COMMUNITY LAND TRUST HOMES
The North Missoula Community Development Corporation just completed Burns Street Commons 16 new Community Land Trust townhomes/condos in Missoula’s Westside neighborhood. The NMCDC’s Community Land Trust program lowers the cost of housing by separating ownership of the house from ownership of the land on which the house is located. With the cost of the land taken out of the total purchase price, LSP can sell the home to qualified buyers for less. The NMCDC’s goal is to provide homeowners (you) the opportunity to gain equity through ownership, while providing the Missoula community a permanent stock of affordable housing and vested neighborhood stakeholders. In order to succeed in that goal, houses are equity restricted. If you sell your house down the line, you will receive a portion of the appreciated equity, while the remainder stays in the home, keeping it affordable for the next purchaser. The Community Land Trust model in Missoula is working; owners who have sold are accruing equity and moving into market rate homes and the community land trust homes are remaining affordable to future buyers.

BURNS STREET COMMONS
ATTRACTIVE HOMES, AFFORDABLE PAYMENTS

Burns Street Commons was designed with energy efficiency, comfort and affordability in mind. Each home has energy star windows, super insulation and shares a 96 percent energy efficient central boiler heating system. Warm hued Marmoleum™ resilient flooring covers the bathroom and kitchen floors and FLOR™ recycled carpet tiles run throughout the remainder of the homes in a classic checked pattern. Kitchens come equipped with Kenmore Refrigerator, Stove and an Energy Star™ dishwasher. Each home has a laundry area with hookups provided, but washer and dryer are not included. Interior colors are soft and inviting with accent walls in the kitchen and master bedroom. All of this is wrapped in a vibrant, modern exterior that pays homage to the surrounding neighborhood’s traditional design.

With its Location next to the Missoula Community Market, residents are just feet away from a wide selection of local/regional and bulk foods and the future Box Car Café—a deli/restaurant with a commercial kitchen.

Learn if you qualify on Page 2

To learn more about Burns Street Commons and to take the virtual tour, visit the NMCDC Website at WWW.NMCDC.org or call Jerry Petasek at 829-8414.
HOW TO QUALIFY
You need to ask yourself two important questions to see if you qualify to purchase a home at Burns Street Commons.

1. Am I a first time homeowner? Homes at Burns Street Commons are part of the North Missoula Community Development Corporation’s Land Stewardship Program. In order to purchase a home at Burns Street Commons, purchasers must be first time homebuyers. Strangely enough, a first time homebuyer is defined as someone who has not owned a home in the last three years. In addition, if you were forced to sell your home within the last three years for reasons beyond your control (divorce, bankruptcy, etc.) you are also considered a first time homebuyer. If you have an unusual situation just ask, and we can clarify for you.

2. Do I make less than 80 percent of the area median income? Homes at Burns Street Commons are targeted to folks who earn less than 80 percent of the area median income in Missoula. A lot of people in Missoula fall into this category. Median income is also dependent on household size. Take a look at the Chart 1.0 below:

   If you are a single person and make less than $31,000, you qualify for a home at Burns Street Commons. Income is defined in terms of household membership. If you are a single dad with two children, you are a household of 3. If you are a married couple you are a family of two. If you are dating someone and purchasing a house, the NMCDC has to count your significant other. You must count the income of anyone 18 and older that is going to live in the home and meets the criteria to be a member of the household. A married couple with an 18 year old daughter living at home would have to count all three incomes and apply it to the chart above. You do not have to count unrelated people that might rent a room from you in your new home.

   Chart 1.0

<table>
<thead>
<tr>
<th>80 Percent of Median</th>
<th>1 Person Household</th>
<th>2 Person household</th>
<th>3 Person household</th>
<th>4 Person Household</th>
<th>5 Person Household</th>
</tr>
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<tbody>
<tr>
<td>Must make less than</td>
<td>$31,000</td>
<td>$35,450</td>
<td>$39,850</td>
<td>$44,300</td>
<td>$47,850</td>
</tr>
</tbody>
</table>
HRC Max Contribution: The Human Resource Council District XI (HRDC) set aside second mortgage money for each home at Burns Street Commons. This money has zero percent interest and no payments through the life of the loan. The money from HRDC is paid back when you sell your home to the next income qualified homebuyer. In order to qualify, speak with Brendan Moles. His number is 728-3710.

#15 This is a market rate home and not resale restricted.

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What’s Up At 807 Worden

Greetings to the neighborhood! My name is Justin Metcalf and I am currently remodeling 807 Worden near the tracks and the pedestrian path / bike trail. Things have been delayed a few months as the project went back for a re-design and consequently needs to travel back through the city permit process. Work will begin again soon and I’m anticipating completion next spring. The scope of the remodel is to convert the structure into three residential dwellings (I will live in one upon the completion of construction). Each of the three units will have indoor bike / vehicular parking, ample storage, an average of 1,750 SF of living space, a mix of 1 and 2 bedroom units with offices to facilitate the option of work / live environments, and rooftop decks. The planned exterior improvements include new windows and doors, completely updated façade, new roof and extensive landscaping.

I realize this location has very high visibility as you drive west on 1st Street which in turn serves as one of the main southern vehicular gateways into the Northside neighborhood. Even greater visual impact is placed on pedestrians and bikers who utilize the pedestrian bridge over the railroad tracks and must travel to the north or south of this building. In short, this building seems to be one of several key “visual gateway buildings” into the Northside neighborhood. As such, I’m excited about the positive impact the remodel will have on the immediate surroundings. Please call me with any comments @ 550.1244; I’d be happy to go through the plans or hear any concerns. Thanks!
White Pine Sash Update
More Soil Samples Required
by Bob Oaks, NMCDC Executive Director

Last spring, at Mayor John Engen’s suggestion, Missoula City Council sent a rezoning request of the Scott Street LLP back to the Plat Annexation and Zoning Committee for further consideration. As reported in the last NMCDC newsletter, the Scott Street group had requested the City rezone some 20 acres of its property at the old White Pine Sash site to preclude the possibility of residential development there in the future.

The site is a State of Montana Superfund Cleanup Facility under the supervision of the Montana Department of Environmental Quality (MDEQ). The primary chemicals of concern at the site are pentachlorophenol and dioxin. Both are associated with wood preservatives formerly used at the facility. See “White Pine Sash” at www.nmcdc.org for more detailed information. How the site is zoned will, ultimately, affect the degree of cleanup that MDEQ requires. The Office of Planning and Grants administrative staff, the City-County Planning Board, the North and Westside Federated Neighborhood Council, the Community Forum and the NMCDC, all opposed the rezoning request when first submitted.

In June, Mr. Engen and some of his administrative staff hosted a meeting of the current property owners’ representatives, Huttig Building Product’s (the former owner and primary responsible cleanup party) representative, some senior MDEQ staff from Helena and the two City Council Ward II representatives. At that meeting, the Mayor urged the site’s principals to voluntarily conduct the additional soil testing that would be prerequisite to residential cleanup – if only to help quantify what cleanup cost differences there might be in the residential versus commercial standards for soil removal.

Subsequent to that meeting, in July, MDEQ sent out an enforcement letter requiring Huttig to conduct soil sampling “…at a density appropriate for the residential use scenario.” In a recent response to an inquiry by the NMCDC, Colleen Owen, the MDEQ’s facility case manager for White Pine, said that Huttig’s site engineer had submitted a sampling plan to MDEQ, which the agency was currently reviewing. She anticipated the soil sampling to be completed this fall.

For the time being, at least, the rezoning request remains on hold, its ultimate fate still to be determined.

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WORD, Inc. (Women’s Opportunity & Resource Development, Inc.) is beginning a community-wide needs assessment project, and we are looking for women of all ages and backgrounds to participate in focus groups or interviews which will take place during the months of September and October 2008. Volunteers must live in the Missoula or Bitterroot area of western Montana. Participants will receive a gift certificate for participating. Childcare can be arranged with advance notice. If you or your organization are interested in assisting with this project, or would like more information, please contact: Erin Klahn (406) 543-3550, Ext. 228 eklahn@wordinc.org
On June 14th of this year, members of the Missoula Community Co-op held a celebration of years of collaborative labor. The first of many milestone celebrations, the “grand” opening of the little food co-op on the Westside marked a shift in business in Missoula – so distinct in fact, that there are few others like it in the country. The premise and business model is this many hands make light work, and ultimately, yield extraordinary results.

Following the Community Food Assessment of 2003, multiple groups set out to address the many-faceted issue of food security (local food sustainability) in Missoula County. In that broad coalition of Farm to School, CFAC, and the Food Bank was a somewhat unlikely partner, the North-Missoula Community Development Corporation, an organization whose mission is to improve the livability of its service area, Missoula’s North and Westside neighborhoods. Their part of the challenge was, “how do we make good food, local food, less expensive?” In the three years that followed, the NMCDC absorbed a neighborhood buying club, met with numerous consultants, contracted out business and architectural plans, purchased a giant Westside warehouse, and hatched the embryonic food cooperative. And while these accomplishments are truly formidable the response to the question that the NMCDC and the Missoula Community Co-op set out to answer was fundamentally simple- we, the members of the co-op, will work together to meet our needs.

The Missoula Community Co-op is an organization that exists for the benefit of its members and the community as a whole. Member/owners of the co-op can buy the highest quality local, bulk, and whole foods at the lowest price in exchange for their member commitment. The work contributions of its members (just 3 hours every four weeks), cashiering, or phone calling, systems planning or carpentry, photography or just talking to folks, are strengthening the unique organism that the co-op is. As we grow, we are effectively lowering the cost of good food, and shifting the paradigm to one of widespread mutual support – an unusual business, indeed.

**TOP SEVEN REASONS TO JOIN THE NORTH MISSOULA COMMUNITY CO-OP:**

1. Member/owners of the co-op can buy the highest quality local, bulk, and whole foods at the lowest price in exchange for their member commitment.
2. Member/owners will have thorough access to information about their food regarding country of origin/distribution, environmental impact, and social responsibility.
3. Member/owners are encouraged to actively participate in decisions made by the co-op regarding product selection and de-selection, store operations and governance and the co-op’s community involvement.
4. Member/owners support local farmers and producers, enhancing the local economy and fortifying job security.
5. Member/owners endorse the ethic of “reduce, re-use, recycle.
6. Member/owners are actively breaking corporate control of our food supply by purchasing local and independent brands, and by supporting their co-op.
7. Members/owners actively strengthen community ties, through diversity and cooperation.
Watching the most recent national presidential convention, some might come away wondering what it is, exactly, that community organizers do. Maybe to add to that puzzlement, a vocation as a community organizer can lead people into an awfully broad, potentially confusing, range of activities. Activists and organizers aren’t inherently left or right, politically, but all know that working together is much more effective than working alone. Organizers can be secular or religiously based (see www.interfaithfunders.org on the current political convention flaps). In my line of work, though, the organizers I encounter tend to fall left of center and Molly Moody lives comfortably there.

If it will help anyone understand what a community organizer of her stripe does, I’m happy to hold her up as a shining and definitive example. Molly has been an organizer in Missoula for ten years. For more than five of those, she was the main organizer at the NMCDC. She left our nonprofit this past summer, for a job with the Northwest Federation of Community Organizations, working on bringing people and organizations together to address the critical, timely, national issue of healthcare reform. Molly took on that new job because fighting for living wages and adequate benefits for nursing home employees, kitchen workers and hotel maids is something community organizers feel good about doing!

Returning to the NMCDC, Molly served as a steering committee member for the Missoula County Community Food Assessment and was the founding coordinator of the Missoula Community Market and related food projects that looked for ways to benefit low-income neighbors. So, fighting for better nutrition for low-income families is something that community organizers think important!

The purpose of Molly’s project was to find a way to deal with what was then judged to have been epidemic head lice infestation in several public elementary schools in lower-income neighborhoods. In an unintentional “war on the poor,” the school district’s “no nit” policy was sending some kids home – depriving them not only of educational consistency but also of school-provided free or reduced-cost meals – sometimes their most dependable nutritional resource.

I had worried, at the time, that no one from the pool of potential Americorps candidates would select a project that brought them into close, everyday, physical contact with these stigmatized kids. Remarkably, this work was Molly’s first choice of assignments and she managed to organize volunteers, perform in-home education and create a highly effective “nit-picking” protocol in the two trial schools. It turns out that going to bat for children unable to adequately represent their own best interests is something community organizers want to do!

When that project ended, Molly worked several years as a union organizer with the Hotel and Restaurant Employees/United Health Care Workers Union. She took on that job because fighting for living wages and adequate benefits for nursing home employees, kitchen workers and hotel maids is something community organizers feel good about doing!

After exhaustive research on food co-ops across the nation, Molly found the worker/member model that the Missoula Community Market now employs. She convinced the co-op’s founding board and early membership of the social responsibility embodied in that democratically organized type of structure. She shepherded the organization’s licensing as only the third consumer cooperative in the State of Montana. So, encouraging democratically run organizations to organize volunteers, perform in-home education and create a highly effective “nit-picking” protocol in the two trial schools. It turns out that going to bat for children unable to adequately represent their own best interests is something community organizers want to do!
Lowell School Garden: Volunteers Needed

The Lowell School Flagship Program is collaborating with community partners to build a school vegetable and native plant garden. The garden will be a curriculum tool for teachers and for Flagship Program after-school activities. The garden will be east of the school in Westside Park (where the old turtle pool used to be). Both Missoula Parks and Recreation and the Northside/Westside Neighborhood Councils have approved the plans.

Now we are looking for volunteers to support the project, with donations, planning, fundraising and manual labor. We will break ground in the spring of 2009.

To help out, join our mailing list or to get additional information call Faith Price at 728-2400 ext. 4425 or Lisa Beczkiewicz at 532-9865.

North-Missoula Community Development Corporation Receives $40,000 Grant from the Catholic Campaign for Human Development

The NMCDC recently received the first of two $20,000 payments from the Catholic Campaign for Human Development (CCHD). The $40,000 grant through the US Council of Catholic Bishops will help fund the activities of the NMCDC’s Land Stewardship Program (a community land trust).

The community land trust sets aside property, in perpetuity, for vital community needs. The land trust has built 47 homes in the North and Westside neighborhoods and is developing the Burns Street Square commercial building. As it works on the community center building and sells the new homes at Burns Street Commons, the NMCDC will be looking for land to develop, or houses to rehabilitate, for its ongoing home ownership efforts.

This current grant follows up prior CCHD funding that helped found the Missoula Community Market. Contributions from CCHD are especially treasured because the funds are collected from pews in churches all over the United States. These charitable donations of Catholic parishioners promote some of the best economic justice work taking place in our country today. The NMCDC is extremely honored to have been selected to be among this year’s grant recipients.

Missoula currently has 18 neighborhood councils. This newsletter goes out to residents of the Northside, Westside and some from the Heart of Missoula neighborhood councils. Explore the main Neighborhood Council website at: www.missoula-neighborhoods.org

There, you will be able to: see a map with the council boundaries; learn more about what the organizations do; find out who your neighborhood representatives are; and, know when the councils meet.

LaNette Diaz is City Hall’s Neighborhood Liaison. She can be reached at 552-6081.

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Gathering Plans
By Andy Smetanka

It’s time to start thinking about the Moon-Randolph Fall Gathering, our annual get-together to celebrate the winding down of the year with friends, libations, music and potluck dinners on the Moon-Randolph Homestead. At last year’s Gathering, Joanna and I had just found out we’d been selected to succeed Caitlin and Russ as caretakers, so for us the party kind of felt like a great big housewarming even as we all got ready to say goodbye and wish them good luck with their new adventures.

We were introduced to lots of people with special connections to the homestead—builders, ranchers, shepherds, artists—whom we would soon get to know better as the year progressed and we called on their expertise to guide us. Now we’re asking them and you to please join us again. Help celebrate the eighth successful homestead year – our first as hosts. If anyone wants to volunteer their time and effort at the event in lieu of our suggested donation, please call me at 241-2946 or e-mail at smetanka2@netzero.net

We heartily encourage attendees at this year’s gathering to bring a homemade dessert, salad or hot dish. Naturally no one will be barred at the gate for not bringing a homemade dish, but if at all possible bring something, even chips or fruit juice for the kids.

Be sure to mark your dish(es) and serving utensils with tape and Sharpie, and please list ingredients on a small card or sticky note for the benefit of those with dietary restrictions and orthodoxies. We’ll also have hamburgers (actually, North Hills’ lamb burgers) cooking on the charcoal grill. To round out the event, there will also be a couple of kegs of local brew. Bring a guitar, fiddle, banjo or diggereedoo if you want to stay till after dark, sit around the fire, and howl at the moon.

To walk to the Moon Homestead and Randolph Farm, you can take the Duncan Drive Trailhead (on Waterworks Hill) and follow the trail past the old peace sign site up to the high point of Randolph Hill. At the very top of the hill, follow the road as it heads to the right. It will soon offer the opportunity to circle down to the Homestead (you’ll see the orchard and barn down to your left).

If you’re more ambitious you can take the steeper route up from Orange Street (north of the Interstate 90 west on-ramp). Then, as above, go to the high point of Randolph Hill and follow the road north. If you bike or drive, take a right off of Coalmine Road (the road to the BFI Landfill) onto Spurlock Road as soon as it goes under the Interstate Highway. The first right off of Spurlock Road goes back to the Homestead. If you’re driving, please park before the right turn before the cattle guard and walk in the last quarter of a mile. We will be providing shuttle service from 4 PM on to those who need a lift.

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2008 Moon-Randolph Homestead Fall Gathering
Saturday, October 4
Apple picking and cider-pressing at 2 PM
Dinner at 5 PM
Music and campfire afterwards
Suggested donation: $5 children 12 and under - $10 adults
Beer tickets at the front entrance
Poverello Drop In Center Update
by Brooks Priest (Northside Neighborhood Council Leadership Team member)

This summer we saw testament to the powers of neighborhood organizing. In late June, the Poverello Center announced its intent to open a new drop-in center on Toole Avenue, adjacent to the Northside Pedestrian Bridge. The news spurred shock and discontent from area residents. While neighbors continue to express support of our homeless population, the Poverello, and its long-standing services in our community, many concerns surfaced. Two took front stage -- the specific location, already strained by existing issues and immediately adjacent to the highest pedestrian traffic in the hood; and, the Poverello’s lack of outreach to and involvement from neighborhood residents.

Following the news, Mayor Engen immediately called a public meeting. Impressively attended, the meeting was filled with emotion and controversy. As a result of unresolved issues raised at that meeting, the Northside/Westside Neighborhood Council Leadership Team took the initiative to form a Working Group with members from the Poverello staff. The Working Group, open to all, was joined by residents of the Heart of Missoula neighborhood, the 3:16 Mission, City Council representatives, and representatives from downtown businesses. At our first meeting in early July, the group identified its goals, most notably to pursue an alternate location for the drop-in center, to discuss safety issues related to the area adjacent to the pedestrian bridge, to establish broader community involvement (i.e., from the City, the Police Dept, and the Montana Rail Link), and to get the Poverello’s long-term expansion incorporated into the Downtown Master Plan.

As the issue of location took the forefront, the group agreed that a broader coalition of community stakeholders ought to be involved and accountable. Steered by residents, a Stakeholder Outreach Group was formed. Stakeholders were identified and asked to be involved in a long-term discussion with the Poverello. We appreciate that the Poverello has a tough task in front of them. We hope they find this new coalition a useful resource.

Our second meeting, later in July, followed countless discussions via email, phone calls, and through the media. The group was met unexpectedly by Mayor Engen and the press. As a result of community unrest, Engen and the City offered to help the Poverello find a more suitable location. The Poverello dismissed any consideration of opening doors at the Toole Ave location. This was fantastic news, and a testament to the power of community response and organizing.

Thanks to everyone involved in this neighborhood-steered effort! Once again, we set a precedent for including our neighborhood voice, reinforcing our community-driven culture.

The Working Group has continued to meet. Throughout the process, many other long-standing issues resurfaced and needs for on-going involvement were raised. And we are sure to morph and transform as other similar issues come down the line in our hoods.

If you’re interested in more detail, all meeting minutes and a letter sent to Mayor Engen summarizing our response can be accessed on our neighborhood website at www.missoula-neighborhoods.org.

Thank You 2008 Missoula Outdoor Cinema Sponsors!

Kent Brothers       Beautiful Weddings  Scooterville       Betty’s Divine
The Shirt Shop            GoFetch!           Orange Street Food Farm
MFCU Kettle House     Selvedge Studio     Carousel for Missoula
Home Resource          Portico             Selvedge Studio
Missoula Children’s Theatre    Cedar Mountain Software
Missoula Osprey Baseball
Hello again Northside-Westside neighborhood. Thanks for your interest in an update on City Council’s work.

Two efforts I wrote about last time continue. The Urban Fringe Development Area (UFDA) analysis has developed from data collection and listening sessions to policy recommendation. In essence, the proposed growth policy amendment aims to encourage building where infrastructure like sewer, water and public safety services exists and natural resources will be least impacted. That’s a rough take anyway. For all the details, please visit: www.co.missoula.mt.us/opgweb/UrbanInitiative/index.htm#UFDA

The rewrite of Missoula’s zoning ordinance also continues, with draft language for several sections of the ordinance having been distributed already. Refining these drafts will take months, on a schedule to adopt the revised ordinance in the second half of next year. Succeeding with the revision is crucial to Missoula’s future because what we build goes a long way to making us who we are—and these basic land-use regulations give us a say about what we want built. To learn the latest information, visit zoningmissoula.com. If you’re new to the project, start with the Concepts & Directions Report to get oriented: tinyurl.com/5fkybt.

There are many new news items as well. For instance, Community Forum (the collection of Neighborhood Councils) and the Bicycle-Pedestrian Board have each recently passed versions of a Complete Streets resolution and aim to encourage City Council’s adoption of the policy as well. Complete Streets accommodate all modes of traffic with infrastructure like curbs, sidewalks and bike lanes that complements and completes roads that cars also use. Missoula currently has a policy of building complete streets when we do them—South 39th Street is an example of one done well—but there are many areas of town that lack sidewalks, bike facilities, curb cuts or otherwise fail to accommodate everyone who needs to use the streets. Retrofitting Missoula’s streets to complete them will take years and considerable investment. In the coming months, City Council’s Public Works Committee will consider how to get started. Contact me at jwiener@ci.missoula.mt.us to learn more about this issue or any other one for that matter.

One last note: Remember to vote the whole ballot in November. All the excitement at the top of the ticket is terrific but don’t let it distract you from having a say in all the local and state races that have so much to do with our day-to-day lives.

Thanks for reading. Be in touch.

-- Jason Wiener

Warehouse space for Lease

1500 Burns Street (Corner of Burns and Cooley in the Westside neighborhood)
6,000 sq ft of dock height unheated storage
3,000 sq ft of grade level unheated storage
600 sq ft of heated office

$4 per sq ft
The period from now until December, 2009 is perhaps the most important 16 months humanity has ever faced.

The Kyoto Protocol is the current operating plan for addressing global warming. It expires in 2012 and has long been considered only a first small step in tackling this enormous environmental challenge. And in order for a successor treaty to come into force on time, a global emissions reduction deal will need to be agreed upon by the world community no later than Dec. 31, 2009.

Missoulians can participate in this critical global imperative through a campaign underway and led by GlobalWarmingSolution.org, a Missoula-based national network focused on federal global warming policy.

**Our Plan: Rosie Revisited**

GlobalWarmingSolution.org advocates that global carbon dioxide (the main greenhouse gas) emissions be reduced 80% below 1990 levels by 2025. Our report, Rosie Revisited: A U.S.-Led Solution to Global Warming, released in July, 2007, demonstrates how this could be done. It is the most aggressive emissions reduction proposal of any national environmental group.

Read the report at www.GlobalWarmingSolution.org. A high-quality DVD is also available for $10 at our office in the Jeannette Rankin Peace Center.

Earlier this year we kicked off a campaign to pressure the Montana federal delegation to work to introduce legislation that would reduce U.S. and global carbon dioxide emissions 80% below 1990 levels by 2025.

Groups of GlobalWarmingSolution.org members and other concerned citizens met with the Missoula staffs of Sen. Baucus, Sen. Tester, and Rep. Rehberg. We presented them with a copy of Rosie Revisited and a petition calling for them to work to enact measures that would reduce emissions 80% by 2025.

We have a lot of work to do if we are to secure a livable planet for our children. We hope you’ll join us in this ultimate-stakes battle.

**Here is the Fall, 2008 GlobalWarmingSolution.org Meeting Schedule.** All meetings held on Thursdays, 7 pm, at the Jeannette Rankin Peace Center, 519 S. Higgins Ave.,
- Sept. 18
- Oct. 9 & 23
- Nov. 6 & 20
- Dec. 4
- T: 542-8089,
  info@globalwarmingsolution.org.
ZOOTOWN: CHECK US OUT!
BY Hanna Hannan, Founder and Executive Director

The folks at Zootown Arts Community Center (ZACC) are proud to be in the neighborhood and would like to introduce themselves: Please drop by and see us at 235 North First Street W! ZACC is on the south side of North First, between Woody and Ryman Streets, in the heart of the Northside Railroad Historic District. As a community center, ZACC offers: a paint your own pottery studio; 1200 square feet of gallery space; 8 independent artist studio rentals; classroom/event rental space; a local artist shop selling local arts retail items; a community print shop with book and zine making opportunities; and, individual artistic instruction and tutoring. We have classes listed on our website and blog at: www.zootownarts.com or www.zootownarts.blogspot.com.

We are especially proud of our After School Art Experience Program that runs five days a week and the Kids’ Night/Parents’ Night Out on Fridays from 5-8pm.

Current artists residing and working at the center are: Molly Murphy, Debby Florence of Slumgullion Press, Chris Johnson of Zoo City Custom Apparel, Carol Lynn Lapotka of Recreate designs, Jamie Halvorson of POR Art, Aaron Fields of Mindbox, Nicole Nolan, Ingrid Malesich, Janine Jackson, poet and writer Timothy Cook, painter Hanna Hannan and writer Lisa Hester. We can be reached at 549-7555.

We have many ideas and projects for the Northside that we would like to run by you – projects we would love to execute with your help and input! We would like to use Missoula public art funds coupled with our own ZACC funds to create community collaborative art projects for the Pedestrian Bridge, Poverello Center, and North 1st Street. What a dream and an opportunity -- to be a part of a Northside renaissance!

ZACC provides fine arts classes, workshops, and events for all ages. Art is an important vehicle and positive outlet for developing youth, a strong foundation builder of cross-generational communities, and an exciting way to celebrate and enhance local culture. As an educational center concentrating on excellence in the arts, ZACC builds bonds between generations and nurtures community by encouraging the interconnections among varied forms of artistic expression. Our vision is to provide a space in which local artists and artisans can collaborate, teach, create, play, and learn skills together receiving nourishment from the bonds and connections made with one another. As a result, the center will provide an alternative networking platform for artists, families, educators, and young arts organizations, in a variety of disciplines, in order to enrich the opportunities available to the growing city of Missoula.

We look forward to meeting you and your families as we settle into our new home.

Do you know someone who could use some help paying bills each month?

Learn about the Food Stamp Program, a nutrition program meant to provide extra help for those in need. Learn more at www.dphhs.mt.gov, call the Missoula County office of Public Assistance at 329-1200 or call the Montana Food Bank Network at 1-800-809-4752.
Northside Park

My name is Kate Ybarra and I live on the Northside with my husband and daughter. We use the Northside Park frequently and I am interested in seeing if the turtles could be fixed and if more playground equipment could be purchased. The Northside Park is such a charming park that I would not want to see big changes, but I feel it would be more fun for neighborhood kids to have more to play on. This summer, two meetings took place with the Parks and Recs Department to discuss the park. Subsequently, LaNette Diaz from the Office of Neighborhoods developed a survey to see what neighbors value about the Northside Park and what improvements if any they would like to see. Currently, there are no plans to make improvements to the park, but the survey is a starting point in which to frame future discussions. If you would like to complete a survey or would like to be a part of the discussion please contact me at 728 3892 or via email at kjerrim@missoula.com.

Missoula’s New Senior Van

Missoula’s Mountain Line is striving to meet older adult’s transportation needs with a brand new service. The Senior Van offers Missoula area seniors an alternative to driving. The service is designed for persons over the age of 60 and for those with disabilities who find it difficult to ride the fixed route bus, but do not qualify for the ADA Paratransit Service (which requires a medical verification). The Senior Van operates Monday through Friday from 8:30 AM to 4:30 PM. The van is fully accessible with a lift that can be used for wheel chairs, scooters and walkers, so there is no need to use the steps. The van picks you up and drops you off directly in front of your destination. Advanced reservation and a brief registration form are required. The cost is $1.50 each way per ride, and for 50 cents more, you can request special assistance such as door to door (as opposed to curb to curb) service, or assistance with packages. Please call Mountain Line Paratransit at 721-2848 for more information.

The NMCDC extends it thanks to the people and organizations that worked hard to make Burns Street Commons a reality.

State of Montana
City of Missoula
Missoula County
Montana Board of Housing
Missoula Office of Planning and Grants
Zip Beverage
Federal Home Loan Bank of Seattle
James Hoffmann and Associates
Sample Foundation
Catholic Campaign for Human Development
First Security Bank
First Interstate Bank
Missoula Federal Credit Union
Missoula Community Bank
U.S. Bankcorp Foundation
Wells Fargo Foundation
Portico Real Estate
Thanksgiving Foundation
NeighborWorks Great Falls
Allied Waste
and founding cooperative ventures is something community organizers do!

In an educational vein, Molly is regularly called on to speak to social work classes at the University of Montana. For several years, Molly worked as our liaison with the Catholic Campaign for Human Development, in establishing the food co-op and the nutritional programs that will work out of Burns Street Square. In 2005, based in great part on Molly’s efforts, the NMCDC was awarded an inaugural “Great Strides Award” from the Northwest Area Foundation for innovative approaches to mitigate poverty. These efforts ultimately paved the way for the NMCDC’s purchase of the land and commercial building that comprises Burns Street Square. So, then too, education, fundraising and organizational promotion in the nonprofit sector is something community organizers do!

Just this year, a congressional committee recommended the NMCDC for a $1,000,000 appropriation to remodel the old commercial building at Burns Street Square. This will help the low-income neighborhood create the community center services it has envisioned and endorsed for more than ten years. This wouldn’t have happened without Molly’s outreach and painstaking network building in Missoula, the State of Montana and in Washington, D.C. As it turns out, representing common people in low-income neighborhoods and competing with well-heeled corporate lobbyists in order to get front row political attention in our nation’s capitol is something community organizers can do!

Outside the NMCDC, Molly has volunteered her time and energy to advocate for more public participation in decisions of the local elementary school district. As a result of Molly’s involvement, in one precedent setting decision, a Montana District Court ruled that the school board had to change its policies to be more open to citizen participation. So I guess demanding accountability from government is something community organizers do, too!

Tellingly, whenever progressive candidates run for office in Missoula, Molly is one of the first people they call because of her experience in organizing political campaigns. On her own time, outside her work at the NMCDC, she has been a campaign worker and volunteer campaign-manager for a number of local political candidates interested in social justice issues. Just last year, at the age of thirty-one, Molly was appointed Secretary of the Executive Committee of the Montana State Democratic Party and joined former Missoula Mayor and State Representative, Dan Kemmis, and former Montana Congressman, Pat Williams, on that body’s slate of officers. Volunteering their time and working, without pay, for their political ideals is, apparently, something community organizers are willing to do!

The Missoula Housing Authority donates office space to the NMCDC and we are located next door to one of its satellite complexes of subsidized rental housing. Molly is the only person who has ever worked at the NMCDC office who knew the names of all the resident family members and learned the life stories of most. On her own time, two summers ago, she advocated, voluntarily and successfully, with the State Labor Relation’s Board on behalf of a young mom who had been cheated out of several weeks of housekeeper wages by the motel for which she had worked. So, getting to know neighbors, taking their problems on as your concern, and helping them find resolution is something community organizers do!

Neighborhood children who frequently drop by our office have, for years, referred to the building as “Molly’s house.” Now, they miss her and so do we. One of the attractions Molly might hold for kids is her small size and youthful good looks. Once, one little girl, new to the neighborhood, came into the office several days in a row and quietly hung around just watching Molly. Finally, showing up on a third consecutive day, after a customary period of silent observation, she blurted to Molly a question she had been holding in, “Are you a kid?”

Molly worries about that kind of reaction from people -- as somehow diminishing her maturity, her gravitas. She needn’t be concerned. Many people are passionate about social justice, but Molly is one of the rare people who can actually do the hard and pragmatic work of community building, turning ideas into solutions and, in the process, winning the love and admiration of the people she engages. Molly proves, no matter what they look like, that’s what good community organizers do best!
For 34 years, the Poverello Center has served as Western Montana’s largest emergency homeless shelter and soup kitchen. This grassroots organization was founded by community members and neighborhood leaders in response to the growing visible needs of their fellow Missoulians.

The Poverello Center (“the Pov”) operates 24 hours a day, 365 days a year. With the generosity of 19,000 volunteer shifts, a staff of forty and a Board of Directors, as well as thousands and thousands of individual donors and businesses, the Pov is able to tirelessly advocate the unwavering belief that all people in our community deserve the dignity of a nutritious meal, a clean place to use the bathroom, and comforting shelter from the cold.

At the Pov, we unconditionally serve all who ask, including an increasing number of families with kids, homeless veterans, the elderly, LGBT, mentally and physically disabled and those suffering from debilitating addictions. The Pov provides more than a meal and a cot. Services include social workers, licensed addiction counselors, on-site Partnership Health clinic, soup kitchen, food pantry, massive clothing room, sack lunches, and our “breaking barriers” program, which provides such life skills as resume building, education, access to mainstream benefits and housing. The Pov provides help, opportunity and hope.

The Pov’s recent search for a location to expand our day services provided many of us who were involved with the process with a fulfilling experience, working together, as an engaged and involved community. The open-minded and progressive residents of our downtown, Northside and Westside neighborhoods, committed to working together with the Poverello Center and other stakeholders, and we have committed to finding a location in the urban core that will work for everyone. The collaborations and conversations are a reminder of what makes civic engagement empowering and necessary… and they serve as a welcome symbol of the strength of this community when all voices are heard. The process works, and all our citizens are contributing and listening.

As we continue to work together, let us not forget that the numbers and the needs of Missoula’s most impoverished continue to outgrow our capacity to serve all who ask. The needs are urgent. For example, from January to July 2007 compared with January to July 2008, there have been undeniable, marked increases in the Pov’s services to this community’s poorest neighbors.

- In six months, the number of meals served in our soup kitchen rose from 56,930 in 2007 to 65,863 in 2008 (nearly a 15% increase). These numbers reflect the amount of unduplicated plates served during breakfast, lunch, and dinner, and the number of sack lunches taken by individuals who couldn’t stay with us to enjoy a hot meal or are members of our working poor.

In our emergency shelter beds, we have seen a nearly 18% increase in the nights of shelter provided. In female residents alone, this number rose by 50%. In August we broke an all-time record, providing 1,796 nights of shelter in one month.

And in our food pantry, we have seen a 30% increase in the number of visits (10,777 in 2008 compared with 8,322 in 2007).

These staggering increases are coupled with the current and ongoing spikes in energy and food costs felt nationwide. Certain food staples such as rice and flour have more than doubled in price. In addition, it now costs $119.00 each week to fuel our grocery rescue van, which alone provides approximately 85% of the donated foods served and distributed through our humble shelter, now serving as a regional public resource.

On behalf of the people we serve every day at the Pov, please accept our many thanks to the Northside and Westside neighbors for their kindness and patience with these growing pains. Please remember “the least among us” (Matthew 25:40); and please remember the Poverello Center. The Pov, as always, belongs to each of us and represents the faces of ALL of Missoula’s neighbors.
Green Means
by Leslie Gallant

After a tiring walk back from the Homecoming parade, my two children and I ducked in to the new Green Light department store to take a load off before hopping on our bikes to ride the rest of the way over the walk bridge to the Northside. I was pleasantly surprised to find a shop full of practical “green” merchandise at reasonable prices. Alice and Edgar immediately homed in on the wrought iron bathtub/couch and I figured I had about five minutes before the kids got impatient. During my swift walk-through, I found at least five things I have been hunting for, on line or elsewhere: Stainless steel water bottles ($18); glass bottles for oils and vinegars (less than $5); non-Teflon cookware; bamboo cooking utensils ($2.50); and a very special rotating compost bin. The store is big and open enough to have different departments and yet cozy and comfortable enough to pleasantly walk through.

Before I knew it, my time was up because, sure enough, shoes were off and Alice and Edgar were practicing gymnastics in the quiet alcove of home décor. So, I made my purchase, grabbed a business card, and we were on our way. I would have to return when my method of transportation wasn’t so green. Later, on the phone, Sabrina Smith informed me that cotton farms use 20-25 percent of the worlds’ pesticides. Hemp is a good, renewable, alternative. She thinks being a conscientious consumer is a serious responsibility and spent two years in Portland researching products before returning to Missoula to open this shop that she and her business partner had talked about for years.

They also carry shoes made from recycled materials, jewelry, clothes, and various home décor items. Sabrina can woo you with words like sustainable, green, and organic, but when it comes down to it, the store carries practical and functional goods that promote healthy living. The best part: It’s just over the walk bridge.

Smith’s business partner is Steve Luedecke and their mission is to expand healthy living options for Missoulians. The Green Light took shape in the old pawnshop at 128 W. Alder St. in early August and Sabrina and Steve celebrated their grand opening September 20th. Store hours are M-F 10-6, Sat. 9-6, and Sun. 12-4.

Support your Neighborhood

Yes!
I want to help support the many great programs 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:__________________________