

NORTH MISSOULA

**COMMUNITY
DEVELOPMENT
CORPORATION**

ANNUAL LETTER

2023

WWW.NMCDC.ORG | 1500 BURNS ST | 4068290873

MISSION

We develop permanently affordable homeownership opportunities, advocate to meet community needs, and support neighbors in building the community they want to live in.

Director's Report

Dear Friends & Neighbors,

Thank you for making 2023 a fantastic year for the NMCDC! This year marked my first as Executive Director, and our 27th working in service of a more equitable Missoula.

This year we are feeling especially proud of having developed a brand new-to-Montana solution to Missoula's housing crisis: the limited-equity housing cooperative model. Over the course of the year, and in close partnership with NeighborWorks MT, our small but mighty team of Board members, staff, and supporters brought this model to fruition, removing 22 more homes from the speculative market and bringing them into trust, held by the NMCDC on behalf of the community. In the coming year, we anticipate continued growth of the amount of permanently affordable homes in Missoula and will continue to partner and collaborate to develop homes for purchase that everyday Missoula residents can afford.

At the end of this year, the NMCDC also embarked on a robust, facilitated strategic planning process that resulted in an officially expanded service area to include all of Missoula! In the coming years, we will continue to develop affordable homeownership opportunities in all of Missoula's neighborhoods. In addition, we will focus our community engagement work on organizing residents of Missoula's low-wealth neighborhoods and advocating for policy that supports equity among all neighborhoods in Missoula.

Please join us this holiday season in working for a more socially and economically just community with a gift to the North Missoula CDC! Our vital work is made possible because of generous supporters like you. Thank you for being a part of our NMCDC community!

Brittany Palmer
Executive Director



Executive Director
Brittany Palmer

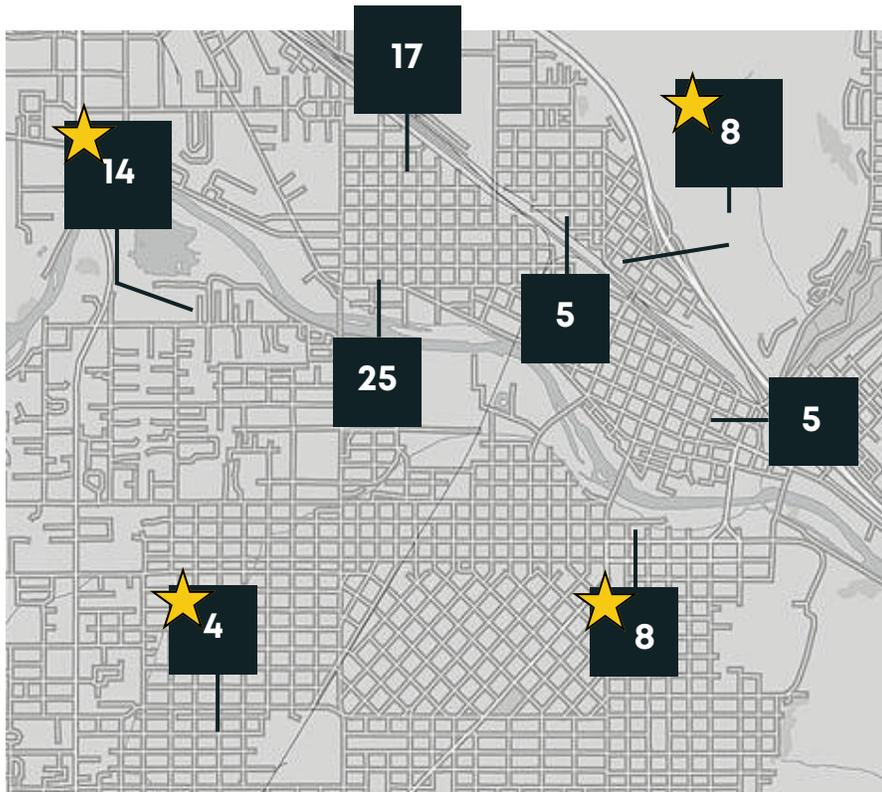


Stewardship
Coordinator
Hannah Kosel



Board of Directors
Bailey Zook, Pam Walzer, Jessy Lee, Cortney Perreten,
Jon Clarenbach, Paul Herendeen, Maggie Brown
(Our newest board members are Ashley Clark and Bergan Strand!)

Homes in our Land Stewardship Program



Northside

- Whittier Court
- Wolf Avenue Collective

Westside

- Burns St Commons
- Clark Fork Commons

Downtown

- Lee Gordon Place

Riverfront

- Rowe Condos

River Road

- River Rocks Cooperative

Franklin to the Fort

- Mariposa Commons

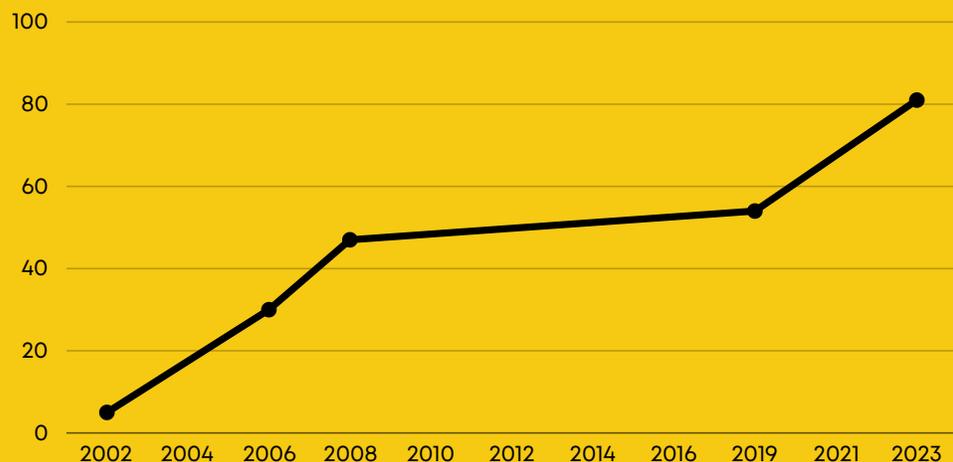
Number of Homes ★ Added to Program in 2023

Service Area Expansion



Our Community Land Trust started with five homes in the Northside. We now steward over 80 homes across Missoula!

We look forward to continuing to bring affordable homeownership opportunities to our community through partnering to develop community land trust homes, preserving existing rentals using the limited-equity housing cooperative model, and by stewarding deed-restricted homes through local government partnership.





A new model for Montana: limited-equity housing cooperatives!

This year, we celebrate converting 22 rentals into two permanently affordable housing cooperatives! Developed in close partnership with NeighborWorks Montana, these projects mark the first and second housing cooperatives established on land held in trust. Preserving affordable rentals and converting them to resident ownership contributes to community stability and improves both the quality of existing buildings and the quality of life for our neighbors!

Homeowner Highlight

Cassandra Rabe lives in a home she believes will be affordable in Missoula for 100 years. Or longer. “This is going to be a low-income safe haven really as long as the building stands,” Rabe said. She lives in a neighborhood she loves, one by the train tracks with an industrial feel, a Asian restaurant in a strip mall, and community gardens. It’s a stone’s throw away from friends she plays guitar with. And she’s invested. “I’d like to see the Northside valued a little bit more,” Rabe said. This year, Rabe and other residents of the Wolf Avenue building on the Northside in Missoula converted the property — with help from a variety of players — into a new ownership model. The land under the building is in a trust, and residents are shareholders of the collective building and adjacent house. “I just think this is so radical – literally and figuratively,” Rabe said. - Excerpt from Keila Szpaller’s *Daily Montanan* series on the Wolf Avenue Collective



Congrats to **Wolf Avenue Collective** and **River Rocks Cooperative** on your persistent efforts in securing stability and preserving affordability for yourselves and future generations of Missoula residents.

Ways to support:

- **Mail a check** using the included envelope.
- **Give online** by visiting the “donate” tab on our website.
- **Donate stock!**
Account #: 3549-7641
DA Davidson DTC #: 0361
- **Sell or donate your property** to the NMCDC and receive a possible tax benefit!

Supporter Highlight

Northsider Melissa Bangs noticed a “For Sale” sign in her neighbors’ yard and immediately went to work organizing and advocating for the existing residents. Her father, Collin Bangs, a long-time affordable housing developer in Missoula, also stepped in to help with an incredible act of philanthropy: purchasing the historic Northside multi-family buildings to buy the residents and the NMCDC some time to get organized. Collin held the buildings for two years while the NMCDC and NeighborWorks MT supported residents in cooperative purchase of their homes, and the NMCDC sought funding to purchase the land underneath. Enter: Wolf Ave Collective, the first housing co-op on CLT land in Montana!

“It was incredible to get to partner with my dad within his passion and the **work that he’s dedicated decades of his life to.** Not only can this model be a true contribution to tackling the housing crisis in Missoula but it stands as a **testament to this community.** It’s a beautiful example of what **creativity and collaboration** can bring in the face of seemingly insurmountable problems.”

-Melissa Bangs



Mariposa Commons

Our newest community land trust development has a name! Three homes built by Habitat for Humanity are coming soon to the Franklin to the Fort neighborhood. This project was made possible by community members David Schmetterling and Marilyn Marler. Thanks again to them for their support and community spirit!

IN MEMORY
1967 - 2023

Jack Rowan was a Westside neighbor, NMCDC Board Member and Projectionist for Missoula Outdoor Cinema for over 10 years! He is deeply missed and our community is better because of him.



Looking Forward

We have so much to look forward to in 2023 and beyond!

Policy and Advocacy

The NMCDC will remain engaged in the City’s Our Missoula project, in which Missoula’s Growth Policy will be updated and zoning code will be modernized. Our goal is to advocate for policy that supports equity among neighborhoods. NMCDC staff are also looking forward to the 2025 legislative session and have begun to build partnerships with progressive housing organizations throughout the state to ensure we get policy wins that support housing for all.

Burns Street Commercial Building

Neighbors and community members alike were sad to see the Burns Street Bistro close its doors this year. We are working with partners to identify a community-minded tenant for the available space in our beloved neighborhood commercial building. In the meantime, the Burns Street Center

is still available to rent for private and public events!

Organizational Evolution

Given the NMCDC’s recent strategic planning process and desire to support more Missoula neighbors in building the community they want to live in, we will be working with consultants on an organizational rebrand - including a name change! - that better reflects our work and reach in the community.

Join our mailing list to keep in touch with us by using the *Keep In Touch* form at the bottom of our website home page or by sending us an email!

Affordable Homeownership

We have three homes concretely in the pipeline, and the potential to bring over 50 homes into our portfolio in the coming two years. If you know of a potential opportunity to decommodify housing by bringing homes into our community land trust, please reach out!



Are you a Northside or Westside neighbor? Visit our website to view the results of the Northside - Westside neighborhood survey!