and its deleterious consequences and to enriching the community's social environment.

The NMCDC will use the awarded funds to continue its investment in a healthy neighborhood.

Spring 2005

A project of the North-Missoula Community Development Corporation, 819 Stoddard Ave., Missoula MT 59802; 829-0873; email: nmcdc@montana.com; web: www.nmcdc.org.

Printed with help from Saint Patrick's Hospital.

■ Northside/Westside Neighborhood Council Meeting

When:

April 21, 2005
7:00-9:00 p.m.

Where:

Whittier School
Worden & Phillips

Learn about the Northside/Westside Neighborhood Plan and how your input can help make a difference in the neighborhood.

Join the Missoula Food Cooperative as we celebrate the kickoff of our membership drive and find out how the co-op can gain you access to healthy, affordable food.

Laugh as you watch the Local Yokels perform the second season debut of the Local Foods Roadshow.

Eat some delicious local food.

For more information, call 829-0873.

The City makes reasonable accommodations for any known disability that may interfere with a person's ability to participate in this meeting. Persons needing assistance should provide advanced notice to allow adequate time to make needed arrangements. Please call 258-4917 or write to Office of Neighborhoods, 435 Ryman, Missoula, MT 59802, to make your request known.

Inside

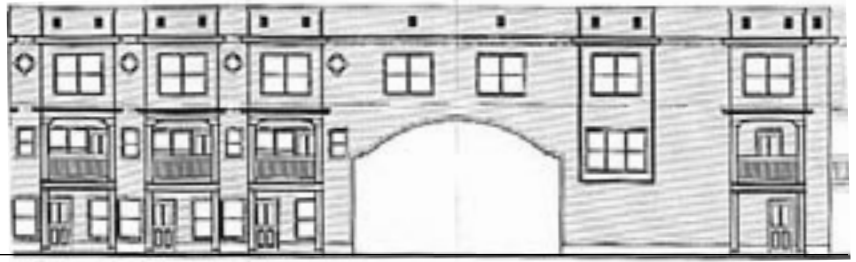
Clark Fork Commons



Co-op Update



■ Clark Fork Commons: Affordable Riverfront Homes



For many Missoula families, skyrocketing home prices and stagnating wages stand in the way of home ownership. So, in 2003, the NMCDC started its second Land Stewardship Program (LSP) project, Clark Fork Commons. Its 25 townhomes will be affordable to first-time homebuyers earning less than 80% of the Area Median Income (see chart at right).

In November 2002, the LSP completed its first homeownership project, Whittier Court, a five-unit permanently affordable housing development at 1015 Holmes Street on the Northside. The project involved rehabilitating one existing house and building four more detached single-family homes on the same property.

Whittier Court used traditional neighborhood designs, similar to historic Northside homes, and following the Joint Northside/Westside Neighborhood Plan's guidelines. The finished project won a Missoula Historic Preservation award for "Sympathetic Infill Development in an Historic Neighborhood." Clark Fork Commons should be no less impressive!

Designed like historic brownstone townhouses, homes at Clark Fork Commons stand three stories tall. With flat roofs and simple, yet elegant lines, the homes' second story balconies overlooking the river valley and third story bay windows in the master bedroom. Covered front porches give folks a place to sit on hot summer days.

The homes have about 1,100 square feet of living area. Each home has two bedrooms and 1-1/2 baths. Most homes have a two-stall garage and storage area; however, eight have parking for one car and a "bonus room" on the first floor.

Clark Fork Commons will have two 1,000 square foot handicap accessible single story homes, with appliances, a roll-in or transfer-type tub, and an oversized one-car garage. There will also be one three-bedroom home with roughly 1,450 square feet for a larger family. Both styles feature the same interior/exterior details as the two-bedroom homes.

Perhaps Clark Fork Commons' nicest feature is its central location, next to the Clark Fork River and Riverfront Trail System, between Russell and California Street. Residents will be just a few minutes' walk or bike ride from Downtown, the baseball stadium, the Carousel, Dragons Hollow Park, and McCormick Park.

Household Income Requirements

To qualify, a household must earn *less than* the amounts below:

- 1 person: \$29,950 a year
- 2 person: \$34,250
- 3 person: \$38,500
- 4 person: \$42,800
- 5 person: \$46,200

Homes will also be close to grocery stores, Saint Patrick's hospital, and the neighborhood elementary school – and they are on the school bus route.

Clark Fork Commons is now under construction. The first homes should be finished in late July. Two-bedroom homes start at \$113,000.

Interested in buying a home at Clark Fork Commons? Call Jerry Petasek at 829-8414.

The NMCDC extends its thanks to those who worked hard to make Clark Fork Commons a reality.

Zip Beverage
Mountain Water
Federal Home Loan Bank of Seattle
Missoula Housing Authority
City of Missoula
Rankin's Landscaping
Palmer Electric Technology Services
INC. (P.E.T.E.S)
U.S. Bank
Missoula Redevelopment Agency
First Interstate Bank

Classic Hardwood Floors
Wells Fargo Foundation
Mountain West Bank
First Security
Missoula Federal Credit Union
Sterling Savings Bank
Jamie Hoffmann and Associates
Sirius Construction
Warden and Thane P.C.
Sample Foundation



■ Missoula Food Co-op Kicks off Membership Drive

Yup, you heard it here first. Beginning April 21st membership pledges to the Missoula Food Cooperative will be available! Right here on the Northside, 3 years ago neighbors began organizing, hoping that one day we would see the doors of a food co-op open in Missoula.

With the help of the North Missoula Community Development Corporation (NMCDC), this project was developed by neighbors and community members to create a hub of local producers and consumers, and to have access to affordable, nutritious food.

The NMCDC is currently working on acquiring a building to house the project (more on that soon). Montana's Mission Mountain Market in Ronan has also been helping us to develop this cooperative venture, and can point the way to great local food from their network of growers.

In order to offer great prices, members of the co-op will be required to work a few hours at the store every month. When you walk in the store, volunteers will be stocking shelves, offering childcare, and cashiering.

This use of member work creates a strong sense of community as well as savings on your groceries. There are many volunteer possibilities available and exceptions for those unable to work.

Through the NMCDC, the City County Office of Planning and Grants, and the Catholic Campaign for Human Develop-

ment, a small community kitchen and deli will be developed in the co-op as well.

The kitchen will provide economic development opportunities for women leaving domestic violence situations, and for entrepreneurs who use the kitchen in off-hours to develop food products.

We also plan to offer nutritious, affordable take-out meals for families at the deli. The kitchen will be developed after the co-op opens, so you can be involved in the planning if you're interested.

Co-op memberships will be \$125 per person for a one time membership fee. If you pay in full before the doors open, the price will only be \$100, which helps us pay for equipment like coolers, shelves, and cash registers.

If you can't pay it all up front, a payment plan of \$10 a month can be arranged. Also, if you are on government assistance, such as WIC, food stamps, Medicaid or SSI, membership is only \$15.

■ Be sure to come to the Northside/Westside Neighborhood Council meeting at 7PM April 21st at Whittier Headstart School.

We will be announcing the co-op pledge drive and can answer any questions you have. You can also contact the NMCDC, or check out our website (which is still in development but will be up and running soon) at:
www.missoulafoodcoop.org.

- *Membership pledges available April 21st*
- *Payment plans will be available if you can't pay up front*
- *Savings on quality food*
- *Store decisions made by members*
- *Great way to meet new people*
- *Support local sustainable farmers and ranchers*

*Call 880-COOP or 829-0873
email: <coop-kitchen@montana.com>
internet: www.missoulafoodcoop.org*

Together, we can create an exceptional community space and access to the foods we want at great prices.



■ Get Ready for Homeownership

Nationally certified 11-hour class covering the basics of the homebuying process



*May 9, 10 & 12 6-9pm and
May 11 6-8pm*

Must be pre-registered to attend. Bring to class your gross household income and minimum monthly debt payments for credit card debt and loans.

All class are held at homeWORD's Homeownership Center, 127 N. Higgins Room 303, 543-3550



Missoula Community Access Television (MCAT) provides Missoula residents and organizations with the equipment, training, and air time to produce TV programs based on their interests and concerns.

These programs reflect Missoula's cultural, political, and intellectual diversity, and help foster a community dialogue about people and issues that might otherwise go unnoticed.

Trainings to learn about the camera and editing equipment are offered every 2nd Wednesday of the month from 5:30-7:30pm.

Cost is \$40 (a one-time training fee and annual user fee). For more information, contact 542-6228.

A little history...



"Vernon Evans and family of Lemmon, South Dakota, near Missoula, Montana. Leaving the grasshopper-ridden and drought-stricken area for a new start in Oregon or Washington. Expects to arrive at Yakima in time for hop picking. Makes about two hundred miles a day in Model T Ford. Live in tent."

Arthur Rothstein, photographer. 1936. (Library of Congress Collection)

A Women's Circle is forming at the Gold Dust!!

Women focusing on solutions in their community and finding strength in unity...

Join women from different economic backgrounds, learn about the social justice issues of low-income & moderate-income women and build relationships to take action for change.

Each Women's Justice Circle will:

- *Include leadership opportunities for all women who participate*
- *Build mutual & respectful relationships among equals*
- *Learn about the justice concerns of low-income & moderate income women*
- *Take action for change*
- *Meet eight times for 2 hours*
- *Include partners from the North Missoula Community Development Corporation, Missoula housing Authority, University of Montana and Missoula County*

There will be informational meetings at the Gold Dust on May 3, and May 17 at 7 pm to answer any questions or get you signed up. You can also call Shantelle Gaynor at 531-6550 or Patty LaPlant at 549-4113.

Circle meeting begin June 7 at 7 pm – 9 pm.
Childcare available. Food is provided.



The Hill Lines

Louis W. Hill founded The Northwest Area Foundation (NWAFF) in 1934. He was the son of "Empire Builder," James J. Hill who owned and developed the Great Northern Railway that served the region until 1970.

In 1889, Hill's agent, John F. Stevens, recognized the potential for exploiting Marias Pass, west of Browning, for rail travel. The Great Northern pushed through to Seattle in 1893 and created a "middle route" between the Canadian Pacific and the Northern Pacific lines.

This same route today provides the only remaining passenger service through Montana. In 1895, Hill partnered with financier J.P Morgan to buy the rival Northern Pacific Railroad. The NP had been the driving force behind Missoula's rise as a true city and, also,

began the constellation of development around its 1883 depot that grew into the Northside neighborhood.

J. J. Hill became one of the industrialist heroes of Ayn Rand. His often-quoted recipe for success was, "Work, hard work, intelligent work, and then more work." Hill was perhaps the most influential proselytizer of the settlement of the plains by dry land farmers.

An oft heard dictum of this settlement era was, "Rainfall follows the plow." Many farmers who used the "Hill Lines" to locate in the Dakotas and eastern Montana learned, most painfully, the error in this adage.

Nancy M. Peterson wrote in the August 2002 issue of Wild West, "The Empire Builder's legacy of accomplishments and philanthropy dwarfs that of most men. Ironically, when he expected too much, the family

farmers he most wanted to help paid a cruel price."

There is, in the NWAFF's current work, considerable compassion and justice. The foundation's mission dedicates funds toward the reduction of poverty. The communities that Hill's railroad empire helped create, and the descendants of the Native American peoples that the rail lines and white settlers intruded upon, can now benefit from the judicious dispensation of these NWAFF funds.

Ironically also, perhaps, the Northside Neighborhood Association, out of which the NMCDC grew, germinated in the negotiating efforts and ultimate co-operation among Montana Rail Link, the City of Missoula and the neighborhood. The outcome of these efforts was the construction of the Northside Pedestrian Overpass -- a safe crossing of the 120-year old rail yard.

Send your tax-deductible donation to: NMCDC, 819 Stoddard Ave., Missoula, MT 59802

Support your Neighborhood

Yes!

I want to add to the Northwest Area Foundation's support of the NMCDC. I'm enclosing my tax-deductible contribution for:

\$15 \$25 \$50 \$ other _____

Instead, I would like to make a monthly tax-deductible contribution to the North Missoula Community Development Corporation in the amount of \$_____.

Routing Number: _____ (First 9 digits at bottom of check)

Account Number: _____ (Numbers that follows routing number)

Name: _____ Phone: _____

Address: _____

I authorize the North Missoula Community Development Corporation to withdraw exactly the above amount from the described account on a monthly basis. I may cancel my monthly contributions at any time by contacting the NMCDC.

Signed: _____ Date: _____



You are invited to the...

Still-Living May-Day Festival!

May 1st, 2005



At the North Side Park
(Worden and N. 6th St.)
12-6pm or later

Please bring everyone you know and their barbeques, pot-luck dishes, utensils, beverages, kids, musical instruments, basketballs, soccer balls, writings and theatrical acts that celebrate or question Life! There will be a marathon reading and variety show with lots of games and food so you can come and go.

Questions:

Simone at thinknitso@montana.com or Melissa 550-1564

No dogs please. Kids welcome!
"Come help me say thank-you to the community that keeps us alive!" Simone



Missoula Urban Demonstration Project Events and Opportunities

■ Saturday, April 23, 1-3pm

Basic Auto Maintenance Workshop. Carl will teach the basics of auto maintenance and troubleshooting at MUD, 629 Phillips Street. \$8 for members and \$10 for the general public.

■ Thursday, April 28, 5:30-7pm

Staff from MUD and Open Road Bicycles will teach a basic bicycle maintenance workshop in celebration of Bike/Walk/Bus Week at MUD, 629 Phillips Street. Free. Bring your bike to work on.

■ Saturday, May 7th, 9am-2pm

MUD's spring plant, tool, and book sale at 629 Phillips Street on the Northside. To donate tools and gardening or do-it-yourself home project books, call MUD at 721-7513. Our office is open Mon.-Thurs. 9-5

■ Thursday and Saturday, June 2 and 4, 1-3pm

Two-part Salvage Woodworking Workshop. Lauren Varney of Home Resource will be the instructor. Time and location to be announced. \$8 for members and \$10 for the general public.

■ Saturday, June 11, 1-3pm

Basic Small Gas Engine Maintenance Workshop at MUD, 629 Phillips Street. Christopher, MUD Tool Librarian, will be the instructor. \$8 for members and \$10 for the general public.

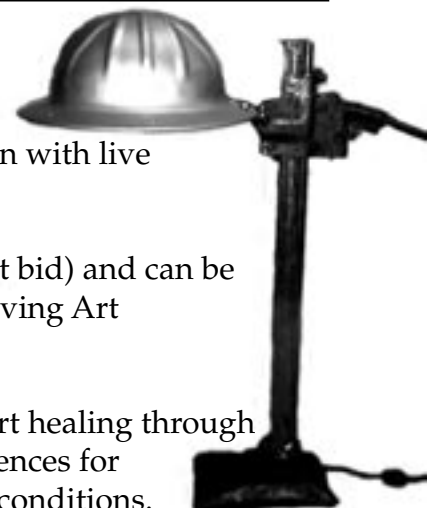


Living Art Presents: "The Light Show"

Join the festivities on April 24 at 7 pm at Southgate Mall where one-of-a-kind lamps created by regional artists and craftspeople will be displayed for a live and silent auction with live music, food and drink.

Tickets are \$15 (\$10 will go toward your first bid) and can be purchased at Rockin Rudy's or by calling Living Art at 549-5329.

Living Art is a non-profit working to support healing through the expressive arts and nature-based experiences for people facing cancer and other life-altering conditions.





■ Art Bridge & Flea Market

Calling all artists, crafters, collectors, shoppers and the like!

Looking for a place to sell or buy local art? The Missoula Art Bridge & Flea Market adds another unique and funky venue for your summer Saturday rounds.

The market was created last year with the goal of providing a place of connection and commerce for community members and local vendors of arts, crafts, collectibles, etc.

The Art Bridge & Flea Market will be held on the Northside Pedestrian Overpass Bridge on Railroad Street across from the Red Cross Creamery Building every Saturday, beginning May 7, 2005 until October 15, 2005 from 11am to 2pm.

You can participate as a vendor in the market for only \$10 a week. Just bring your own table and supplies, check-in by 10:30am and you're set!

■ For more information, contact the NMCDC at 829-0873, or <nmcdc@montana.com>.

As a community, we can make the Art Bridge & Flea Market, another uniquely Missoula signature event!



"A viable neighborhood is a community; and a community is made up of neighbors who cherish and protect what they have in common... Without prosperous local economies, the people have no power and the land no voice."

*– Wendell Berry from
The Idea of a Local
Economy*

Celebrate...

EARTH DAY!

with

Samba Inferno

Friday,

April 22 @ 8 pm

Stensrude Building

314 N. 1st St. W

Do you want to celebrate Earth Day, dance to some great Samba music and help the Native Forest Network raise money to protect and restore Montana's forests all at the same time?

If so, get your groove on at Samba Inferno!

\$3-5 at the door. Beer available for \$2/pint.

Community Notices

Garden City Harvest Community Gardens Plots *may still available to lease and grow your own food.* Water, compost, tools, and advice come with the \$25 plot fee. For the Northside Community Garden, contact Joellen at 542-9079 and for the River Road Community Garden contact Greg Price at 549-8962.

Volunteer for Veggies at the Northside Community Garden
Learn to garden, meet new people, spend time outside, and bring home delicious food! Come out to the NS garden (corner of Cooley and Holmes) to work on Mondays 4-7 or Wednesdays 9-12 from April 11th-October. No ongoing commitment required. Come as often as you like. Call Joellen for more information: 542-9079.

Summer Shares and Winter Storage Veggies CSA shares for the summer and winter are available through the River Road Community Garden. Price depends on how much work you can volunteer. For more information, contact Greg Price at 549-8962.

Garden City Harvest is a local non-profit organization that raises organically-grown food for the hungry through a network of community gardens and a community farm. Last year Garden City Harvest donated nearly 30,000 pounds of organically-grown produce to area Foodbanks. For more information, see:
www.gardencityharvest.org.



MOC 2005 SPONSOR RATES AND INFORMATION *

\$750 -- You choose the movie and have your commercial play all summer

\$500 -- Your commercial plays before the show all summer long

\$100 -- Your name and logo plays in the sponsorship montage all summer long

\$50 -- Family Pass with FREE POPCORN all summer

\$30 -- Individual season pass with FREE POPCORN all summer

Onscreen sponsorship is an excellent way to reach customers with your product or service. MOC sponsorship rates are reasonable and can include exposure before the show onscreen and even on our web site and on our print materials. You can see samples online at:
www.missoulaoutdoorcinema.org

** Custom video and graphic design production available for an additional charge.*

Call 829-0873 to reserve your spot today!

Missoula Outdoor Cinema is a project of the North-Missoula Community Development Corporation 819 Stoddard Ave., Missoula, MT 59802 406.829.0873
www.nmcdc.org

Starting in April...

The Homestead Buying Club will accept food stamp benefits.

If you have any questions about the Buying Club and Food Stamp acceptance, please contact Molly at the North Missoula Community Development Corporation (NMCDC), 829-0873.



Curbside Recycling
with



543-2972

We Do Glass

www.missoulavalleyrecycling.com