

# How do you view MRA's funding priorities?

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## **SURVEY RESPONSE REPORT**

01 January 2022 - 18 April 2022

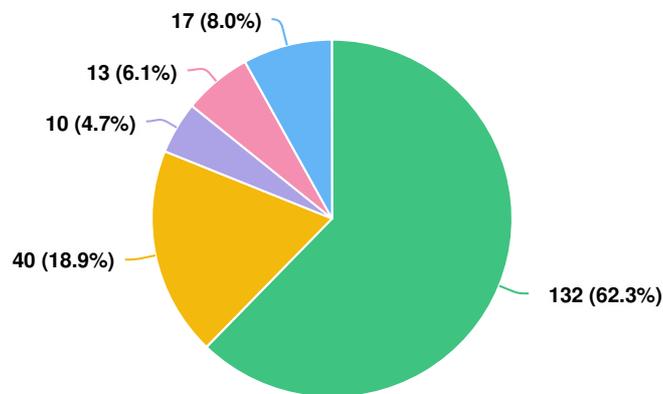
### **PROJECT NAME:**

Missoula Redevelopment Agency Funding Priorities



SURVEY QUESTIONS

**Q1 | Attainable Housing: As Missoula grows, so does the strain on our housing market. The MRA uses all legally available resources...**

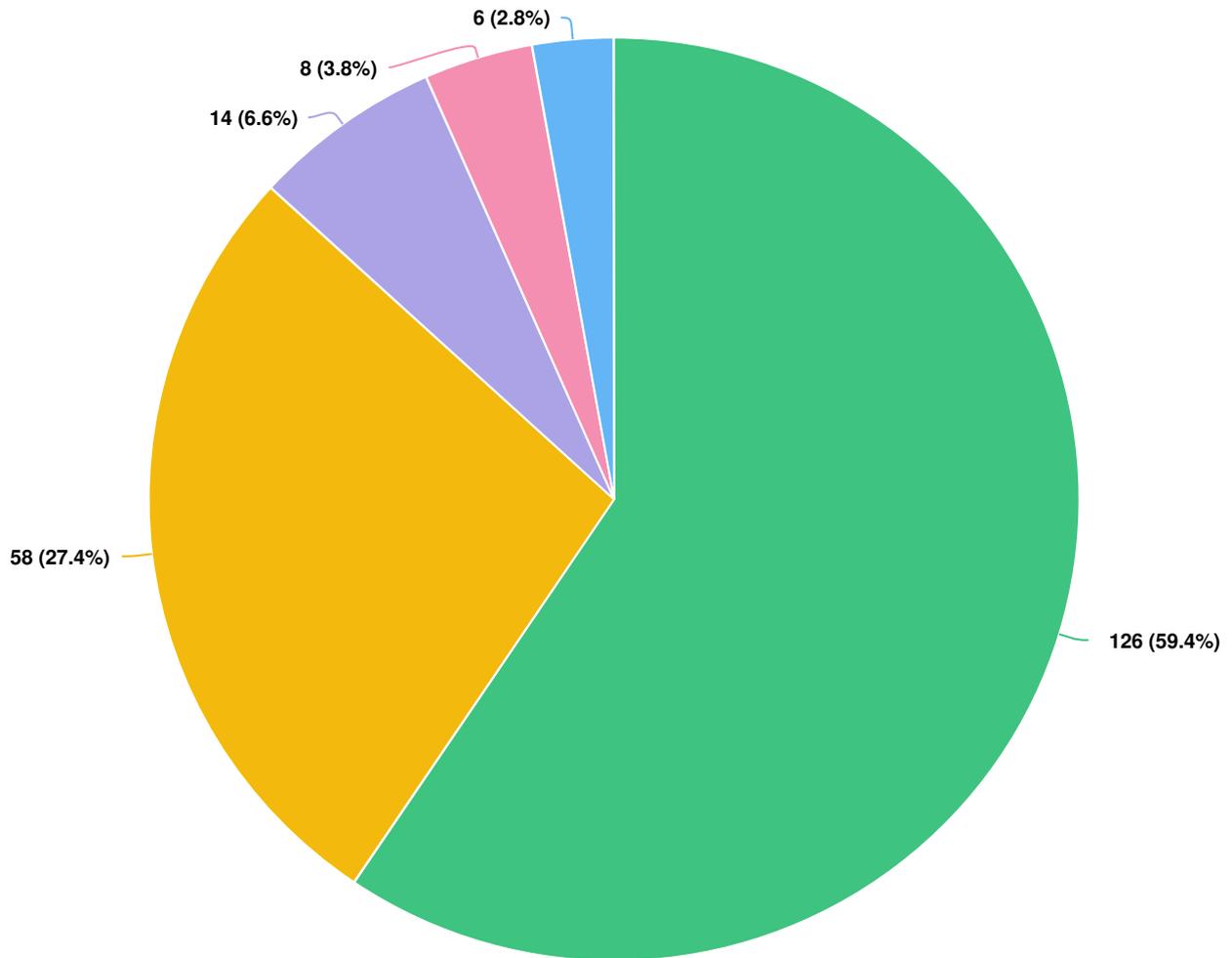


**Question options**

- Definitely agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Definitely disagree

Mandatory Question (212 response(s))  
Question type: Radio Button Question

**Q2** Infrastructure: Sound infrastructure helps build strong communities. The MRA invests in key infrastructure projects like sewer, water, streets, sidewalks, storm water, power, and telecommunications fiber to keep our neighborhoods safe, healthy, and v...



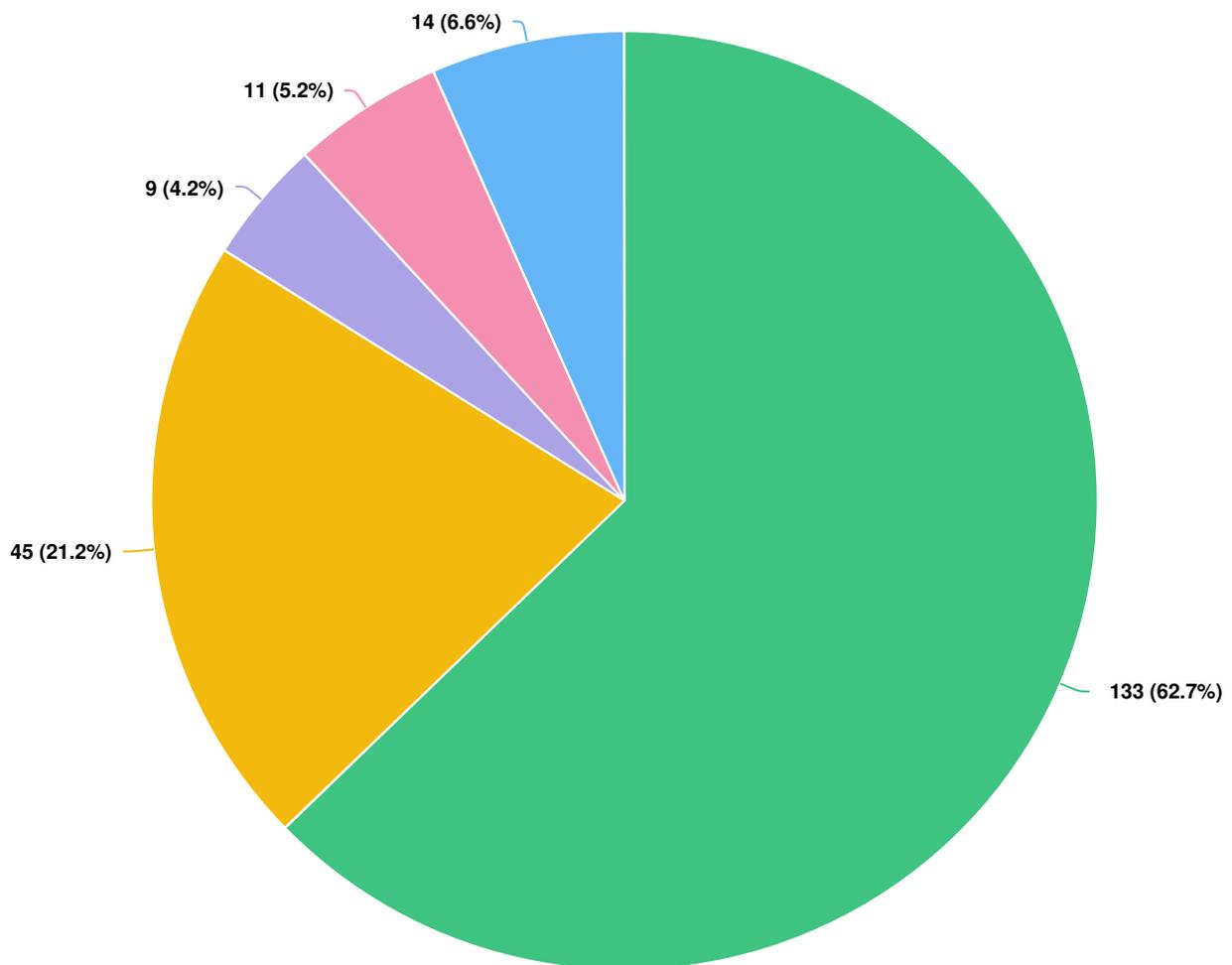
**Question options**

- Definitely agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Definitely disagree

Mandatory Question (212 response(s))

Question type: Radio Button Question

**Q3** Parks and Trails: Outdoor spaces are crucial to communities. Access to parks and trails enhances the quality of life of residents and provides important physical and mental health benefits. The MRA invests in parks and trails to ensure that all membe...

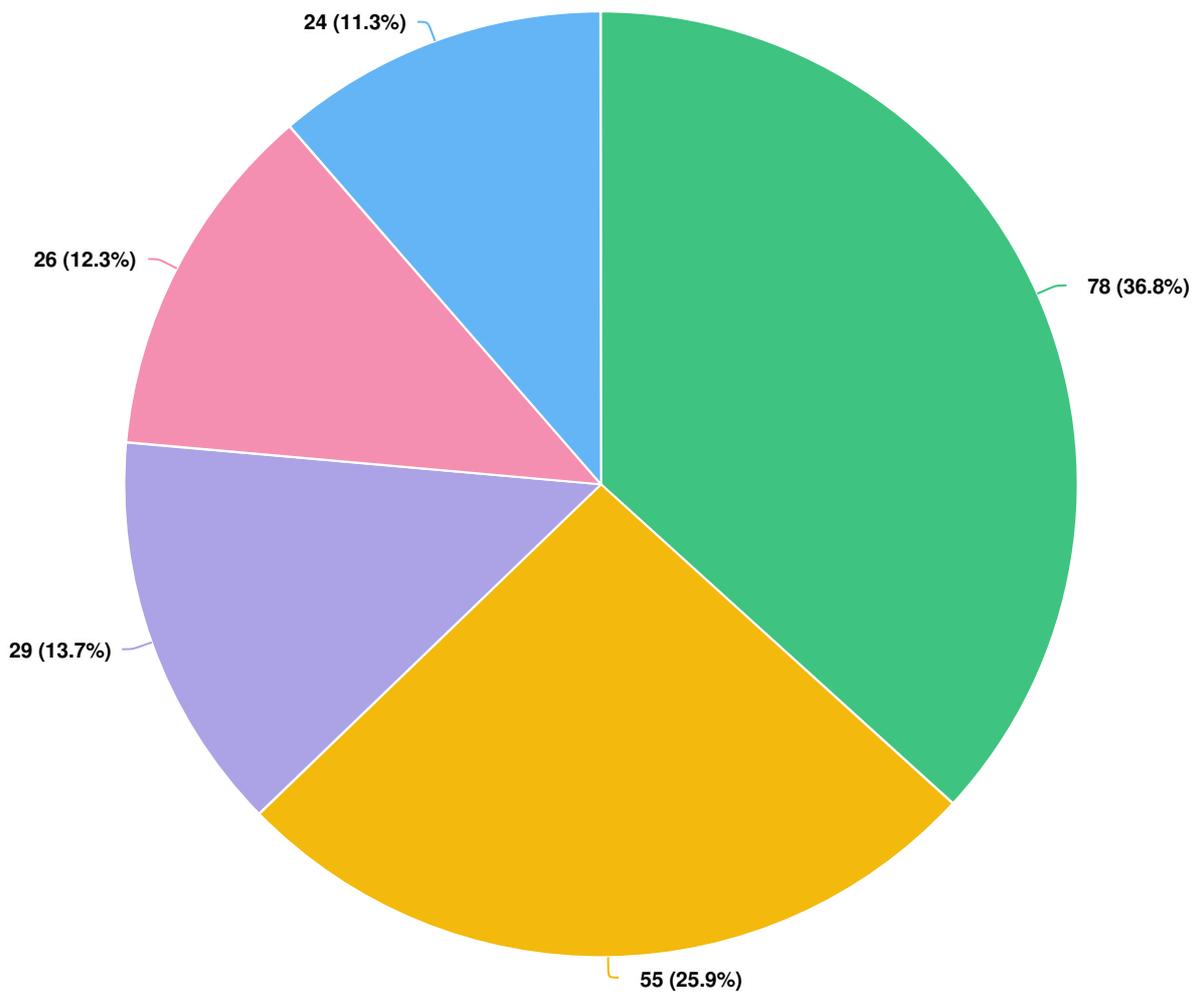


**Question options**

- Definitely agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Definitely disagree

Mandatory Question (212 response(s))  
Question type: Radio Button Question

**Q4** Economic Vitality: A positive, healthy economy makes a community livable. Good jobs, successful businesses, safe, equitable, and thriving neighborhoods, and environmentally sustainable practices all add up to greater opportunities and an increased qu...



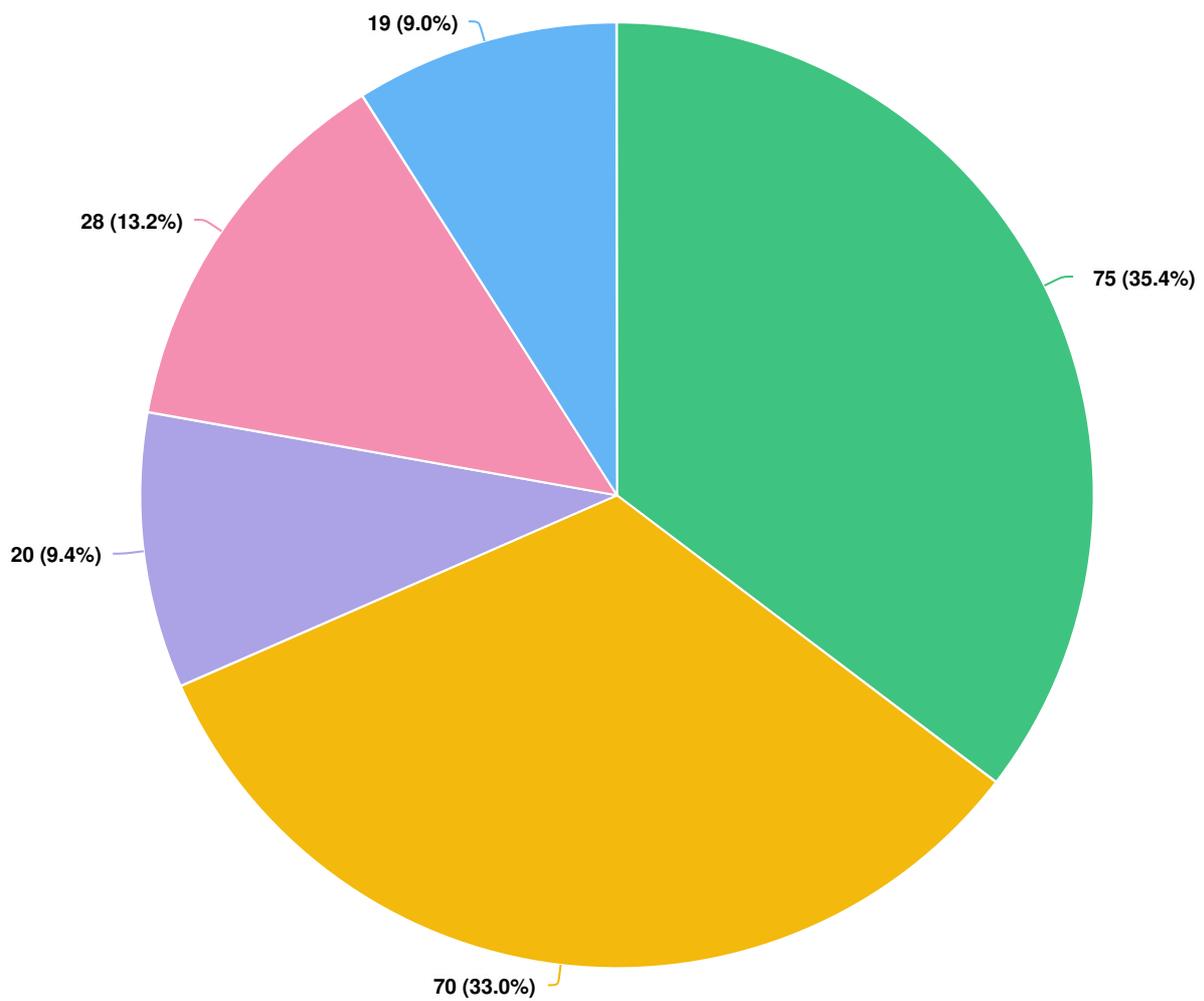
**Question options**

- Definitely agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Definitely disagree

Mandatory Question (212 response(s))

Question type: Radio Button Question

**Q5** | **Historic Preservation:** Historic preservation seeks to preserve the historic, architectural, and aesthetic character of a place. The MRA supports this work while also acknowledging that history often has a dominant perspective and, often, not all voic...

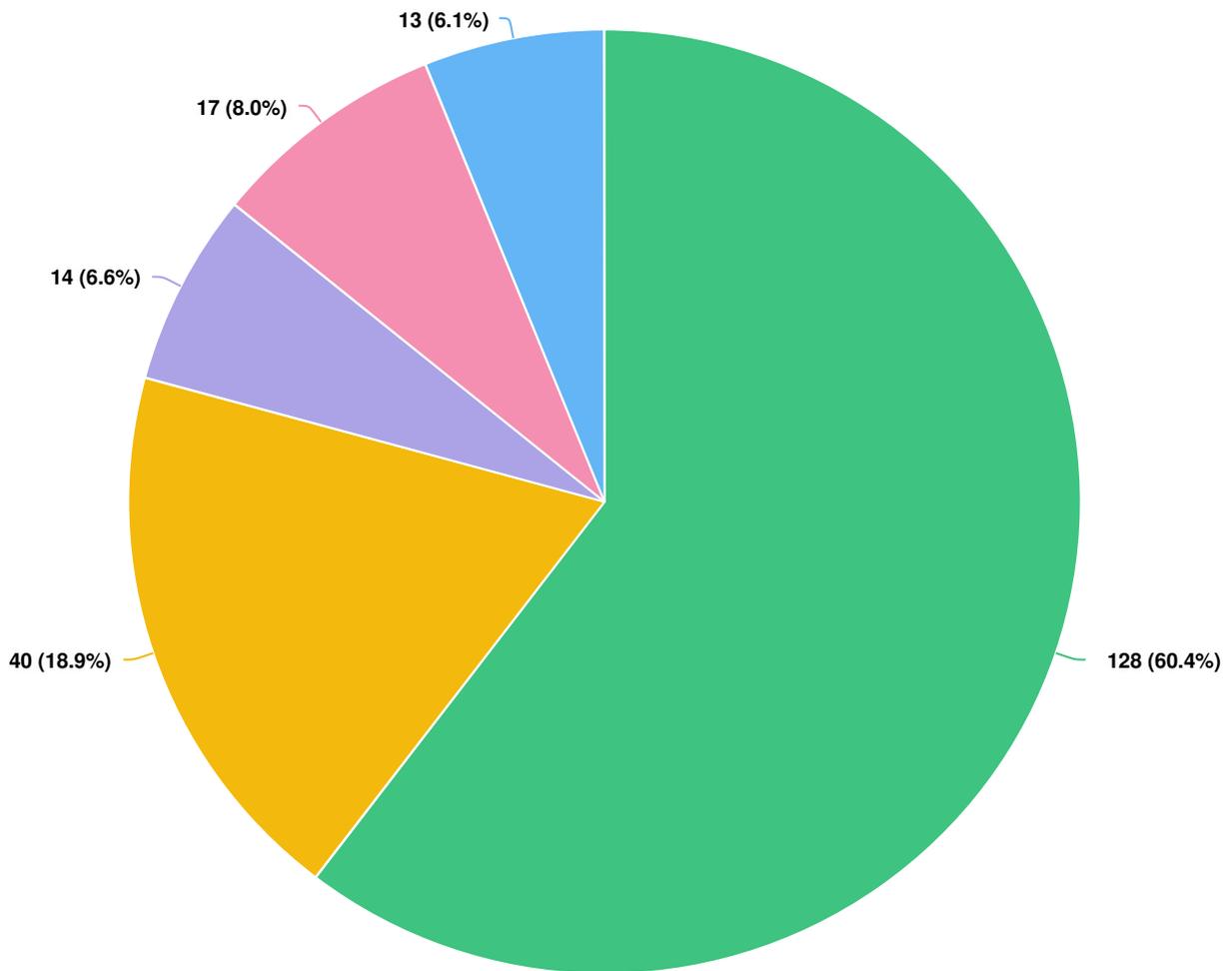


**Question options**

- Definitely agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Definitely disagree

Mandatory Question (212 response(s))  
Question type: Radio Button Question

**Q6** Public Buildings and Facilities that deliver social services: Communities depend on public spaces like libraries, community centers, schools, government and public safety buildings. They also depend on social service programs that are often provided ...



**Question options**

- Definitely agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Definitely disagree

Mandatory Question (212 response(s))  
Question type: Radio Button Question

**Q7 | Public Comment - This section provides space for you to include any additional information that you think will be helpful to the MRA as we work towards a true community vision.**

Ellen

2/20/2022 05:17 PM

The housing situation is dreadful, in general, and also relative to specific populations, eg former inmates...we need a solution for them. People also need more apartments and small homes available...the elderly as well as families desperately need housing options. Final comment: do we really need all those hotels downtown, especially subsidized? I'd rather have businesses downtown.

jrz

2/21/2022 10:53 AM

Thanks for your very important work!

Kyle

2/22/2022 10:27 AM

I greatly appreciate all the work MRA does for our community! I've seen first hand how their support aids in rebuilding blighted areas of our City.

Terry

2/22/2022 10:44 AM

All of the priorities are important for a vital community. I'd like to see investment in facilities that provide needed mental health and substance use treatment services.

DVGArchitects

2/22/2022 10:51 AM

Spend most of the money on projects that pay taxes and will pay higher taxes when completed first. Towards the end of a districts life spend money to make Missoula beautiful.

Russ

2/22/2022 11:00 AM

It would be more informative if you provided public comment opportunities after each of the above Project categories. I don't know how the rest of this survey will proceed but MRA is not looking out to the future enough. "I go to where the puck will be." Wayne Gretsky.

Oasischris

2/22/2022 11:16 AM

I hope that clean energy and sustainability will also be a consideration for all projects going forward.

jfire

2/22/2022 11:30 AM

I support the mission of MRA to large degree, however, I think some of the economic development work is questionable in terms of creation of good-paying jobs that allow employees to stay in Missoula. I also question whether some occur in truly "blighted" areas (Downtown Missoula is certainly not blighted and hasn't been in the

past 20 years). Some seem to primarily benefit businesses and developers who have abundant private resources to carry out this work.

TeiganCulp

2/22/2022 11:40 AM

Very hopeful and excited to see TIF moving away from any projects associated with Logjam Presents. I was forced move away from Missoula, which is my home and the town I grew up in, because of the inflation caused by this organization.

Brandt

2/22/2022 11:59 AM

When doing sidewalk projects, also remove and replace existing broken, deteriorated, and hazardous sidewalks.

sperryb

2/22/2022 01:49 PM

The MRA should either be dissolved or elected so they can be accountable to the people they take the money from. Sick of them giving money to multi million \$ corporations in the name of infrastructure. Most of your attainable housing projects contribute \$0 to tax revenue and are big users of our resources putting even more of a burden on Missoula taxpayers.

Ben

2/22/2022 04:00 PM

Despite claims from both sides of the argument, we will never be able to answer the question "would this development have happened without the MRA?" Therefore, rather than supporting specific private projects, the MRA and TIF should be helping create the best possible conditions for redevelopment to occur. Infrastructure (complete infrastructure district-wide based on city plans and goals - not just bare minimums) should be a top priority. Basically, the TIF should be used to set a better table, rather than just spicing up a dish here and there.

TherealJoeFranklin

2/22/2022 04:12 PM

I feel that taking citizens money to give to bussineses is wrong. Giving money to bussinesses creates unfair challenges to businesses that are not part of the inner workings of the MRA. The use of the tax money for reinvesting into parks and trails are a better use of funding. They provide places for people to go outside and spend time together.

CallMeDubious

2/22/2022 04:59 PM

The categories are a bit too homogenous for input with the necessary nuance. For instance, Lee Gordon Place and Levasseur Street Townhomes seem like very different projects given the permanent affordability of the former. Generally speaking, I'd show greater skepticism of projects that use incentives when a regulatory framework would be sufficient to get the same outcome, e.g. facade

improvements, and would like to see greater emphasis on livable wages associated with private projects taking public subsidy.

Toka

2/22/2022 05:23 PM

It is time for Missoula to stop playing favorites between the haves and the have nots. You cannot tell me a bank won't launch a massive project without TIF money. That's ridiculous. There are banks everywhere.

Tim@408

2/22/2022 05:39 PM

It appears that Missoula has become the new place to be. If we keep expanding in population, we will forsake our identity and the compelling reason for being in Missoula. There needs to be a hard decision on when is enough reached; we can't keep on expanding for the sake of expansion. The cost of housing will curtail growth and that is not all bad. I think it important for the resident population to have affordable housing but to make housing for new arrivals and strive for affordability will just open flood gates of sprawl and loss of our identity.

TravFormerPov

2/22/2022 10:57 PM

The blatant misuse of TIF and disregard for the limitations of blight mean either officials like Engen and Buchanan are removed from office, or the TIF tool need to be removed from their grasp like sharp objects are removed from the hands of irresponsible toddlers.

Jennjenn77

2/23/2022 06:36 AM

I agree with a lot of these things sort of. What I struggle with is the roundabouts on kemp that force you to drive in the path of a pedestrian. The round about at kemp and 12th forces you (no matter the size of car you drive) to enter the crossing are of pedestrians walking across the street. This is a major hazard in a location with a large quantity of children. My child has almost been hit 3 times by people flying around the round about while he is crossing the street. These round abouts in this area are also pushing drivers to Johnson street where the school is which is also causing a hazard with children trying to get to and from school. This was poorly thought out and needs to be changed.

tc10

2/23/2022 09:19 AM

Push poll type surveys like this are fairly pointless. They allow for very little nuance in answers. Rather, they are constructed to elicit responses that are pre-planned to support a certain narrative. For example; yes I believe in parks. However, in the level of spending and disagree in how the MRA has used park funding to simply extend a district's life span. So do I agree or disagree - either (or somewhat) - regardless of my answer the MRA can frame it to fit a narrative instead of learning why. You might as well ask that old trope " Have

you quit beating your wife?" I would suggest that instead of constantly suggesting that the public doesn't understand the MRA/TIF that you instead consider that the public understands MRA/TIF only too well. After all this isn't that complicated that one needs to be a Chicago professor to see abuse

Branden Long

2/23/2022 11:42 AM

TIF should be abandoned as an over-abused tax and bait system that enriches concrete companies, real estate agents, already wealthy landowners, residential and commercial developers, and kleptocratic politicians and bureaucrats.

btripp

2/23/2022 12:51 PM

Being a resident since 1978, I would love to see better roads. Everywhere I drive I am constantly avoiding potholes.

Kelly A Bigelow

2/23/2022 04:21 PM

TIF, the MRA, and its board solely appointed by Mayor Engen does not serve Missoulian's or their interests. This survey is even written politically, as if you are persuading the surveyor into thinking your alignment with TIF and your board are doing what is in the "best interest" of a diverse Missoula? I do not disagree with any statements that you put into the beginning of your survey questions, not many people would, but to make it seem as if MRA is the force to get new parks, schools, business, etc. done is completely egregious. Give me a break, how can a solely appointed board be "diverse" in your representation? Your statement about "developed with varying levels of community engagement," leaves me to ask the question, what levels of community engagement did you seek? Can you provide an answer to this question? Follow up to that question, how much does each board member make, are there any board members affiliated with the Mayor in a business venture past or present that involved real estate in Missoula? Are there any board members who profit from TIF either through their personal business or a business they work for? Are these funds and allocations of purchases available to the public? Why does the MRA and the city of Missoula believe TIF will miraculously work for Missoula when it has proven drastic failure in states and cities across California, New York, Chicago, and more? Sincerely, Kelly Bigelow

MTCOS

2/23/2022 04:45 PM

The MRA represents the man that appointed them to the position and his interests with no public opinion taken into consideration. People don't attend meetings. Survey them before spending. Technology.

montanagirl

2/23/2022 07:22 PM

Quit using taxpayer money through TIF to fund these programs. I know how these agencies are all linked and as a taxpayer, I do not

agree with the way my tax dollars are being spent. There are so many infrastructure problems in Missoula that need to be taken care of, but won't because our tax dollars are being wasted on projects the tax payer does not want to fund.

Jeanette

2/24/2022 12:54 PM

As a realtor and single mom, I worry about affordable housing and social services for families. Also creating family friendly things. No more breweries!

Fiona from Ward 6

2/25/2022 09:34 AM

I'm semi-disabled, and I live with someone who is also semi-disabled. They can't drive, and I struggle with keeping up on the car payments. Life would be so much more livable if I didn't have to have a car. This isn't just to say "make walkable neighborhoods!!!" which I'm sure you hear all the time. Here is my specific vision of making Ward 6 more walkable. 1. Don't make sidewalks the responsibility of the land owners. That means that the sidewalks are really patchy and definitely not continuous, or all accessible to wheelchairs. Having people in wheelchairs on the street is not good for the person (no one wants to get run-over) and not good for the driver, who doesn't want to run someone over. This means that people who would be mobile and able to take care of themselves are housebound, and forced to depend on Paratransit, friends, and relatives to take care of simple errands. So. In our neighborhood, the streets are too wide. Wide streets encourage cars to go faster. To slow the traffic down, take a good 10 feet off of both sides of the street. Along the street plant a bunch of trees (this is the garden city, after all). Then, put in the sidewalks. This does several things - gives shade which makes walking in the summer more pleasant, puts a physical barrier between the pedestrians and the cars, makes the cars go slower, makes all of the sidewalks accessible and connected. And for a bonus - less road surface to deal with. And for double bonus - the tree line is a great place to dump the snow cleared off the street in the winter. 2. Allow businesses to set up shop in our neighborhood. As long as it's not polluting, it should be fine. Allow buildings to be mixed use - apartments up top, businesses on the first floor. What I really want is corner stores in our neighborhood. Just walk down a few blocks to get a handful of things that you need for dinner tonight, then walk back. But, things like doctors offices, dentists, optometrists, pharmacies, second hand clothes, mending/tailoring, second hand furniture, carpenters, restaurants, hair-dressers, laundromats, bookstores, second hand appliances and appliance mending, pet stores, vets, and places to adopt abandoned/stray animals ... put all of these in walking distance in our neighborhood, and you'd make it super comfortable to never own a car. These two things are what I think of when I say "make my neighborhood walkable."

Lulzz13

2/25/2022 10:37 AM

I'd like to see in general, a cleaner looking town with a plan for out of control noxious weeds. Thank you!

Bbach

2/25/2022 06:21 PM

MRA provides such a valuable service to our community by ensuring that funding is used appropriately and properly to make our city a great place to live. My hat is off to the board, and thank you for all that you do to benefit Missoula!

tonimatlock

3/03/2022 11:54 AM

Thanks for your work!

Bob Giordano

3/04/2022 12:31 PM

It seems the most critical need right now in Missoula is to further connect our walk/bike trails. This meets many local, and even national, goals. We have too many gaps in our urban trail system. Completing and expanding our urban trail system- especially along the rivers and creeks- will help with active transportation, community health, cleaning the air, livability, and local investment as people will have more disposable income not having to drive everywhere. It seems that Missoula is desperately craving more urban trails and better urban trails! Thank you.

Leigh Ratterman

3/17/2022 01:28 PM

Please consider investing more dollars in support for sustainable development. This is already happening to some degree (deconstruction for example), but a lot more focus could be had on green building practices such as use of local and sustainable materials in building, creative energy-reduction strategies such as geothermal heating and cooling, and building energy efficiency such as weatherization.

John Wolverton

3/20/2022 09:17 PM

All MRA TIF funded projects with a significant residential component must include permanently affordable housing or the subsidy should not be granted.

clauer1205

3/30/2022 12:24 PM

My somewhat disagrees are not meant to indicate that these aren't worthy areas for investment, but rather that developers should bear the brunt of responsibility for investing in infrastructure and parks via impact fees or other development regulations. I'm excited to see the MRA and TIF catalyze new work that wouldn't happen otherwise, such as the development of attainable housing and community centers. Additionally, I'd like to see TIF funding working in advance of two important community goals at once: affordable housing and addressing the climate crisis. As much as possible, I'd like to see energy or climate provisions tied to TIF. Thank you!

thoffman

4/01/2022 12:39 PM

Supporting local nonprofit organizations that deliver advocacy, education, and other direct services to minority populations including people with disabilities, older adults, American Indians, and others is crucial. These organizations help support community members who often live in severe and persistent poverty to not only survive but to get back on their feet and become more self-sufficient.

wollmank

4/01/2022 01:18 PM

Why doesn't Missoula have a rec center?

mrthomas

4/01/2022 01:19 PM

Big companies with big wallets should no be using taxpayer dollars to increase their own profits. Only small businesses should be funded.

CoeA

4/01/2022 01:25 PM

With development greenspace and the urban forest need to be a priority to keep spaces livable as well as mitigating impact on the environment and infrastructure (ie, stormwater, heat-island, carbon sequestration, public health, pollinator and wildlife habitat).

Martin

4/01/2022 01:51 PM

MRA has historically done good work. Hope not to see a dramatic change in direction.

Travis224

4/01/2022 03:19 PM

I would like to see more money invested in infrastructure, & public safety. I would also like to see more variety in public entertainment, restaurants, and shopping. More invitation to businesses while reducing regulation.

Geoff Badenoch

4/01/2022 03:46 PM

I believe that MRA should use Tax Increment Funds for REDEVELOPMENT. Too often the public's lack of understanding about the use of TIF comes because of a failure to make the direct and necessary connection between the use of TIF funds and the Montana Urban Renewal statutes that permit that use. Always go back to the law and emphasize how you are guided by it. TIF is a fantastic tool but if it is abused or misunderstood, someone will sure as heck ask the Legislature to take it away from Montana local governments.

AdamHertz

4/01/2022 04:55 PM

I thought blight was supposed to be MRA's main consideration. The word isn't even mentioned in this entire survey.

dicoman

4/01/2022 05:01 PM

How about investing money to get some good paying jobs here?  
Things like the pov, anything with parks and rec, need to have funds diverted elsewhere. I don't think investing money to make business' look good , is not a smart use of funds.

Livelyfern59

4/01/2022 05:01 PM

How are private businesses "economic vitality"?

eric\_89

4/01/2022 05:10 PM

I feel that for a city of its size, Missoula has a terrible street layout. While I am for more affordable housing, especially higher density, the city needs to do more to address the amount of cars on Brooks, Reserve, Russell, Mullan, England, etc, as unless the city is OK with slow moving two lane roads, taking more cars off the road would help. Would like to see Mountain Line expand a route to Expo Parkway near Grant Creek Rd for example.

Robin

4/01/2022 05:44 PM

At this time, it is crucial that we figure out how to provide affordable housing for our community. If we want to continue to have a community in the City of Missoula, we need housing that young people and families can afford to purchase, and we need rental properties that are affordable for those who are new to Missoula or want to stay and continue working in the community after college. It is not a secret that currently both housing prices and rents are out of reach of many Missoulians. There are not a lot of options, given our state laws, that Missoula can employ to help return Missoula housing to a level of affordability for a wide range of its citizens. One tool that we do have is TIF financing. I believe that any housing project using TIF funds should have a requirement to provide some sort of long term, if not permanent, affordable housing as part of the project. Additionally, I believe that until our current housing crisis subsides, the best use of TIF funds is to help create housing for all. Thank you.

PHogle

4/01/2022 06:05 PM

Sports and recreation facilities

GreyWorld

4/01/2022 06:32 PM

MRA TIF should support "improvements" that increase the tax base and should not divert it to ideological goals or social program subsidies. Shifting the description from "affordable" to "attainable" housing doesn't change the restricted and limited access to benefits. MRA TIF should support high-volume, high-density, long-term occupancy mandated but not luxury, housing that's open to all Missoulians. Parks should be doing parks/trails, with MRA doing green-scaping only incidental to development. The description of 'historic preservation' paraphrases countering 'systemic racism' and

'privilege' which is not a purpose of TIF-which ultimately to increase tax base--and MRA/TIF should not be judgmental or discriminatory (including affirmatively or counter-balancingly discriminatory) or weight by social righteousness/ideology. It's deceptive to shove 'public buildings' like libraries into the same category as 'non-taxed do-gooder organizations who serve a target group'. Can MRA really not understand that a library is open to every member of the public who wants to make use of it and a Fire station fights anyone's fire, while many so-called non-profits (who can make profits, just have to funnel the money to parent or affiliate organizations or have generous compensation packages to ensure no profits) provide benefits to restricted groups. Voluntary contributions to those entities by their supporters is one thing, using public funds to support those organizations and their goals just because MRA like the goal or service is improper.

Uclaarch81

4/01/2022 06:35 PM

I have spent nights lying awake trying to solve Missoula's transportation problems. When I came here from Los Angeles 7 years ago I saw a disaster waiting to happen. I have a Masters Degree from UCLA School of Architecture and Urban Planning and see transportation as the biggest liability to quality of life in Missoula. If no one wants to have the city take their plot of land so roads can be more functional we are going to have to have an Underground. We might as well incorporate it into the master plan now so we will know what to do when the revenue is there. It will be someday. Downtown Missoula should be revitalized with streetcars to jump on to get around. There will be light rail from Missoula to Glacier that connects to the Underground. The Bitterroot can be enjoyed by building skyways in the mountains. Getting across the river is my major concern. It was very disheartening to endure the construction of the Russell St and Higgins St without seeing a new lane put in. If you have ever tried to cross the San Diego Freeway, the 405, at rush hour you will have an idea what I am talking about. River access for the public could be improved. Maybe even riverboats for transportation. The river is an asset to the city that needs to be enjoyed.

Kate

4/01/2022 07:14 PM

Please continue to focus on extending/improving walking and biking trails throughout our community! We are so fortunate that all we need is basically located w/in a 5 mile radius, but I don't feel safe sharing the road with cars in a bike lane that does not include a physical barrier. Additionally, I often run out of sidewalk when attempting to complete errands by foot. Just walking down Russell to GF is hazardous. Please expand our trails!

BobO

Thank you for your contributions. Please striving to recognize

4/01/2022 07:38 PM

workforce housing commensurate with real life wages as INFRASTRUCTURE essential to a healthy economy and both healthy and vibrant community.

RT Cox

4/01/2022 07:42 PM

Three million dollars for a railroad bridge improvement could go a lot farther building housing.

Brownstone

4/01/2022 08:45 PM

While I believe in affordable housing, I struggle with the word affordable. Given the current economic setting, housing is not affordable without subsidies. Outside the urban core the city needs to focus on density bonuses, streamline the entitlement process, and be practical on the parkland requirements. Missoula is located against a mountain, with two rivers, an airport in close proximity, and fortunately a swath of open space. MRA and non-profits are key players to control rents and pricing away from downtown. MRA/Public/Private partnerships can also play a part for downtown housing, as long as the requirements don't impact the financial returns, because the equity will not invest. The focus should be on diversified housing, for-rent smaller floor plans i.e., micro studios, junior one-bedrooms, smaller two-bedroom two-bath and then more upscale market-rate condominium housing within the downtown. By doing so, this will create more supply for our workforce housing and empty nesters. A \$800.00 per month micro studio near a \$1.5M condominium creates diversified housing. The national trend has Wall Street buying up single family homes, we need to be cautious Missoula doesn't get purchased by Wall Street.

Rks3

4/01/2022 09:21 PM

Programs that address mitigation of climate change including alternatives to fossil fuels, energy conservation, carbon sequestration (tree planting), etc.

zguitar71

4/01/2022 09:37 PM

Priorities human centric infrastructure over vehicle centric. Separated bike and pedestrian routes and physical infrastructure that prevents vehicles from high speed where not appropriate and walk/bike ways that remain at elevation when crossing streets and numb ups for vehicles to force them to slow down.

Uwcbwy

4/01/2022 10:43 PM

Please close this policy and quit diverting money from the general fund. Put the money into streets which are falling apart and only getting much worse. And by streets I mean the ones for cars not focused on peds and bikes.

skaricarey

4/02/2022 09:46 AM

I am very upset the MRA requires me to create an account and log in to complete a survey. I think it is discriminatory to do this for a few reasons. By making it to where a person has to log in to fill out a survey, you are creating barriers for attaining feedback from community members. Simply by making it harder to give feedback, i.e. by having to log in, is creating barriers and that is reprehensible since the point of asking for feedback should be made accessible and simple. Furthermore, the fact that you require me to log in is a barrier in and of itself. When people are given surveys it should be confidential. There is simply no reason I should have to give you my contact info to complete this community survey. Finally, you should try harder Missoula City and MRA, to contact people to ask for public feedback. I feel that TIF money is not utilized correctly many times. I would encourage the funds be used only for public projects that can be used by all community members such as school projects, police, library, etc. I do not believe MRA should use TIF money to fund private developments because that is a slippery slope and a violation of the TIF process. I, as a tax payer, believe I should have an equal vote and say in how my tax dollars are spent. That is even more the reason I am so upset about having to log into give my feedback. I feel I may somehow be targeted and retaliated against for having a negative opinion about this TIF process and for speaking out against unfair practices (in my opinion/perception) regarding surveys that are not anonymous. The feedback-giving process should be easier to access, more widely known about and confidential. Thank you.

jtw13

4/02/2022 10:03 AM

Keep investing in Missoula, in order to keep it a great place to live.

Rhonda(she/her)

4/02/2022 12:22 PM

Less money should be given to developers who benefit from TIF while avoiding paying their fair share of taxes. The jobs created are usually service jobs that are low wage jobs. This is not what I want for my Missoula.

Vandi

4/02/2022 01:10 PM

In order to ensure sustainable local level GDP we have to have good jobs not just service jobs. Missoula needs better remote worker support like better internet as well as more employee friendly laws and incentives to bring tech and professional jobs. Everything else will come but is t sustainable without career versus this gap of low level transactional jobs or doctor /lawyer. I helped retire the Shuttle program and we worked on a triple helix solution govt / state, education and commerce to ensure not just the transition of aerospace professionals into good careers but minimized secondary mom pop impacts bd we kept talent local. I believe housing is equally important and our trails but neither can be enjoyed without a competitive fulfilling career. Many employers are scared of HRB and

use the probationary period to eliminate employees versus a normal at Will relationship that would reward growth and address true low performers. Anyhow issues beyond TIF but a good career, good remote tools and employer friendly regs would help grow local GDP.

Ang

4/02/2022 03:48 PM

Downtown Missoula used to be a place for the majority of the community to congregate or visit for a night out or a dinner. It no longer is for a multitude of reasons. Thus, I would like to see the development of more neighborhood gathering spaces, prioritizing affordability and inclusivity. Developing all the open space in the center of Missoula and building multi unit dwellings in areas such as Franklin to the fort and the north side, while leaving the more wealthy neighborhoods like grant creek and the rattlesnake with yards and open fields with parks and trails doesn't seem to value the diversity, inclusivity and have the social values that MRA proclaims.

Patricia-in-Missoula

4/02/2022 03:50 PM

I don't understand why tax dollars go to subsidizing private enterprise which enjoys the profits from it. Apart from providing the infrastructure and supporting the social fabric which private enterprise avails itself of, i don't like to see public funds going to these types of projects.

MarshaK

4/02/2022 06:26 PM

Citizens with disabilities can best be served by accessible public and private spaces and organizations like Summit Independent Living which desperately needs a new fully accessible building to adequately serve people with ALL disabilities. The same is true for Missoula's Native American residents. The All nations Health Center also needs a new fully accessible building. The MRA would do well to invest in both.

Carol

4/02/2022 10:27 PM

Affordable single family home should be the top priority - to allow workers to invest in their homes and community. If an area is already zoned for single family homes, zoning should not be changed to expensive apartments that only benefit the developer's pocketbook.

GabeK

4/03/2022 12:25 PM

I believe funds should be focused on building out Missoula's trail system; facilitating alternative transport for more residents. I believe no funds should supplement the profits of private enterprises, developers should contribute more to the city which they profit off of.

jcolson

4/03/2022 07:07 PM

Economic Viability should be the first and primary focus of development for the city. The simple fact is that if you have upwardly mobile career oriented jobs and business opportunities in the

community, housing and social services issues will decrease. Like any investor, the city's strategy should be to create systems that make money and in turn feed greater revenue into the system.

Ecornelius3

4/03/2022 08:54 PM

I think that we need to back off on providing additional housing like the Poverello Center and focus more on social services for those people that already live there or that are MISSOULA residents, not out of staters coming to use our social services. These services can help these people use the ER less, hold down at least a part time job and receive the medical care they need. I also have concerns about the amount of money spent on some of these projects only to find the city subsequently taxing the middle class to the point that they are being pushed out of city limits because of property taxes. Please please take this into consideration when adding additional projects. Thank you.

McCart

4/03/2022 09:52 PM

Missoula is a wonderful community- and future-oriented place, because of visionary people like you. Keep up the good work!

AmandaRavendes

4/04/2022 08:27 AM

Attainable housing is paramount. For low income and above. My family is not low income, but we definitely aren't rich by any means. The average cost for a home in Missoula now? \$500,000. Needing almost \$150,000 a year in income to afford. I make more than double minimum wage, as does my husband, and we aren't even close to making that much money. The housing a rental market need urgent addressing. Or there won't be enough people here who care what happens to Missoula. Not really.

katherine

4/04/2022 08:36 AM

I'm still upset about the construction of pedestrian bridge over Reserve Street and the purchase (paid too much) of the motel at Broadway and Russell. The reason I only "somewhat agree" is because I believe some of the projects in each category are beneficial, but strongly disagree with others. I feel like we need to really boil down what we spend to essentials such as government infrastructure. Can we get a decent, respectable police department where all the employees and their cars and fleet cars fit? Can we stop funding more fire departments? Can we sell the eyesore motel at Broadway and Russell and try to recoup our embarrassing purchase? Can we stop funding all the giant artwork?

mmorgan20

4/04/2022 08:38 AM

The MRA needs to remember to accommodate for ALL kinds of disabilities, and make Missoula accessible for everyone. MRA needs to invest in places such as Summit Independent Living and their

capital campaign for a new building in order to give disability advocates a voice in these exciting changes in Missoula.

Sue3

4/04/2022 09:20 AM

I support MRA's participation in a vital economy but disagree with how the Southgate Mall area was developed. There is too much parking lot and too many roundabouts. It is not pedestrian friendly.

Laurie

4/04/2022 10:28 AM

I would encourage MRA to pay particular attention to accessibility in Missoula. From sidewalks to the width of doors, to ramps and more. Summit Independent Living is the resource go-to for questions and concerns about the needs for persons with disability challenges. I encourage you to consult with them in this area. Community Inclusiveness is vital to a healthy city! Summit is also working on expansion and building a new facility on Russell Street near Home Resource. Being a non-profit organization, Summit is in need of assistance with its capital campaign. I encourage you to consider Summit as a partner in the Community with financial needs. Thanks you for the opportunity to participate in this survey and community planning effort.

Greg54

4/04/2022 11:30 AM

The MRA at times appears to be the city and countys rainy day fund. The best example was the 2018 city budget process where the city was running in the red and rather than make cuts to the budget it "borrowed" from the MRA to make budget and still raised taxes. Mary street. None of the residents wanted this yet it was still done to provide "connectivity" to the area yet on a recent Talk Back show MRA representatives stated the project was done to help keep the Mall from failing. So which is it, connectivity or helping to bail out Lambros? Stockman Bank. One of the richest banks in Montana needs help from the MRA? Then when the city has to issue a bond for \$1.5m to pay the bank for improvements the bank then buys the bond and gets paid twice. There are things that the MRA does that are good and some that just plain smell bad. I do not believe that the city or county need to be getting into the land lord housing business or propping up failing businesses with public money that could be used for failing infrastructure.

alysajudd1996

4/04/2022 12:57 PM

I think it would be great to invest in the new Submit Building project as they continue to provide services to those with Disabilities

RGuthrie

4/04/2022 02:26 PM

As a diversion specialist, working to house Missoulians who are currently unhoused, I see a great need for transitional and permanently affordable permanent housing. Please re-consider our

inclusionary zoning legislation and require our developers to contribute more to strengthen our communities.

jkiah

4/04/2022 03:51 PM

As Missoula grows in popularity our housing pressure will continue. Without substantial intervention from government (city, county, state, and federal) which can promote a wide array of restricted housing (low-income, affordable density bonus, community land trust, etc.) for Missoula's 0-150% AMI, our community will suffer long term in its ability to house residence its diverse residents that make Missoula the place we all want to live. For decades the state of Montana and local communities have promoted Montana as a place with easily accessible recreation opportunities and through that effort we have become a top destination to reside or own a second home. According to Gallup, 41% of U.S. White-Collar Employees (<https://news.gallup.com/poll/355907/remote-work-persisting-trending-permanent.aspx>) work from home exclusively, which represents a substantial growth in the total number of employees who can bring their job with them and do not rely on a local employer for income. With the creative solutions currently in use or under evaluation by the MRA, City of Missoula, and Missoula County and with appropriate future funding, Missoula can influence its future in a positive manner that support inclusive housing while encouraging growth. We cannot prevent change, but we can influence it.

slwhittenburg

4/04/2022 04:02 PM

Obviously these are all good projects. The problem is depending on public bonds as a source of support for the multitude of projects. Not totally sure how that connects or doesn't with the MRA funds but will likely be a limitation on future requests.

Ric Mcleod

4/05/2022 08:36 AM

Safe and attractive access for the Northside residents to Cross the railroad tracks is imperative Right now there is the Orange street underpass and the pedestrian bridge both are not maintained and many find unsafe for use besides not being handicap accessable. The orange street bridge has 2 extremely dangerous intersections on both the northside and southside and again is not handicap or child safe. Yet you are going to improve yet another bridge over the Clark Fork which already has 6 new or improved crossings. Doesn't make sense

spaccatore

4/05/2022 11:22 AM

In my opinion, capitalism drives successful economics. Private entities competing with each other will promote economic vitality far better than government entities. As far as public buildings, facilities, parks and trails are concerned, the city needs to do a better job of looking at the cost benefit. For instance, the South Reserve Pedestrian Bridge is nice, but considering that people could just use a

crosswalk, the \$4M spent would have been better spent elsewhere. Same with the new library.

nshontz

4/06/2022 09:27 AM

MRA needs to be more transparent. This means providing accessible, digestible information about projects. MRA should have an up-to-date Excel or CSV document containing all projects on their website at all times. This information should be searchable and displayed in a manner that any Missoulian can access the data and better understand how MRA distributes funds.

MTCOSMO

4/06/2022 09:46 AM

The MRA is completely out of touch with what matters to native-Montana citizens. It is a funding opportunity for the "leaders" of Missoula's pet projects. The positions on the board should be elected, not appointed. There should be NO opportunity for board members families to benefit from projects. ever.

AllisonOPD

4/06/2022 10:58 AM

I suggest the MRA look to diversify locations for attainable housing investment more equitably throughout the City. I would also strongly support the MRA prioritizing infrastructure investment in those neighborhoods that have traditionally been receiving zones for increased density, such as the Northside and Franklin to Fort areas. Here on the Northside, our road and sidewalk infrastructure is appalling, and we are expected to support thousands of new residents through recent development proposal. Please share the wealth and support our resident's health and safety by investing in such improvements in the same vein as you invest in future development.

Pete Talbot

4/06/2022 11:53 AM

I support the MRA. Back in the early '80s, when I believe the MRA was formed, my wife and I were active in Missoula's downtown. There was a recession at the time and also strong competition from the new Southgate Mall. The MRA helped keep downtown alive by creating an urban renewal district there and investing in infrastructure and business improvements. For that I am thankful. I watched other downtowns - Great Falls and Billings come to mind - wither and die. Now, with Missoula booming, I'm not sure tax increment financing should go to bank, hotel and other large-chain businesses. If they want to locate in Missoula, let them foot the bill. If the Missoula economy heads south, maybe revisit the allocation of funds to these sorts of businesses. I'm also not sure if every "blighted" area needs an urban renewal district. I kind of like "blighted" areas. Where are the mobile home parks and other cheap housing and auto body shops and light industrial businesses go if everywhere is "gentrified?" Real cities have these areas or else they become Big Skys (you know, the

faux town in the Gallatin Canyon). While I understand the reasoning behind improving parts of town to generate more property taxes in the long run, in the short term, taking those taxes away from the general fund will only increase property taxes and that is a very sore spot with many Missoulians (especially those on fixed incomes). And if the MRA continues to expand its urban renewal districts, the tax benefits become a wash. I definitely support investments in affordable housing, and to some degree, parks and trails, infrastructure, historic preservation and social services facilities. But I do not want to see Missoula become another "tragically hip" and unaffordable town like San Jose, Austin, Taos, Jackson (WY)... Anyway, thanks for asking and keep up the good work.

briantoleary

4/08/2022 09:04 AM

Spend it all on housing. The End.

Bev Yelczyn

4/08/2022 12:13 PM

I strongly recommend maintaining what's already been built before building new. I see all sorts of weeds along the trails that need to be confined, controlled or contained if eradication is not possible. I think changing Front Street to two-way traffic is going to be a disaster and reduce parking for those of us who live in the Heart of Missoula. Do another analysis before proceeding with this Quixotic endeavor.

sherry

4/10/2022 10:17 AM

I do not think TIF should be used for staff to explain TIF

garretfox

4/10/2022 12:18 PM

With the ever-increasing population of Missoula, careful and effective city planning will be critical for the success and sustainability of the community. I would urge the MRA to devote resources specifically to this effort. Environmental sustainability will also be integral to the wellbeing of this community in the decades to come. Every project pursued by the MRA should have this at the center of thought (or close to). Energy, water, and material usage should all be considered through a long-term environmental lens, and projects should factor in the changing climactic conditions into their planning and designs.

rbrunell

4/10/2022 02:19 PM

build more fire and police stations and johnson street emergency shelter should modified

Mommabaer

4/10/2022 07:24 PM

Please consider making maintenance of the projects less labor intensive. I like the landscaping and such but it often doesn't get the required care to keep it looking nice. I am in favor of improving the sidewalks and installation of sidewalks in the slant street

neighborhoods.

Mark77

4/11/2022 09:37 AM

I am concerned that sometimes "blight" is defined by aesthetics not economic activity. The Strong Towns approach argues that older, not-so-fancy businesses have higher value.

SarahRaz

4/11/2022 03:18 PM

While i 100% agree that parks and trails are vital for a society's health and well being, i sometimes wonder about the cost analysis that goes into what our county chooses to spend money on vs who it will benefit. a good example are the soccer fields out by ft. missoula, costing hundreds of thousands of tax dollars and used by a very select portion of our population. i think a new parking lot is being put in by duncan drive that will cost nearly a million dollars? I know that is a high use spot, but perhaps we can remove the native plant garden, save a little money, and spend it someplace more vital (like housing). I also agree that economic vitality is very important and I'm the last person to want missoula to be full of chain stores. However, I do feel like places like the big dipper (with stores in Missoula, Helena, and ice cream in grocery stores around Montana) probably doesn't need a lot of help, and I know the mall (owned by Lambro real estate) doesn't. There are a lot of really small independent businesses struggling after the past few years in the Pandemic, and I'd love to see the MRA try to do something to help, be it a cushion due to increased rent, a small stipend, etc,

Karin

4/13/2022 08:44 AM

sidewalks and bike trails are a high priority for me

gdagg

4/13/2022 11:56 AM

More mixed use development! The denser housing provides more units in the limited amount of land in Missoula. Additionally, denser living makes walkable/ bike-able spaces more intuitive. Public transit is more efficient, and the total vehicle miles traveled can decrease as well. To look at development economically, I would encourage the city to reach out to Urban3: [ <https://www.urbanthree.com/> ] They can provide more context to the state of the city economically. There is a great video they made on YouTube to explain the value of mixed use development: [ <https://www.youtube.com/watch?v=HVD01WUm0oA> ].

LMRC

4/14/2022 04:19 PM

Please STOP giving TIF monies to corporate pigs, like the 2 Marriot Hotels that were built in downtown Missoula. It is really disappointing that you give TIF monies to huge corporate entities. It is totally indefensible! TIF monies should be given to entities that do the most public good for the money. For example, many neighborhood lack sidewalks entirely, or, like mine, have intermittent sidewalks. The City

wants us to pay up to \$40,000 for a sidewalk in front of our house! My neighborhood was built around 1950 and there are only intermittent sidewalks. Nobody seems to know why this is, but a sidewalk is a PUBLIC sidewalk - it is for ALL to use, so why should a private citizen foot the bill for a public sidewalk? I am on a fixed income and should not be held responsible for the fact that no city sidewalk was ever built in front of my house! There's no reason why TIF funds should be given to corporate pigs, while we pay almost \$4000 a year in property taxes - and have no public sidewalk in front of our house!

JennyM

4/15/2022 10:13 AM

I am in favor of investments that increase walkability and multi-modal transport, and I am concerned about investments that create incentives for individual motor vehicles. I am opposed to infrastructure funding that precludes future density and future small-scale development. I am in favor of support for small scale business development, which diversifies residential neighborhoods and increases economic resilience and the public tax base. I am opposed to public funding for commercial properties that create future liability because they are not built to last, especially large boxes that bring low tax revenue per square foot. I encourage small investments that support organic innovation, and 5-15 minute neighborhoods using form-based code. I want to see us move away from zoning that restricts density in some (privileged) neighborhoods and enforces car-based lifestyles. Thank you for working toward attainable housing in Missoula. Thank you for investing in MRL Park, and other trails and open spaces, and for seeking to complete the sidewalks in our neighborhood, which are correlated with higher public health outcomes. Thank you for supporting the public buildings and social services that support our democracy and help make Missoula a wonderful place to live. Thank you for reaching out in an attempt to get input from Franklin to Fort Neighbors. We in Franklin to Fort Neighbors in Action are in a process of learning about urban development in order to provide more input. Unfortunately, this survey link was not shared widely within our group, and I am hoping that several others will still be able to participate. We are preparing to provide input on the City's comprehensive code reform process, and my understanding is that we are generally seeking increased density with increased well-being. However, I cannot speak for the group here.

catherip

4/15/2022 10:36 AM

Thank you for this opportunity for citizens to study and make their recommendations regarding MRA Priorities. Projects # 1, 2, 3, 5, 6 are a matrix of virtually equally important funding priorities for the well being and success of our community as a whole and the lives of individuals who live in this community. Project #4, "Economic Vitality," if it relates chiefly to Local Independent Businesses, is also important.

I rank these projects in the following pairs (below). These pairings reflect how I see them functioning in ways that are allied to each other. Within each pair, the first project has, for me, slight priority over the second—but only slight! They are, to my mind, nearly equivalent: 1 & 6 3 & 2 5 & 4 (if Economic Vitality centers chiefly on Local Independent Businesses)

Lorie

4/15/2022 01:31 PM

I am in support of development that promotes community, small scale business (cafes and coffee shops), parks and outdoor spaces and arts and culture. I would like to see more focus on creating more opportunity for walking and less need for cars. I think it is important as we develop, to consider the increase traffic safety needs and address them prior to the development happening rather than an after thought. I want development to be equally distributed among all neighborhoods and not have protected privileged neighborhoods. I am opposed to large development such as strip malls and big box stores that take away from the community feel and are expensive to maintain. I am opposed to development that detracts from a neighborhoods appeal (ie large, poorly designed and built buidlings that are an eye sore). I am opposed to removing sound, exsisting structures to build other things. I am opposed to removing trees and landscaping and not replacing. Thank you for reaching out to give us the opportunity to provide feedback. Thank you for your work towards attainable housing.

Kate Wilburn

4/15/2022 04:49 PM

I am glad to live in Franklin to the Fort, and appreciate this opportunity to provide input with foresight towards a better future for all. I am in favor of investments that support equity, walkability, car-free mobility and small-scale business development so that residents are able in practical ways to access social and medical services, schools, workplaces and basic needs like high-quality food within a 15 to 20 minute walk of their homes. For resilience as the climate crisis deepens, and/or to reduce its worst effects, I also strongly favor investments in energy conservation improvements to existing buildings, commercial and residential, as well as investments in renewable-energy-based neighborhood micro-grids. Also critical is investment in neighborhood urban organic agro-forestry farms and community gardens, within networks of additional bike and walk/ways vegetated for shade that support non-petroleum access to services, while encouraging family-based exercise and connections between neighbors. New pavement and sidewalks should be pervious and vegetatively shaded to reduce heat island effects while allowing rainwater to infiltrate rather than run-off. I strongly support car-free mobility with investments in effective, energy-conservative public transit networks and in subsidized ride-hailing and sharing services. We need more parks designed for water conservation, resting and

conversation "nooks", and native ecosystems that create and connect wildlife corridors critical to our long term human well-being and survival. I am opposed to additional investment in expanses of turf grass, and in additional asphalt. Finally, I am in strong favor of attainable housing built as clusters rather than as monoliths, situated near excellent car-free mobility corridors and neighborhood services. Attainable housing is not simply about cost. These should also be compact, space-efficient units with attention to natural lighting from the South and East and passive solar principles, with overhangs on the south designed to block the high summer sun but admit low winter sun. The North & West faces should feature reduced window areas. These buildings should use state-of-the-art insulation, windows & doors to reduce summer heat gain and winter heat loss & to conserve energy year-round. There should be on-site shared laundry and community gardens along with pocket parks full of native plants to support the insects we have to have for longterm sustainability of food systems. I am opposed to public funding for commercial properties that create future liability because they are not built to last, especially large box stores that bring low tax revenue per square foot, while paving precious land and creating large heat islands. I only saw this 2 hours ago. I hope my input arrives in time for you to consider and include it. Thank you for the opportunity to provide input, and for those facilities and policies in Missoula that already support a more equitable, kinder and sweeter future for humans and our planet.

Bitterroot

4/16/2022 10:14 AM

Expansion of public transportation might be another important priority. In order to ease traffic and environmental pressure as Missoula grows so rapidly, better and more widely available public transportation is something to consider.

bd

4/16/2022 03:59 PM

The first question uses the words "attainable housing." It would be more beneficial to the community for MRA to invest in aesthetically pleasing, long-lasting (well-made) affordable housing for low income folks.

**Optional question** (100 response(s), 112 skipped)

**Question type:** Essay Question