

North Missoula Community Development Corporation

2022 annual appeal

This year has been one of significant growth for the NMCDC, and we're excited to share where we're headed. Read on to learn about what we've been up to in 2022 and *consider the NMCDC in your end-of-year giving!*



DIRECTOR'S STATEMENT

Neighbors,

The NMCDC grew from the early 1990s Northside Neighbor Association (NNA), a group originally formed to work on the need for better bike and pedestrian access to Downtown and the Westside. After joining together on that issue, the NNA began the push for the creation of a democratically crafted neighborhood plan that could bring more stability to a neighborhood with low homeownership and high resident transiency - "the wrong side of the tracks." "Don't move; improve" became a catch phrase for neighbors who were planning to stay.

In 1996, with the help of St. Patrick Hospital, **I founded the NMCDC as a neighborhood nonprofit alongside the following inaugural board members:** Janet Bush (Northside neighbor); Perry Gleisman (Northside neighbor); Marga Lincoln (Westside neighbor); Ed Mayer (Missoula Housing Authority); Jim McGrath (Westside neighbor); Nancy Wilson (Westside neighbor); Chris Siegler (St. Pat's); Fred Simpson (Montana Rail Link); Judy Smith (WORD); and Linda Tracy (Northside neighbor).

The following four years of participatory democracy brought us the Northside-Westside Neighborhood Plan, an aspirational document that encouraged multiple improvements including several **non-motorized trail developments, Broadway safety improvements, open space trail connections, the Burns St. Food Hub, and preservation of the Moon-Randolph Homestead.**

In 2000, the Neighborhood Plan warranted the NMCDC's formation of **Montana's first Community Land Trust** for entry-level, permanently affordable homeownership - now 54 homes in four neighborhood projects and poised to more than double in number of homes in the next two years. To learn of our neighborhoods' most compelling wishes, we're also now engaged with the City's planning department administration on the first comprehensive neighborhood survey since 2014, which will help guide the NMCDC's neighborhood advocacy and organizing work in the coming years.

Board of Directors

Maggie Brown

CLT homeowner

KD Dickinson

Portico Real Estate

Aubrey Godbey

City of Missoula

Paul Herendeen

Clearwater Credit

Union; Board

President

Bob Jaffe

Cedar Mountain

Software; Board

Treasurer

Jessy Lee

MPA; Past Executive

Director, North Valley

Food Bank

Mike McCarthy

CLT homeowner

Cortney Perreten

Topo Real Estate;

Board Secretary

Pam Walzer

CLT homeowner;

Board Vice President

Bailey Zook

Ceramicist; Northside neighbor

NMCDC Staff

Bob Oaks

Founder & current
Executive Director

Brittany Palmer

Land Stewardship
Program Manager &
incoming Executive
Director

Chet Phillips

Community
Organizer

For the last 27 years, it's been my privilege and honor to hold title to the NMCDC's Executive Director position. The true leadership, though, has always been with neighbors, including those who have dedicated their time to working for our community-led nonprofit. Among them is **Brittany Palmer who will be taking on the Executive Director position in January of 2023.**

As many of you know, Brittany has been employed by the NMCDC for two years and is doing exemplary work - with our community land trust, our community organizing, and essential government relations. I'll turn 75 this December and feel it's time to step back a bit.

The NMCDC Board has kindly offered me a half-time equivalent consulting position, so I'll be keeping abreast of the NMCDC's growth, which I believe Brittany is exceptionally qualified and motivated to shepherd to an expanded service area and greater level of productivity.

This time of need could not be more critical, as Missoula has gained an unfortunate national notoriety as one of the most unaffordable places in the United States for workforce housing security. At the same time, and with Brittany's advocacy, local elected officials and municipal administrative staff have come to a greater appreciation of the benefits of investing in permanently affordable housing as a human right. To that end, Brittany has shown herself adept at bringing forward and engaging the chorus of community voices demanding action.

Please welcome Brittany with the same support you've shown me over the years and please take this year-end opportunity to contribute your generous support to our growing organization.

BOB OAKS

Executive Director



MANY THANKS TO OUR COMMUNITY OF NEIGHBORS, CLT HOMEOWNERS, & SUPPORTERS FOR ANOTHER IMPACTFUL YEAR. READ ON FOR HIGHLIGHTS!

HOUSING UPDATE

This year has been one of significant growth for the NMCDC's housing work in our community. We **expanded our service area for our housing work to be City-wide and are on the cusp of bringing 20 permanently affordable and income restricted homes into our stewardship program.** In addition to the tried-and-true community land trust model, we have begun **utilizing new tools and partnerships** to ensure that everyday people can continue to live in Missoula. We have, alongside Neighborworks MT, developed **Montana's first cooperative/CLT hybrid housing model**; worked with the City of Missoula and a Developer to ensure **stewardship of deed restrictions** on new income-restricted housing units; and are beginning a **partnership with our local Habitat for Humanity** affiliate to develop more community land trust homes for the Missoula community.



After two years of managing the Land Stewardship Program, I am looking forward to stepping into a new role as Executive Director of the NMCDC to bring the organization into this new phase alongside an excellent team of Board members and staff who recognize that collaborative and innovative strategies are required to solve Missoula's housing crisis.

Bob Oaks has been very generous with his time over the past two years in supporting my learning and growth and, more recently, in assisting in this leadership transition, and I am confident that we are positioned well to continue to build on the NMCDC's successes into the future.

Brittany Palmer

Land Stewardship Program Manager & incoming Executive Director

2022 Housing Highlights

1 Wolf Ave Cooperative CLT

As a result of our organizing work and partnership with Neighborworks MT, eight households will soon become member-owners of the Wolf Avenue Collective! We received a grant from the Affordable Housing Trust Fund for \$340,000, which will support our work developing Montana's first cooperative/CLT hybrid model and our purchase of the land!

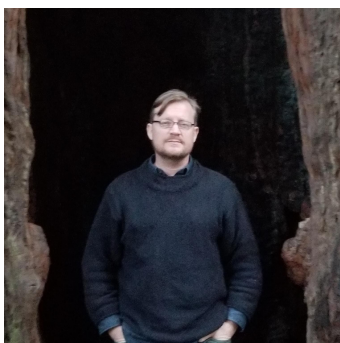
2 Rowe Condominiums

Thanks to Council leadership, eight homes on the Hip Strip will be reserved for households earning under 120% of the area median income through a deed restriction program. The NMCDC will steward these homes in perpetuity to ensure that they are used as primary residences and that the affordability is passed on to the next income-qualified buyers.

3 1918 Burlington

Due to the generosity of Marilyn Marler and David Schmetterling, alongside a grant from the City of Missoula, the NMCDC will soon purchase a home on three lots in the Franklin to the Fort neighborhood. Through this purchase, the current renter will gain permanent housing stability and we will add three townhomes to the large lots through a partnership with Habitat for Humanity of Missoula.

In 2023 we will continue our partnership with the City of Missoula and Ravara Development to bring more community land trust homes to the Northside, while supporting Northsiders in getting vital infrastructure needs met to accommodate our new neighbors!



ORGANIZE WITH US!

In August we welcomed Chet Phillips to the NMCDC as our new Community Organizer! Chet and his partner, Jen, have 3 children: Sonora, River, and Orwell, who now attend Lowell school. In addition to his family, Chet brings with him too many books and a strong background in broad-based community organizing and collaborative program development. Chet has dedicated his life to the idea that creating and holding space for community members to actively engage with all levels of government is essential to a functioning democracy. Want to organize with us? Get in touch: chet@nmcddc.org

Help us make an impact in 2023!

SUPPORT OUR WORK ON AFFORDABLE HOUSING AND COMMUNITY ORGANIZING WITH AN END OF YEAR DONATION!

LOOKING INTO 2023:

"An individual can resist injustice, but it takes a community to do justice," wrote Jim Corbett, a co-founder of the American Sanctuary Movement. The NMCDC remains determined to act with our communities to do housing justice work in Missoula. In October we **brought over 120 Northside and Westside neighbors together** to discuss prominent issues of concern. We launched our new neighborhood survey to help neighbors weigh in further on their priorities for community development, and we'll be out in the neighborhoods having more conversations around the survey and its results.

The NMCDC will also work closely and organize vigorously in the coming years, in partnership with Common Good Missoula and the City of Missoula CPDI Office, to **ensure robust and inclusive community input into the City's upcoming growth policy and zoning code reform efforts**, because we believe that decent housing is not a privilege but a fundamental right for all.



Join us this summer for the 20th season of Missoula Outdoor Cinema!

Missoula Outdoor Cinema (MOC) is a donation-based, summertime outdoor film event in the Northside neighborhood and is open to all. Donations from moviegoers and sponsors support the purchase of movie rights for the event and support NMCDC's work in the community.



Ways to give:

- Mail a check in the amount of \$5, \$50, or \$500 to support our programs using the included remittance envelope.
- Give online by visiting the "donate" tab on our website.
- Help us grow our CLT program by selling or donating property to the NMCDC!
- Call us to learn how to make a tax-deductible donation of stocks!

On behalf of the NMCDC Board of Directors, our staff, and our community of everyday neighbors and CLT homeowners who directly benefit from your generosity, **THANK YOU!**

Are you a neighbor living on the Northside or Westside? Visit our website or use the QR code below to fill out a neighborhood survey. Respondents will be entered to win a \$500 or \$1000 cash prize! Survey responses are due by December 31st, 2022.

