

# CITY OF GREAT FALLS

## 2021 HOME-ARP Funding Plan

As an amendment to the 2021 Annual Action Plan



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## 2021 HOME-ARP Funding Plan

### Consultation

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A community partner survey was conducted at the start of the HOME-ARP planning process. The survey consisted of several different questions specific to qualifying populations and how they provided services to those individuals. It also provided a section for additional comments as it pertains to the use of HOME-ARP funding. Each organization was asked to describe the qualifying populations which they serve. They were asked to identify the unmet housing and service needs they see within those populations that they serve. They were asked to identify the services which their organization provides to qualifying populations. They were further asked to identify what they see as priority needs in the community and to narrow it down to the one greatest priority need within the HOME-ARP eligible scope of activities. The survey proved to be a very valuable piece of the consultation process and a full copy of each survey can be found in the attachments.

Community partners from 17 organizations were invited to participate in the survey, which was conducted from October 6 – October 22, 2021. A total of 9 organizations responded to the survey. The survey was distributed to organizations from the following categories, Continuum of Care (CoC), Homeless service providers, Domestic Violence service provider, Public Housing Authority, Other Public Agencies, Disability Service Providers, and Civil Rights & Fair Housing Organizations. Of those types of organizations consulted, the City was able to obtain insight from the CoC, the only Domestic Violence service provider in the community, housing organizations, the Public Housing Authority, a disability service provider, and Fair Housing in conjunction with the response from the PHA (which employs, along with the City, a part-time Fair Housing Specialist). There were a number of organizations consulted through the survey process that did not respond including the veteran's organization, a housing agency, youth service providers, health service providers, and homeless service providers.

The survey process provided some very valuable feedback and insight into the needs of the Great Falls community. The need for more affordable rental housing was in the forefront of the responses. More specifically, the need for more permanent supportive housing was routinely identified among survey results, with supportive services coming in second.

City staff also consulted with the Great Falls Continuum of Care (CoC) through Zoom meetings. City Staff participation in the monthly CoC meetings is something that is ongoing and has been a regular part of consultation. In addition to the survey feedback at the start of the HOME-ARP process there was a regular CoC meeting on 01/12/2022 that had a more robust conversation as to the needs of the community and how the HOME-ARP funding can best serve the community. The most identified need for the Great Falls community from that meeting was consistent with the earlier survey results which identified the need for affordable housing for individuals from all qualifying populations. Permanent housing is an ongoing focus of the CoC, and they reinforced this priority by identifying affordable rental housing as the preferred option for the use of HOME-ARP funds. There was also a discussion of the

need for an additional emergency shelter option in the community that is low barrier for those that can't utilize the existing shelter options due to various barriers such as substance abuse, mental health issues, violence or other unique situations. This also led to the discussion about the need for supportive services especially for behavioral health.

Though the Great Falls Public Schools did not participate in the survey efforts, they did participate in the consultation process through email and phone on 12/07/2021 and 12/08/2021. Through that communication they were able to offer information on the needs that pertain to students in the community and the need for housing. They reported that the need for affordable housing for homeless students is great along with the need for supportive services. Specific data points provided can be found in the needs and gaps analysis section of the document.

NeighborWorks Great Falls has worked in conjunction with the Great Falls Development Authority to conduct a housing assessment for the Great Falls Community. Though the assessment was not finalized prior to the consultation process and plan submission, they have reported the need for housing is great. Preliminary data is showing similar housing needs as the City has shown in the plan document. City staff also conducted in person meetings with NeighborWorks on 6/21/2021 and 8/18/2021. Both of those meetings were in regard to the need for more affordable housing units as well as services to those tenants to include case management services.

The Great Falls Public Housing Authority is part of the City of Great Falls local government, which is unique in most cases. Even more unique is that the Great Falls Housing Authority and the City of Great Falls employ a part-time Fair Housing specialist. In person meetings with the Great Falls Housing Authority are a near daily occurrence and have offered much insight into the need for dedicated housing, and more affordable units especially for those in the 0-30% AMI category. They also identified the need for supportive services as the top priority during our meetings. This was consistent with their survey response as well.



**List of organizations consulted, and summary of feedback received from each entity.**

<b>Agency/Org Consulted</b>	<b>Type of Agency/Org</b>	<b>Method of Consultation</b>	<b>Feedback</b>
Great Falls Continuum of Care (CoC)	Continuum of Care (CoC) which also includes agencies from the following categories: <ul style="list-style-type: none"> <li>• Housing Agencies</li> <li>• Fair Housing</li> <li>• Domestic Violence</li> <li>• Homeless Shelters</li> <li>• Homeless Service Providers</li> <li>• Public Housing</li> <li>• Health/Mental Health</li> <li>• Civil Rights Organizations</li> <li>• Disability Services</li> <li>• Public Education</li> <li>• Youth Services</li> <li>• Veterans Services</li> <li>• Organizations that provide services for American Indian Populations</li> <li>• Local Government</li> </ul>	Survey & Monthly meetings via Zoom	Identified affordable rental housing, specifically permanent supportive Housing (PSH), followed by services for behavioral health.
Great Falls Public Housing Authority (PHA)	<ul style="list-style-type: none"> <li>• Public Housing Agency (PHA)</li> <li>• Fair Housing</li> </ul>	Survey, In person & CoC meetings	Identified supportive services as the top priority, followed by PSH. Provided data included in this plan.
NeighborWorks Great Falls	<ul style="list-style-type: none"> <li>• Housing Agency</li> </ul>	Survey, In person & CoC meetings	Identified affordable housing, specifically PSH, followed by case management services.
Habitat for Humanity	<ul style="list-style-type: none"> <li>• Housing Agency</li> </ul>	Survey	Identified non-congregate shelter as the top priority, followed by housing.

YWCA	<ul style="list-style-type: none"> <li>• Domestic Violence</li> <li>• Civil Rights</li> <li>• Shelter Services</li> </ul>	Survey, Email & CoC meetings	Identified affordable housing, specifically PSH, as the top priority. Also provided data points on individuals fleeing domestic violence, which are included in this plan.
Great Falls Rescue Mission	<ul style="list-style-type: none"> <li>• Homeless Shelter</li> </ul>	Survey & CoC meetings	Identified affordable rental housing as the top priority, followed by supportive services (workforce and substance abuse).
North Central Independent Living Services	<ul style="list-style-type: none"> <li>• Disability Services</li> <li>• Civil Rights</li> </ul>	Survey & CoC meetings	Identified affordable rental housing as the top priority, followed by tenant based rental assistance (TBRA).
United Way of Cascade County	<ul style="list-style-type: none"> <li>• Service Provider</li> </ul>	Survey & CoC meetings	Identified affordable housing and supportive services as the top priorities.
Center for Mental Health	<ul style="list-style-type: none"> <li>• Mental Health Services</li> <li>• Civil Rights</li> </ul>	Survey & CoC meetings	Identified supportive services as the top priority, followed by housing.
Great Falls Public Schools	<ul style="list-style-type: none"> <li>• Public Education</li> </ul>	Survey, Email & Phone	No response was received to the survey, however data points on homeless students was provided via phone/email and included in the plan.
Great Falls Veterans Center	<ul style="list-style-type: none"> <li>• Veteran Services</li> <li>• Civil Rights</li> </ul>	Survey, Email & Phone	No comments received.
Opportunities	<ul style="list-style-type: none"> <li>• Housing Agency</li> <li>• ESG</li> </ul>	Survey	No comments received.
Alliance for Youth	<ul style="list-style-type: none"> <li>• Youth Service Provider</li> </ul>	Survey	No comments received.
Young Parents Education Center	<ul style="list-style-type: none"> <li>• Service Provider</li> </ul>	Survey	No comments received.
St. Vincent De Paul	<ul style="list-style-type: none"> <li>• Service Provider</li> <li>• Veteran Services</li> </ul>	Survey	No comments received.
Great Falls Development Authority	<ul style="list-style-type: none"> <li>• Service Provider</li> </ul>	Survey	No comments received.
Alluvion Health	<ul style="list-style-type: none"> <li>• Health Services</li> </ul>	Survey	No comments received.

**Table 1 – Agencies Consulted**

## Public Participation

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**Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan.**

The City held a public needs hearing on December 7, 2021, which was held at the City Commission meeting. Anyone wishing to comment on the best use of HOME-ARP funds was invited to do so. The City's public comment period for the draft HOME-ARP Plan was from December 20, 2021 – January 18, 2022. All comments received during the public hearing and comment period are included as an attachment to this report; no comments were rejected. A public hearing was held on February 15, 2022, after which the City Commission voted unanimously to approve the HOME-ARP plan. All public comments were in favor of the plan. In addition to the tables, a narrative section in this Plan summarizes all comments received in the public participation process. A second public comment period of the City's draft HOME-ARP Plan was held from April 18, 2022 – May 17, 2022. There were no comment received during the second public comment period.

<b>2</b>	<b>Mode of Outreach: PUBLIC NEEDS HEARING</b>	
	<b>Target of Outreach</b>	Minorities, Persons with disabilities, Non-targeted/broad community, Residents of Public and Assisted Housing
	<b>Summary of response/attendance</b>	There were 7 commenters in attendance at the Public Needs Hearing, 3 of those in attendance also submitted their comments in writing prior to the meeting. Written comments have been included as an attachment. The remaining 4 commented in-person only, and a summary of their remarks is attached. One additional comment was received via email and is attached.
	<b>Summary of comments received</b>	Comments received were related to the use of HOME-ARP funds for affordable rental housing development with an emphasis on permanent supportive housing, as well as financial support for the services provided.
	<b>Summary of comments not accepted and reasons</b>	No comments were rejected.
<b>3</b>	<b>Mode of Outreach: INTERNET OUTREACH</b>	

	<b>Target of Outreach</b>	Minorities, Persons with disabilities, Non-targeted/broad community, Residents of Public and Assisted Housing, Non-profit agency personnel, faith-based institutions
	<b>Summary of response/attendance</b>	The City's website and Facebook page were utilized to provide additional sources of Public Notice for the following: Public Needs Hearing on December 7, 2021; public comment period for the proposed HOME-ARP Plan from December 20, 2021 - January 18, 2022. Additionally, the proposed HOME-ARP Plan draft was posted on the website and promoted on Facebook to encourage additional public review, comment, and downloads.
	<b>Summary of comments received</b>	Comments received are included as an appendix.
	<b>Summary of comments not accepted and reasons</b>	No comments were rejected.
<b>4</b>	<b>Mode of Outreach: NEWSPAPER AD</b>	
	<b>Target of Outreach</b>	Minorities, Persons with disabilities, Non-targeted/broad community, Residents of Public and Assisted Housing, Non-profit agency personnel, faith-based institutions
	<b>Summary of response/attendance</b>	Legal Advertisements were placed with the Great Falls Tribune to run on the following dates for the corresponding Public Notices: November 21, 2021 and November 28, 2021 for the public needs hearing; December 19, 2021 for the 30-day comment period from December 20, 2021–January 18, 2022; April 17, 2022 for the second 30-day comment period from April 18, 2022–May 17, 2022.
	<b>Summary of comments received</b>	Comments received are included as an appendix.
	<b>Summary of comments not accepted and reasons</b>	No comments were rejected.
<b>5</b>	<b>Mode of Outreach: PUBLIC HEARING</b>	
	<b>Target of Outreach</b>	Minorities, Persons with disabilities, Non-targeted/broad community, Residents of Public and Assisted Housing
	<b>Summary of response/attendance</b>	There were 5 commenters in attendance at the Public Hearing.
	<b>Summary of comments received</b>	Comments received were in support of the proposed HOME-ARP plan and priorities.
	<b>Summary of comments not accepted and reasons</b>	No comments were rejected.

**Table 2 – Modes of Outreach**

### **Describe any efforts to broaden public participation**

In addition to standard legal notice placements in the Great Falls *Tribune*, the City utilized the City of Great Falls official web page and social media platforms to help broaden the participation process. Many media outlets in the community ran stories on the planning process, including how community members and interested parties could participate in the public hearings and public comment periods.

### **Summarize the comments and recommendations received through the public participation process:**

A full summary of all public comments received is included as an attachment to this plan. Below is a narrative of the feedback received during each opportunity for public input.

**Comments from the December 7, 2021 Great Falls City Commission Meeting for the HOME-ARP Public Needs Hearing are below:**

There were 7 commenters in attendance, with 1 commenter submitting comments through email. Comments were focused primarily on the need for rental housing that is affordable, and for more funded public services. They also spoke about the need for emergency shelters that are low barrier in the community. All comments were taken into consideration and no comments were rejected.

Pastor Jeff Wakeley, with First United Methodist Church, spoke about the homeless needs in the community. He spoke about what his church is doing in support of those in need at this time and how the City needs to step up and create a homeless shelter that allows everyone a place to sleep.

Shyla Patera with North Central Independent Living Services spoke about the need for accessible affordable housing stock. She also spoke about how it is hard to connect services for the persons she represents. She also spoke to the problems her clients are facing in staying housed due to them not meeting HUD requirements and not having the option of HUD housing.

Sheila Rice, a citizen, spoke about the need for permanent supportive housing. She states that this is the answer to homelessness. She also provided data from other communities and studies showing how permanent supportive housing has impacted communities in a positive way.

Sherrie Arey, the director of NeighborWorks Great Falls, spoke about the impacts of the pandemic and how it has directly impacted housing stability. She urged the City to create, preserve, and support affordable housing development. She also encouraged the use of funding for the support of services to residents.

Carrie Parker, with Helping Hands, spoke about the need for support services to those that are homeless and the need for educating the community on the root causes of homelessness. She stated the need for a long-term housing solution is needed with support to those tenants. She also stated that a short-term solution is needed for those out in the cold right now.

Nancy Donovan, a citizen, stated her concern of tax payer's dollars possibly being needed for long term support of any development.

Pastor Steven Underwood, with Central Christian Church, spoke about how housing solves homelessness and the need to be a housing first advocate.

Sandi Filipowicz, the Executive Director of the YWCA, submitted her comment prior to the meeting. She provided some statistics in her comments and further stated that they indicate a true need for emergency shelter in Great Falls.

**Comments from the 30 day public comment period from December 20, 2021 – January 12, 2022 are below:**

There were a total of 3 comments submitted during the 30 day comment period. Comments received identified the need for affordable housing, low barrier shelter options, and permanent supportive housing. All comments were taken into consideration and no comments were rejected.

Shyla Patera with North Central Independent Living Services wrote about the need for accessible affordable housing stock. She also identified the issues her clients are facing due to them not meeting HUD requirements and not having the option of HUD housing. She wrote that the need for more accessible spaces is great. She also wrote about the need for more broadband and ADA accessibility overall.

Michael Yegerlehner, a citizen, advocated for 3 categories; 1. Public or non-profit low barrier homeless shelter, 2. Public or non-profit permanent supportive housing, 3. Public or non-profit affordable housing.

Morgan Yegerlehner, a citizen, wrote to support the use of HOME-ARP funding for the development of a low barrier non-congregate shelter. She also stated that Great Falls needs affordable housing to prevent homelessness, but the safety net of a low barrier shelter also is needed.

**Comments from the February 15, 2022 Great Falls City Commission Meeting for the HOME-ARP 2nd Public Hearing & Vote are below:**

Sherrie Arey, Executive Director of NeighborWorks Great Falls, said she was there to speak in favor of the staff's recommendations for funding in the plan. She commended staff for their due diligence.

Reverend Jeff Wakeley, First United Methodist Church, said his hope was that the funds would be used for a homeless shelter, but that he is speaking in support of the proposed plan. He encourages the commission to support the plan so the funding can get into the community as soon as possible.

Michael Yegerlehner, a citizen, stated that he was majority in favor of the proposed plan.

An unknown citizen commented that there had been very good people that spoke before him, and that we should make an opportunity of people to become more rewarding to society.

Sheila Rice, a citizen, spoke in favor of the proposed plan. She stated that she believed the plan as proposed should be passed. She encouraged the Commission to act quickly on approving the plan and thanked staff for putting it together.

**Comments from the Second 30 day public comment period from April 18, 2022 – May 17, 2022 are below:**

There were no comments received during the second 30 day comment period.

**Summarize any comments or recommendations not accepted and state the reasons why:**

All comments are included in the summary and full responses are in the attachments. No comments were rejected or not accepted.

## Needs Assessment and Gap Analysis

Multiple data sources were used to complete the needs assessment and gap analysis sections of this plan. They include the 2020 Decennial Census; American Community Survey (ACS) 2019 5-year Estimates; Comprehensive Housing Affordability Strategy (CHAS) data sets from 2011-2015 and 2014-2018; the 2020 Point-in-Time Count for homeless individuals; the local Continuum of Care's Housing Inventory Count (HIC); and direct consultation with community partners and stakeholders. The tables below provide an at-a-glance look at data City staff compiled and reviewed.

**OPTIONAL Homeless Needs Inventory and Gap Analysis Table**

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	157	0	121	0	0								
Transitional Housing	23	0	33	0	14								
Permanent Supportive Housing	0	0	0	0	0								
Other Permanent Housing						0	0	0	0				
Sheltered Homeless						113 26-HH	85	19	22				
Unsheltered Homeless						0	1	0	5				
Current Gap										+40	0	+63	0

**Suggested Data Sources:** 1. Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

**Table 3-Homeless Needs Inventory and Gap Analysis**

### OPTIONAL Housing Needs Inventory and Gap Analysis Table

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	12,250		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	1,175		
Rental Units Affordable to HH at 50% AMI (Other Populations)	4,080		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		2,410 total With 1,825 of those having 1 or more housing problems	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		1,735 total With 1,365 of those having 1 or more housing problems	
<i>Current Gaps</i>			-1,235 underserved 0-30% AMI renter HH Data Source: 2014-2018 CHAS

**Table 4 – Housing Needs Inventory and Gap Analysis**

Data Source: 2011-2015 CHAS, Inventory; 2014-2018 CHAS, Level of Need & Gap Analysis

Table 3 above indicates there is a surplus of beds when looking at the number of beds available for emergency shelter options, it also indicates the need for a permanent supportive housing option in the community which would fall within the affordable rental category. While Table 4 above indicates a surplus of affordable units for 30-50% AMI households, there is an estimated deficit of 1,235 housing units for households earning 0-30% AMI. This deficit further limits housing choice for extremely low income households and those at risk of homelessness in Great Falls.

### Housing Needs Assessment

#### Summary of Housing Needs

Demographics	Base Year: 2015	Most Recent Year: 2019	% Change
Population	59,565	60,442*	1.47%
Households	25,195	25,659	1.84%
Median Income	\$42,896	\$46,965	9.49%

**Table 5 - Housing Needs Assessment Demographics**

Data Source: 2011-2015 ACS (Base Year), 2019 ACS 5-year Estimate (Most Recent Year), \*2020 Decennial Census



### Income Distribution Overview

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI	Total
<b>Owner Households</b>	900	1,555	2,665	1,550	9,330	16,000
<b>Renter Households</b>	2,410	1,735	2,500	1,120	1,955	9,720
<b>Total Households</b>	3,310	3,290	5,165	2,670	11,285	25,720

**Table 6 - Total Households Table**

Data Source: 2014-2018 CHAS

### Housing Problems Table

	Renter						Owner					
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	>100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	>100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>												
<b>Household has at least 1 of 4 housing problems</b>	1,825	1,365	1,115	80	120	<b>4,505</b>	640	545	1,070	190	270	<b>2,720</b>
<b>Household is cost burdened</b> (housing expense >30% household income)	1,795	1,310	1,010	45	75	<b>4,235</b>	645	540	1,030	185	195	<b>2,595</b>
<b>Household is severely cost burdened</b> (housing expense >50% household income)	1,450	315	95	0	20	<b>1,880</b>	545	255	230	0	15	<b>1,045</b>

**Table 7 – Housing Problems Table**

Data Source: 2014-2018 CHAS

### Describe the size and demographic composition of qualifying populations within the PJ's boundaries:

According to the most recent Comprehensive Housing Affordability Strategy (CHAS) data from 2014-2018, there are 4,145 renter households with 0-50% AMI living in Great Falls. Of those renters, 3,190, or nearly 77%, are experiencing 1 or more housing problems; 3,105, or 75%, are cost burdened; and 1,765, nearly 43%, are severely cost burdened. These factors increase the risk of homelessness for the households described. Furthermore, households experiencing rent and mortgage cost burdens may have difficulty affording other necessities critical for basic quality of life, including food, clothing, transportation, and medical care.

The 2020 Point-in-Time Count reports that 198 individuals in Great Falls were experiencing homelessness at the time the survey was administered on January 30, 2020. That total includes 26 households with school-aged children living in emergency or transitional shelters. Together, those 26

households include 52 children ages 5-17, or 73 children ages birth-17. A reported 19 individuals from the 2020 Point in Time Count were veterans.

Additionally, the 2020 Point-in-Time count reflects a disproportionate rate of American Indian/Alaska Natives experiencing homelessness in Great Falls. American Indian/Alaska Natives make up approximately 6% of the city's total population, yet they represent 31% of those experiencing homelessness.

According to data released by the Great Falls Public School District (GFPS) in 2018, the District reported an increase in the number of homeless students. Any "child who lacks a fixed, regular, and adequate nighttime residence" is considered to be experiencing homelessness by the Great Falls Public School District. During the 2017-2018 school year, the number of students believed to be experiencing homelessness was more than 350. A recent update from the Great Falls Public Schools shows that for the school year of 2019-2020 there were 550 students experiencing homelessness. This is an increase of 200 students experiencing homelessness since 2018. GFPS reports that since the beginning of the 2021-2022 school year, 900 students have been served through student services, and the department has distributed 11,000 pounds of food. Of those 900 students served, 386 have been identified as homeless.

It is hard to obtain data specific to those fleeing, or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking as those are not specified in many data sources. However, after consultation with the local YWCA it was reported that they are at full capacity. They estimate that a total of 5 individuals were unable to be housed on average per night with 22 individuals and children being in their shelter at a time. These numbers are included in the needs analysis totals. They did not provide further data to the demographic composition of these individuals, however they are most likely included in the overall totals from the 2020 Point in Time Count.

**Describe the unmet housing and service needs of qualifying populations, including but not limited to:**

- **Sheltered and unsheltered homeless populations;**
- **Those currently housed populations at risk of homelessness;**
- **Other families requiring services or housing assistance or to prevent homelessness; and,**
- **Those at greatest risk of housing instability or in unstable housing situations:**

While Table 4 above indicates a surplus of affordable units for 30-50% AMI households, there is an estimated deficit of 1,235 housing units for households earning 0-30% AMI. This deficit further limits housing choice for extremely low income households and those at risk of homelessness in Great Falls.

There is a robust network of public service organizations in Great Falls who work to meet the needs of those experiencing homelessness or who are at risk of homelessness. The City participates in the local Continuum of Care for Homelessness (CoC) group, which meets monthly to expand understanding of the services needed by those experiencing homelessness, to facilitate consolidation and coordination of

homeless services, and to improve service delivery. Additionally, Case Conferencing meetings are held twice monthly and provide a collaborative setting where services are coordinated for households experiencing homelessness.

Organizations such as Opportunities, Inc., Alluvion Health, YWCA, and others have expanded their case management services in the last year. Front door access for coordinated entry, or Homeless Management Information System (HMIS) intake, has increased and will soon include the Great Falls Rescue Mission. While access to services continues to increase and service delivery continues to streamline, identifying dedicated housing for qualifying populations continues to be a challenge because of the lack of available, affordable rental housing.

### **Homeless Populations**

While the data shows that there is not a current need for a temporary shelter option to house those that are homeless in the community, it does show that there is a great need for a permanent supportive housing option as one does not exist in the community. The data also shows that there is a great need for those in the 0-30% AMI category to have affordable housing options available in the community as there is a deficit of 1,235 units in comparison to the number of renters that fall within that income category. This is why the City has identified the development of affordable rental housing as the first priority for the HOME-ARP funding allocation.

### **At Risk of Homelessness**

According to the data presented above there is a clear need for more available and affordable rental options for those that are at risk of homelessness. For households that are currently housed but have challenges maintaining their home, the level of need was measured by the amount of inventory that is affordable, safe, and provides adequate living conditions, as well as the number of renter households that are experiencing severe housing cost burdens. These households need assistance to stay housed without becoming encumbered by the cost of their home. This is why the City has identified the development of affordable rental housing as the first priority for the HOME-ARP funding allocation.

### **Domestic Violence Populations**

Data specific to those individuals fleeing or attempting to flee domestic violence is not easily obtainable through many of the readily available data sources. However, the data that was provided by the local YWCA, which is the only domestic violence organization in the community, indicates that there is not enough housing available for these qualifying populations. The YWCA has reported that they are turning people away due to being at full capacity. On average, five individuals are turned away or referred to other options each day. The lack of housing options specifically dedicated to this qualifying population also indicates that they are without the services that come with housing specifically for this qualifying population. This is why the City has identified the development of affordable rental housing as the first priority for the HOME-ARP funding allocation.

### **Other Populations**

There is an overall need for affordable rental housing options for the other populations eligible through the HOME-ARP program. This is clear in the data showing that there is lack of available, affordable, and safe housing options as a whole within the Great Falls community. This is why the City has identified the development of affordable rental housing as the first priority for the HOME-ARP funding allocation.

**Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing:**

#### **Emergency Shelters and Transitional Housing**

The **Great Falls Rescue Mission** (Rescue Mission) includes a men's shelter, women's shelter, and family shelter and is the primary emergency shelter provider in Great Falls. Overall, there are 52 beds available in the men's shelter and 65 beds in the women shelter. In an emergency such as life-threatening weather, the Rescue Mission provides additional mats on the floor and foldaway cribs to accommodate need. The Rescue Mission's Cameron Family Center can serve approximately 134 people experiencing homelessness, 70 of which, on average, are children.

The **YWCA Mercy Home** is the primary provider of emergency/transitional housing and supportive services for victims of domestic abuse and has the capacity to house 30 women & children at one time. The YWCA Great Falls website reports that from July 2018 to June 2019, the organization provided 156 women and children fleeing domestic violence with more than 4,071 shelter nights. Along with housing assistance, victims of domestic violence may require financial assistance for basic needs, counseling, legal assistance and training/education to assist with employment.

**St. Vincent de Paul's Grace Home** provides transitional housing for homeless men who are veterans, with the capacity to house 14 men at a time. During cold and/or inclement weather, Grace Home offers shelter services beyond its usual capacity.

The **Center for Mental Health** provides transitional housing for individuals with severe or serious disabling mental illness who demonstrate a need for additional supportive living services.

**Opportunities, Inc.**, receives Emergency Solutions Grant (ESG) funding and offers emergency assistance through rapid re-housing and homeless prevention services.

### **Supportive Services and Outreach**

The **Great Falls Rescue Mission** conducts outreach to chronically homeless people through its day room program and provides sleeping mats to chronically homeless people during nights which have life-threatening weather. Emergency services include meals, shelter, and medical clinics.

**Alluvion Health** is a non-profit Federally Qualified Health Center and offers medical, dental, behavioral, and substance abuse disorder services. Additional services include care coordination, crisis management, and referrals to community and housing services.

In addition to its many supportive and wrap-around services for clients, the **Center for Mental Health** has an adult case manager who provides outreach and wellness checks for chronically homeless people.

**Opportunities, Inc.**, provides support to chronically homeless people and those at risk of homelessness through intake screenings, referrals, case management, financial assistance and job training assistance. Opportunities, Inc., is the current HMIS lead for Great Falls.

The **YWCA** provides case management, service coordination, and supplies 30 different human service agencies with vouchers for chronically homeless people to use at its used clothing store.

The **Indian Family Health Clinic** provides community resource information through group sessions provided by staff members.

**St. Vincent de Paul of North Central Montana** provides weekly outreach to those experiencing unsheltered homelessness and through the food bank and charity services offered at their Angel Services Center.

**Alliance for Youth** has established a Youth Resource Center which serves youth ages 13-20 who are disadvantaged, homeless, or at risk of becoming homeless. Services offered include medical, dental, behavioral health care, substance abuse treatment, housing search support and advocacy. Additionally, drop-in centers operate in tandem with outreach programs, family engagement services, emergency shelters and transitional housing.

To date, the City of Great Falls as a Participating Jurisdiction does not allocate HOME funds to tenant-based rental assistance (TBRA) programs.

In terms of affordable and permanent supportive rental housing, the current affordable housing inventory does not meet the present need, and there are no dedicated permanent supportive housing units or vouchers in Great Falls. A list of affordable and/or assisted properties is below. These units in addition to the 490 public housing units available through the Great Falls Housing Authority total 1,682 assisted housing units. Housing inventory gaps are detailed further in the following section.

**HUD Multifamily properties in Great Falls:**

- Aspen Village (60 units)
- Broadview Manor Apartments (20 units)
- Centennial Village (48 units)
- Park Manor (103 units)
- Parkview Apartments (83 units)
- Rainbow House (40 units)
- Sunshine Village (70 units)
- The Elmwoods (18 units)
- River Run Apartments (92 units)

**Low Income Housing Tax Credit (LIHTC) properties in Great Falls:**

- Autumn Run Apartments (121 units)
- Cascade Ridge Senior Living (39 units)
- Franklin School (40 units)
- Rainbow House Apartments (40)
- Sandstone Village (47 units)
- Soroptimist Village (55 units)
- Town Site NHS Apartments (20 units)
- Rockcress Commons (124 units)

**Other assisted properties in Great Falls include but are not limited to:**

- First Avenue Estates (12 units)
- The Voyageur (38 units)
- Meadowlark Apartments (18 units)
- The Portage (48 units)
- Southwind Estates (24 units)
- Sand Hills (16 units)
- Holland Court (16 units)

**Identify any gaps within the current shelter and housing inventory as well as the services delivery system:**

The gaps identified through this HOME-ARP plan development process remain consistent with what was identified through the community participation process of the City's Consolidated Planning efforts. That is, there is an overall need for affordable and permanent supportive rental housing, as well as for the continued expansion of case management and supportive services.

The amount of time it takes to transition from emergency shelter to permanent housing continues to increase as rental housing wait lists grow in the public and private sectors. Additionally, increased rents in the private sector make it difficult for housing voucher utilization.

During consultations with the Great Falls Housing Authority in early December 2021, a total of 148 households were on wait lists for public housing. Of that total, 125 (nearly 85%) are waiting on the availability of one-bedroom units, with average wait times being six months to one year for disabled and/or elderly applicants. These applicants receive placement preference. As result, for those on the one-bedroom waitlist who are not classified as disabled or elderly, length of wait time cannot be realistically measured.

For the approximately 300 households on GFHA's housing choice voucher (HCV) wait list, wait times are even longer. Currently, households who have recently been issued HCVs are requesting 60-90 day extensions in order to secure housing with landlords in the private market, often without success. As mentioned previously, increased rents in the current housing market make it increasingly difficult for voucher holders to utilize their vouchers, particularly one-bedroom voucher holders. While the HUD-established Fair Market Rents (FMRs) are somewhat competitive for two to four bedroom units, the one-bedroom FMRs, which determine rent limits for voucher utilization, remain well under the competitive market rate.

The GFHA is the only Public Housing Authority within the city of Great Falls. GFHA owns and operates one main public housing site and four scattered public housing sites. These properties include a total of 490 apartment units that range in size from 1-4 bedrooms. Additionally, GFHA has budget authority for 250 Housing Choice Vouchers (HCVs).

### **Homeless Populations**

There was much participation during the community input opportunities that outlined the need for services to individuals that are homeless. There are individuals in the community who remain unsheltered due to barriers that exist. This is why the City has identified funding for supportive services as the second priority for the HOME-ARP funding allocation.

### **At Risk of Homelessness**

These households need assistance to stay housed without becoming encumbered by the cost of their home. Housing cost burden also leads to the need for more supportive services to renters in order to remain or be successfully housed long-term. This is why the City has identified funding for supportive services as the second priority for the HOME-ARP funding allocation.

### **Domestic Violence Populations**

Data specific to those individuals fleeing or attempting to flee domestic violence is not easily obtainable through many of the readily available data sources. However, the data that was provided by the local YWCA, which is the only domestic violence organization in our community, indicates that there is not enough housing available for these qualifying populations. The YWCA has reported that they are turning people away due to being at full capacity. The lack of housing options specifically dedicated to this

qualifying population also indicates that they are without the services that come with housing specifically for this qualifying population. This is why the City has identified funding for supportive services as the second priority for the HOME-ARP funding allocation.

### **Other Populations**

There is an overall need for affordable rental housing options for the other populations eligible through the HOME-ARP program. This is clear in the data showing that there is lack of available, affordable, and safe housing options as a whole within the Great Falls community. The lack of stable housing increases the need for supportive services for these individuals overall. This is why the City has identified funding for supportive services as the second priority for the HOME-ARP funding allocation.

### **Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice:**

The City will not further identify “other populations” within the qualifying populations already outlined.

### **Identify priority needs for qualifying populations:**

The priority needs identified through recent ARPA-specific surveying, the public needs hearing, and personal consultation remain consistent with what was identified through the community participation process of the City’s Consolidated Planning efforts. That is, there is an overall need for affordable and permanent supportive rental housing, as well as for the continued expansion of case management and housing navigation services. This need has been identified for each of the qualifying populations that are eligible through HOME-ARP program which is why the City is focusing efforts on the development of affordable rental housing as well as supportive services.

### **Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:**

The gaps in services and program needs to provide affordable rental housing and supportive services were determined using data from multiple sources as well as personal consultation with community providers. The need for affordable rental housing was determined by evaluating data sources and community partner input which supports the need for rental development that will be affordable and remain affordable. Additionally, the need for long-term supportive services or case management to achieve housing stability has been identified as a priority among qualifying populations.

For households that are currently housed but have challenges maintaining their home, the level of need was measured by the amount of inventory that is affordable, safe, and provides adequate living conditions, as well as the number of renter households that are experiencing severe housing cost



burdens. These households need assistance to stay housed without becoming encumbered by the cost of their home.

## HOME-ARP Activities

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**Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:**

Once the City has received the full HOME-ARP grant award from HUD, the City plans to open up for applications for a specified period of time to make it a more competitive process in awarding these funds. During that time any organization, developer, subrecipient, or Community Housing Development Organization (CHDO) is eligible to apply. At the close of the application period, all applications received will be reviewed for completeness, eligibility, and their ability to deliver on the priority needs identified within this plan. Each applicant will also be reviewed for their ability to carry out the project meeting all eligibility criteria.

Award(s) will be made based on the applicant's project scope as it pertains to the outlined priority needs in this plan as well as the applicant's familiarity with utilizing federal funding and ability to comply with all federal and local requirements. Each project will be required to maintain a project specific waitlist of qualifying populations to be used for the tenant selection process.

**If any portion of the PJ's HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipients or contractor and describe the role and responsibilities in administering all of the PJ's HOME-ARP program:**

The City will not allocate funds to a subrecipient or contractor to administer the entire HOME-ARP grant.

### Use of HOME-ARP Funding

	Funding Amount	Percent of Grant	Statutory Limit
Supportive Services	\$150,000		
Acquisition & Development of Non-Congregate Shelters	\$0		
Tenant Based Rental Assistance (TBRA)	\$0		
Development of Affordable Rental Housing	\$722,505.45		
Non-Profit Operating	\$0	0%	5%
Non-Profit Capacity Building	\$0	0%	5%
Administration and Planning	\$153,971.55	15%	15%
TOTAL HOME-ARP ALLOCATION	\$1,026,477.00		

### Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

There is currently no dedicated permanent supportive housing in Great Falls, which was largely identified as a top priority from the HOME-ARP survey, consultations, and from the public needs hearing. Many of the families or individuals who receive assistance to mitigate homelessness require wrap-around services with their housing because of the compounding challenges they face. The City will support organizations that provide supportive services to help eligible participants achieve self-sufficiency.

### HOME-ARP Production Housing Goals

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#### Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

The City estimates that a total of 20 affordable rental units will be added to the current housing inventory using HOME-ARP funds. The City also estimates that additional HOME funding from its annual entitlement allocation will be utilized in these projects. This will increase the number of affordable housing units produced.

#### Describe the specific affordable rental housing production goals that the PJ hopes to achieve and describe how it will address the PJ's priority needs:

The City will prioritize the development of affordable rental housing while giving preference to Permanent Supporting Housing projects in the community, as this was identified as the greatest need in

addressing the current homelessness situation in Great Falls. The addition of permanent supportive housing to the housing inventory can make a big impact on those facing homelessness as there is an opportunity for wrap-around services within the housing unit that helps participants achieve self-sufficiency.

## Preferences

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**Identify whether the PJ intends to give preference to one or more qualifying populations or subpopulations within one or more qualifying populations for any eligible activity or project:**

- *Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).*
- *PJs are not required to describe specific projects to which the preferences will apply.*

The City has elected to not further narrow eligibility and will not be giving a preference to any one qualifying population over another.

**If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying populations or category of qualifying population, consistent with the PJ's needs assessment and gap analysis:**

N/A

**If a preference was identified, describe how the PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference:**

N/A

## HOME-ARP Refinancing Guideline

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The City does not intend to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing.

## Appendices

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## **Community Partner Survey Distribution List**

### **CoC:**

1. Great Falls Continuum of Care

### **PHA:**

1. Great Falls Housing Authority, Greg Sukut

### **Veterans:**

1. Great Falls Vet Center, Richard Ferry (outreach coordinator)

### **Housing Agencies:**

1. NeighborWorks Great Falls, Sherrie Arey
2. Opportunities Inc., Karla Seaman
3. Habitat for Humanity, Susan McCord

### **Homeless & Domestic Violence Providers:**

1. YWCA, Sandi Filipowicz
2. Great Falls Rescue Mission, Jim McCormick

### **Other Providers:**

1. Alliance for Youth, Kristy Pontet-Stroop
2. Young Parents Education Center, Shandy Petersen
3. North Central Independent Living Services, Shyla Patera
4. United Way, Gary Owen
5. St. Vincent de Paul of North Central Montana, Deb Kottel
6. Great Falls Development Authority, Brett Doney
7. Great Falls Public Schools, Lance Boyd
8. Alluvion Health, Trista Besich
9. Center for Mental Health, Sydney Blair

# Community Partner Survey Results

## **9 Respondents:**

1. Great Falls Continuum of Care
2. Great Falls Housing Authority
3. NeighborWorks Great Falls
4. Habitat for Humanity
5. YWCA
6. Great Falls Rescue Mission
7. North Central Independent Living Services
8. United Way
9. Center for Mental Health

## **Results for Top Priority Need:**

- 6- Development and support of affordable rental housing
- 2- Supportive services to qualifying individuals
- 1- Tenant based rental assistance (TBRA)
- 1- Acquisition and development of non-congregate shelter units

## **Priority Needs Identified:**

### Housing:

Permanent Supportive housing (3)  
Affordable housing for individuals and families (2)  
Housing (2)  
Shelter  
Development of Housing  
Section 8 Housing Options

### Services:

Work force training  
Food  
Healthcare  
Recovery Programs  
Transportation  
Phones/Communication  
Mental Health  
Social Services  
Behavioral Health  
Case Management  
Supportive Services



## HOME-ARP Community Partners Consultation Survey

The American Rescue Plan Act of 2021 appropriated \$5 billion to provide housing, services, and shelter to individuals experiencing homelessness and other vulnerable populations, to be allocated by formula to jurisdictions that qualified for HOME Investment Partnerships Program allocations in Fiscal Year 2021. The City of Great Falls has been awarded \$1,026,477 of HOME-ARP funds. As part of the process in developing a plan for the use of the HOME-ARP funding, the City is required to consult with community partners that currently serve the qualifying populations.

HUD has issued guidance on the use of these funds which can be found in the CPD Notice "CPD-21-10: Requirements for the Use of Funds in the HOME-American Rescue Plan Program". HUD has outlined specific guidance on who qualifies for assistance as well as eligible activities as outlined below.

*The HUD issued CPD Notice identifies **qualifying populations** as:*

- a. Homeless (as defined by the McKinney-Vento Homeless Assistance Act)*
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- c. Fleeing, or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking*
- d. Part of other populations where providing supportive services or assistance would prevent a family's homelessness or would serve those with the greatest risk of housing instability*
- e. Or, veterans and families that include a veteran family member that meet the criteria in one of the above*

*The eligible activities for the use of HOME-ARP funding are as follows:*

- a. Development and support of affordable rental housing*
- b. Tenant based rental assistance (TBRA)*
- c. Supportive services to qualifying individuals*
- d. Acquisition and development of non-congregate shelter units*

As an organization that serves our community, we are asking for your input in how these HOME-ARP funds can best be utilized in serving qualifying populations in Great Falls. We are hoping to identify the gaps that exist in housing for qualified populations as well as any service gaps that exist. Please take the time to complete the following survey as an organization and only submit one form. We ask that they be completed and submitted to our office by **October 22, 2021**. Please try to be as brief and specific as you can. Below is my contact information, and we sincerely thank you for the assistance!

Sincerely,

Tonya Shumaker  
CDBG Administrator  
406-455-8443  
[tshumaker@greatfallsmt.net](mailto:tshumaker@greatfallsmt.net)

# HOME-ARP Community Partners Consultation Survey

Submitted to Planning & Community Development by **October 22, 2021** via email or mail.  
[tshumaker@greatfallsmt.net](mailto:tshumaker@greatfallsmt.net) or 2 Park Drive S., Room 112, PO Box 5021, Great Falls, MT 59403

**1. Describe the size and demographic composition of qualifying populations within the City of Great Falls that your organization serves.**

We serve approximately 1500 lives in the Great Falls area. Our demographic population is children, adults ranging from age 2 to end of life. 95% of those we serve qualify for Medicaid and lie within the federal poverty line guidelines

**2. Describe the unmet housing and service needs of qualifying populations your organization serves.**

Registered offenders, no ask no tell shelter, transitional housing, life training, couch surfers, singles without resources or support systems. The majority of who we serve live in subsidized housing.

**3. Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA (Tenant Based Rental Assistance), and affordable and permanent supportive rental housing:**

Section 8, public housing, rescue mission, YWCA, mod rehab, Opp inc, salvation army, saint Vincent. The Center for Mental health is able to provide congregate rooms (28-36) and transitional housing (8) rooms for those with a qualifying mental illness. We employ two tenancy specialist, case manager, and vocational specialists for qualifying members.

**4. Identify the services your organization currently provides to the qualifying populations in Great Falls.**

Crisis intervention/ Stabilization, primary Care, Mental Health/ Behavioral Health Services, Substance Abuse/ addiction services, Medication Management, PACT Program for Assertive Treatment, Individual, Family, and Group Therapy, Adult/Youth Case Management, Peer Support, School Programs, CCST, and Summer Programs, LGBTQ+ health needs, Adult Foster Care, Group Home care, Adult day treatment, Domestic violence intervention, Eating Disorders/ weight management, Sleep Hygiene, Resilience and stress management, Transitional living, Homeless outreach, Veterans Services

**5. What do you see as the priority needs in our community for the qualifying populations?**

Housing, food, shelter, acknowledgement that we have a problem, support services to reach out to homeless and provide services to them, wellness- recovery programs, healthcare. Transitional out of or homeless into housed and stable environment, and devices for communication and provision of services; iPhones/trac phones and transportation options.

**6. Identify any gaps within the current shelter and housing inventory as well as the service delivery system.**

18-50 without resources or support, lack of funding, community outreach programs, zero places to go once shelters are full or closed down due to Covid.

**7. What would you like to see as the number one use of HOME-ARP Funding? (Pick one)**

- ☐ Development and support of affordable rental housing
- ☐ Tenant based rental assistance (TBRA)
- ☒ Supportive services to qualifying individuals
- ☐ Acquisition and development of non-congregate shelter units



**8. Is there anything else you would like to add as it relates to the HOME-ARP Funding?**

Additional resources, listening to our homeless population, ordinances to stop application fees, allow background check dollars, homeless hut, harbor huts, start up kit for housed homeless individuals, conversion of empty or vacant property to homeless / service shelter. Additional services for non-qualified individuals.

Here are some links to HOME-ARP related information and guidance:

HUD's HOME-ARP Main Page - <https://www.hudexchange.info/programs/home-arp/>

CPD Notice - <https://www.hudexchange.info/resource/6479/notice-cpd-2110-requirements-for-the-use-of-funds-in-the-home-arp-program/>

Rental Housing Fact Sheet - <https://www.hud.gov/sites/dfiles/CPD/documents/HOME-ARP-Rental-Fact-Sheet091321.pdf>

Supportive Services Fact Sheet - <https://www.hud.gov/sites/dfiles/CPD/documents/HOME-ARP-Supportive-Services-Fact-Sheet.pdf>

Noncongregate Shelter Fact Sheet - <https://www.hud.gov/sites/dfiles/CPD/documents/HOME-ARP-Noncongregate-Shelter-Fact-Sheet.pdf>

TBRA Fact Sheet - <https://www.hud.gov/sites/dfiles/CPD/documents/HOME-ARP-TBRA-Fact-Sheet.pdf>



## HOME-ARP Community Partners Consultation Survey

The American Rescue Plan Act of 2021 appropriated \$5 billion to provide housing, services, and shelter to individuals experiencing homelessness and other vulnerable populations, to be allocated by formula to jurisdictions that qualified for HOME Investment Partnerships Program allocations in Fiscal Year 2021. The City of Great Falls has been awarded \$1,026,477 of HOME-ARP funds. As part of the process in developing a plan for the use of the HOME-ARP funding, the City is required to consult with community partners that currently serve the qualifying populations.

HUD has issued guidance on the use of these funds which can be found in the CPD Notice "CPD-21-10: Requirements for the Use of Funds in the HOME-American Rescue Plan Program". HUD has outlined specific guidance on who qualifies for assistance as well as eligible activities as outlined below.

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- d. Part of other populations where providing supportive services or assistance would prevent a family's homelessness or would serve those with the greatest risk of housing instability*
- e. Or, veterans and families that include a veteran family member that meet the criteria in one of the above*

*The eligible activities for the use of HOME-ARP funding are as follows:*

- a. Development and support of affordable rental housing*
- b. Tenant based rental assistance (TBRA)*
- c. Supportive services to qualifying individuals*
- d. Acquisition and development of non-congregate shelter units*

As an organization that serves our community, we are asking for your input in how these HOME-ARP funds can best be utilized in serving qualifying populations in Great Falls. We are hoping to identify the gaps that exist in housing for qualified populations as well as any service gaps that exist. Please take the time to complete the following survey as an organization and only submit one form. We ask that they be completed and submitted to our office by **October 22, 2021**. Please try to be as brief and specific as you can. Below is my contact information, and we sincerely thank you for the assistance!

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**1. Describe the size and demographic composition of qualifying populations within the City of Great Falls that your organization serves.**

The Continuum of Care prioritizes those experiencing homelessness, the chronically homeless, veterans and families with children. Based on Point In Time surveys, approximately 223 individuals. Approximately 31% are youth under the age of 18; 20% are American Indian; 6% are Veterans; and 27% are disabled.

**2. Describe the unmet housing and service needs of qualifying populations your organization serves.**

Lack of units that will accept subsidized vouchers, units that are priced above what HUD will allow; and lack of supportive services for those with disabilities and behavioural health issues.

**3. Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA (Tenant Based Rental Assistance), and affordable and permanent supportive rental housing:**

Congregate/Emergency shelter is limited to GF Rescue Mission and barriers exist for many individuals. TBRA resources are available, however qualifying and acceptable units are very limited. No current PSH rental housing available.

**4. Identify the services your organization currently provides to the qualifying populations in Great Falls.**

Coordinated entry and bi-weekly case managers' meetings to help individuals/families find permanent housing.

**5. What do you see as the priority needs in our community for the qualifying populations?**

Available units for TBRA vouchers and PSH – capacity for behavioral health issues.

**6. Identify any gaps within the current shelter and housing inventory as well as the service delivery system.**

See above

**7. What would you like to see as the number one use of HOME-ARP Funding? (Pick one)**

- ☒ Development and support of affordable rental housing
- ☐ Tenant based rental assistance (TBRA)
- ☐ Supportive services to qualifying individuals
- ☐ Acquisition and development of non-congregate shelter units

**8. Is there anything else you would like to add as it relates to the HOME-ARP Funding?**

Affordable housing and the availability of units that can be accessed for low-income households is a critical point.

Here are some links to HOME-ARP related information and guidance:

HUD's HOME-ARP Main Page - <https://www.hudexchange.info/programs/home-arp/>

CPD Notice - <https://www.hudexchange.info/resource/6479/notice-cpd-2110-requirements-for-the-use-of-funds-in-the-home-arp-program/>  
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HUD has issued guidance on the use of these funds which can be found in the CPD Notice "CPD-21-10: Requirements for the Use of Funds in the HOME-American Rescue Plan Program". HUD has outlined specific guidance on who qualifies for assistance as well as eligible activities as outlined below.

*The HUD issued CPD Notice identifies **qualifying populations** as:*

- a. Homeless (as defined by the McKinney-Vento Homeless Assistance Act)*
- b. At risk of homelessness (as defined by the McKinney-Vento Homeless Assistance Act)*
- c. Fleeing, or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking*
- d. Part of other populations where providing supportive services or assistance would prevent a family's homelessness or would serve those with the greatest risk of housing instability*
- e. Or, veterans and families that include a veteran family member that meet the criteria in one of the above*

*The eligible activities for the use of HOME-ARP funding are as follows:*

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As an organization that serves our community, we are asking for your input in how these HOME-ARP funds can best be utilized in serving qualifying populations in Great Falls. We are hoping to identify the gaps that exist in housing for qualified populations as well as any service gaps that exist. Please take the time to complete the following survey as an organization and only submit one form. We ask that they be completed and submitted to our office by **October 22, 2021**. Please try to be as brief and specific as you can. Below is my contact information, and we sincerely thank you for the assistance!

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tshumaker@greatfallsmt.net or 2 Park Drive S., Room 112, PO Box 5021, Great Falls, MT 59403

**1. Describe the size and demographic composition of qualifying populations within the City of Great Falls that your organization serves.**

We serve approximately 1600 people with housing assistance. Our population consists of low-income families, elderly and disabled.

**2. Describe the unmet housing and service needs of qualifying populations your organization serves.**

The need that I see the most is in mental and social care.

**3. Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA (Tenant Based Rental Assistance), and affordable and permanent supportive rental housing:**

Permanent supportive housing. There is also a need within the community for affordable housing (60% - 80%) AMI and transitional housing.

**4. Identify the services your organization currently provides to the qualifying populations in Great Falls.**

We provide low-income housing assistance and work with the Boys and Girls Club for youth activities to include a study back program.

**5. What do you see as the priority needs in our community for the qualifying populations?**

Mental health and social services.

**6. Identify any gaps within the current shelter and housing inventory as well as the service delivery system.**

See number 3.

**7. What would you like to see as the number one use of HOME-ARP Funding? (Pick one)**

- ☐ Development and support of affordable rental housing
- ☐ Tenant based rental assistance (TBRA)
- ☒ Supportive services to qualifying individuals
- ☐ Acquisition and development of non-congregate shelter units

**8. Is there anything else you would like to add as it relates to the HOME-ARP Funding?**

No.

Here are some links to HOME-ARP related information and guidance:

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## HOME-ARP Community Partners Consultation Survey

The American Rescue Plan Act of 2021 appropriated \$5 billion to provide housing, services, and shelter to individuals experiencing homelessness and other vulnerable populations, to be allocated by formula to jurisdictions that qualified for HOME Investment Partnerships Program allocations in Fiscal Year 2021. The City of Great Falls has been awarded \$1,026,477 of HOME-ARP funds. As part of the process in developing a plan for the use of the HOME-ARP funding, the City is required to consult with community partners that currently serve the qualifying populations.

HUD has issued guidance on the use of these funds which can be found in the CPD Notice "CPD-21-10: Requirements for the Use of Funds in the HOME-American Rescue Plan Program". HUD has outlined specific guidance on who qualifies for assistance as well as eligible activities as outlined below.

*The HUD issued CPD Notice identifies **qualifying populations** as:*

- a. Homeless (as defined by the McKinney-Vento Homeless Assistance Act)*
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- e. Or, veterans and families that include a veteran family member that meet the criteria in one of the above*

*The eligible activities for the use of HOME-ARP funding are as follows:*

- a. Development and support of affordable rental housing*
- b. Tenant based rental assistance (TBRA)*
- c. Supportive services to qualifying individuals*
- d. Acquisition and development of non-congregate shelter units*

As an organization that serves our community, we are asking for your input in how these HOME-ARP funds can best be utilized in serving qualifying populations in Great Falls. We are hoping to identify the gaps that exist in housing for qualified populations as well as any service gaps that exist. Please take the time to complete the following survey as an organization and only submit one form. We ask that they be completed and submitted to our office by **October 22, 2021**. Please try to be as brief and specific as you can. Below is my contact information, and we sincerely thank you for the assistance!

Sincerely,

Tonya Shumaker  
CDBG Administrator  
406-455-8443  
[tshumaker@greatfallsmt.net](mailto:tshumaker@greatfallsmt.net)



# HOME-ARP Community Partners Consultation Survey

Submitted to Planning & Community Development by **October 22, 2021** via email or mail.  
[tshumaker@greatfallsmt.net](mailto:tshumaker@greatfallsmt.net) or 2 Park Drive S., Room 112, PO Box 5021, Great Falls, MT 59403

**1. Describe the size and demographic composition of qualifying populations within the City of Great Falls that your organization serves.**

Any and all homeless individuals that seek out our help, of all ages (minors must come with a parent/guardian per state law). Single individuals and families.

**2. Describe the unmet housing and service needs of qualifying populations your organization serves.**

Adult protective services, crises intervention professionals, and more easily obtainable severe mental health services.

**3. Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA (Tenant Based Rental Assistance), and affordable and permanent supportive rental housing:**

We are the main source for congregate shelter units but our goal is to get people out into permanent housing. We often work with Opportunities Inc to get people screened and plugged into housing. They have been a resource for us in that way.

**4. Identify the services your organization currently provides to the qualifying populations in Great Falls.**

We provide programming/curriculum, food, overnight shelter, in clean, safe, and warm facilities.

**5. What do you see as the priority needs in our community for the qualifying populations?**

Basic workforce training that includes subjects of confidence building, showing up on time, being substance free. We would also like to see more clean, affordable housing for single individuals and for families.

**6. Identify any gaps within the current shelter and housing inventory as well as the service delivery system.**

Obviously housing inventory is low, and as one of our goals is to get people back out of the shelters, having a place to get them into is an important piece of our process.

**7. What would you like to see as the number one use of HOME-ARP Funding? (Pick one)**

- ☒ Development and support of affordable rental housing
- ☐ Tenant based rental assistance (TBRA)
- ☐ Supportive services to qualifying individuals
- ☐ Acquisition and development of non-congregate shelter units

**8. Is there anything else you would like to add as it relates to the HOME-ARP Funding?**

Click or tap here to enter text.

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## 1. Describe the size and demographic composition of qualifying populations within the City of Great Falls that your organization serves.

Habitat for Humanity serves families with very low income. Example: Family of 4 income range would be roughly \$21,000 to 42,000. These are very vulnerable and displaced families that are finding that rental living has become non-existent in our area.

## 2. Describe the unmet housing and service needs of qualifying populations your organization serves.

Our housing list grows by the day. Having served this community in the non-profit housing industry for almost 20 years, I have never seen the need for housing as perilous as it today. Hard working families with no where to live. This is just not the low income, it is affecting every social aspect of our community. Today, Habitat for Humanity has an Office Manager who just moved to Great Falls and has been looking for housing, Nothing! She is currently living at the Heritage Inn. She is one of the lucky homeless in Great Falls. She can afford a hotel room. How can Great Falls grow or be proud when we can't even house our mid to upper income families. The added housing stress put on our low income families affects their children and every citizen in Great Falls.

## 3. Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA (Tenant Based Rental Assistance), and affordable and permanent supportive rental housing:

Habitat for Humanity is currently building 3 new homes for low income families with children. This spring we will break ground on our 1st shared wall construction to double our capacity of placing families in permanent, safe and healthy environment. What good does TBRA do if there is no rental available to use the TBRA? Great Falls needs homes and rental units first to increase our stock of affordable housing.

## 4. Identify the services your organization currently provides to the qualifying populations in Great Falls.

Habitat assists families in providing safe and affordable homes for very low income, working families. But, we also work with financial assistance to improve a person's debt and credit history. We work our families to build their own home which bolsters their self-confidence and skill set to care for their home once it is complete. We also help low income homeowners with minor repairs and necessary replacement of hot water heaters, furnaces and so on.

## 5. What do you see as the priority needs in our community for the qualifying populations?

Housing

## 6. Identify any gaps within the current shelter and housing inventory as well as the service delivery system.

Not sure there are any gaps. I feel all non-profit housing organizations work well with each other. It would be nice if there was a more centralized rental list that was current and easy to access. If we could be fully staffed and have more staff, the City Library would be ideal for organizing and publishing a centralized rental list.

## 7. What would you like to see as the number one use of HOME-ARP Funding? (Pick one)

- ☐ Development and support of affordable rental housing
- ☐ Tenant based rental assistance (TBRA)

- ☐ Supportive services to qualifying individuals
- ☒ Acquisition and development of non-congregate shelter units

**8. Is there anything else you would like to add as it relates to the HOME-ARP Funding?**

Yes, get the money out there. Let's take care of our citizens in our community. Let's get them into stable and affordable housing so our community can thrive and our working homeless can have stable, safe and clean environment to raise their families. Safe, decent, affordable place to live can make a real difference in the life of a family. Homeownership has long been the primary way for families to build wealth. Homeownership offers stability because monthly mortgage payments are predictable whereas rents can increase year over year. A stable home is important for childrens academic achievement. Children who change schools as their families move in search of more affordable housing struggle to keep up academically. When we can provide housing, it makes our community a stronger and safer place to live. Thank You.

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*The eligible activities for the use of HOME-ARP funding are as follows:*

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**1. Describe the size and demographic composition of qualifying populations within the City of Great Falls that your organization serves.**

NeighborWorks Great Falls serves low income families related to both homeownership and rental housing as well as housing counseling. The majority of our counseling clients are women head of household with children.

**2. Describe the unmet housing and service needs of qualifying populations your organization serves.**

Affordable rental housing (Rockcress and First Avenue Estates have both continuously had a waitlist) as well as permanent supportive housing

**3. Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA (Tenant Based Rental Assistance), and affordable and permanent supportive rental housing:**

Upcoming Baatz project, Rockcress Commons, YWCA, Opportunities, Family Promise, Rescue Mission, Great Falls Housing Authority, Center for Mental Health, etc.

**4. Identify the services your organization currently provides to the qualifying populations in Great Falls.**

Development of rental housing, foreclosure prevention services, financial counseling

**5. What do you see as the priority needs in our community for the qualifying populations?**

Development of housing and funding for case management

**6. Identify any gaps within the current shelter and housing inventory as well as the service delivery system.**

Permanent supportive housing

**7. What would you like to see as the number one use of HOME-ARP Funding? (Pick one)**

- ☒ Development and support of affordable rental housing
- ☐ Tenant based rental assistance (TBRA)
- ☐ Supportive services to qualifying individuals
- ☐ Acquisition and development of non-congregate shelter units

**8. Is there anything else you would like to add as it relates to the HOME-ARP Funding?**

Click or tap here to enter text.

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- Describe the size and demographic composition of qualifying populations within the City of Great Falls that your organization serves. *North Central Independent Living Services, Inc. serves North Central Montanans with disabilities*  
 Click or tap here to enter text.
- Describe the unmet housing and service needs of qualifying populations your organization serves. *The consumers of North Central Independent Living and city*  
 Click or tap here to enter text.
- Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA (Tenant Based Rental Assistance), and affordable and permanent supportive rental housing: *and accessible housing*  
 Click or tap here to enter text.
- Identify the services your organization currently provides to the qualifying populations in Great Falls. *Universal designed housing*  
 Click or tap here to enter text.
- What do you see as the priority needs in our community for the qualifying populations?  
 Click or tap here to enter text.
- Identify any gaps within the current shelter and housing inventory as well as the service delivery system.  
 Click or tap here to enter text. *see ARP application comments*
- What would you like to see as the number one use of HOME-ARP Funding? (Pick one)
  - ☐ Development and support of affordable rental housing
  - ☒ Tenant based rental assistance (TBRA)
  - ☐ Supportive services to qualifying individuals
  - ☐ Acquisition and development of non-congregate shelter units
- Is there anything else you would like to add as it relates to the HOME-ARP Funding?  
 Click or tap here to enter text. *We can't have people discharging to nowhere  
Home modifications*

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**1. Describe the size and demographic composition of qualifying populations within the City of Great Falls that your organization serves.**

Homeless and at-risk of homelessness. We focus on low-income individuals and help provide resources for overnight shelter and prevention of homelessness through basic needs. In Cascade County, 14.2% of the population lives in extreme poverty – this translates to approximately 12,000 individuals.

**2. Describe the unmet housing and service needs of qualifying populations your organization serves.**

The lack of affordable housing and particularly, affordable rental units.

**3. Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA (Tenant Based Rental Assistance), and affordable and permanent supportive rental housing:**

Private resources for rental assistance along with numerous federal TBRA voucher programs.

**4. Identify the services your organization currently provides to the qualifying populations in Great Falls.**

Financial resources to help in securing rental units, for provision of food and clothing and referral services to access long-term housing options.

**5. What do you see as the priority needs in our community for the qualifying populations?**

Affordable housing options, privately owned units that qualify for and accept section 8 vouchers, and supportive services.

**6. Identify any gaps within the current shelter and housing inventory as well as the service delivery system.**

Crisis or sober transitional facility. This would alleviate mental health and substance abuse cases from going to jail or emergency room. Only emergency shelter does not allow anyone under the influence and has religious restrictions. This is a significant barrier for many.

**7. What would you like to see as the number one use of HOME-ARP Funding? (Pick one)**

- ☒ Development and support of affordable rental housing
- ☐ Tenant based rental assistance (TBRA)
- ☐ Supportive services to qualifying individuals
- ☐ Acquisition and development of non-congregate shelter units

**8. Is there anything else you would like to add as it relates to the HOME-ARP Funding?**

This seems to create an opportunity to make a significant difference in the resources available to help vulnerable populations in our community. Thank you.

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**1. Describe the size and demographic composition of qualifying populations within the City of Great Falls that your organization serves.**

Individuals and families fleeing domestic violence, sexual violence, stalking, and human trafficking. We served 374 women and children in FY2021. Fifty-five percent were single parent women, the other 45 percent were youth. Of those 374 individuals, 53% were Caucasian, 70% were Native American, and 12% were Hispanic. Of those same individuals, 37% were 0-17 years old, 9% were 18-24, 57% were 25-59, and 3% were over 60.

**2. Describe the unmet housing and service needs of qualifying populations your organization serves.**

We had 115 women and 72 children ask for assistance that we couldn't provide due to housing restrictions. We have a need for another larger shelter, transitional housing, and permanent supportive housing.

**3. Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA (Tenant Based Rental Assistance), and affordable and permanent supportive rental housing:**

They are almost non-existent. We have some great programs with no rental units available.

**4. Identify the services your organization currently provides to the qualifying populations in Great Falls.**

Emergency shelter for up to 24 women and children that is constantly changing.

**5. What do you see as the priority needs in our community for the qualifying populations?**

Low income rental units with support (Perm. Supportive Housing).

**6. Identify any gaps within the current shelter and housing inventory as well as the service delivery system.**

Rental units

**7. What would you like to see as the number one use of HOME-ARP Funding? (Pick one)**

- ☒ Development and support of affordable rental housing
- ☐ Tenant based rental assistance (TBRA)
- ☐ Supportive services to qualifying individuals
- ☐ Acquisition and development of non-congregate shelter units

**8. Is there anything else you would like to add as it relates to the HOME-ARP Funding?**

Click or tap here to enter text.

Here are some links to HOME-ARP related information and guidance:

HUD's HOME-ARP Main Page - <https://www.hudexchange.info/programs/home-arp/>

CPD Notice - <https://www.hudexchange.info/resource/6479/notice-cpd-2110-requirements-for-the-use-of-funds-in-the-home-arp-program/>  
Rental Housing Fact Sheet - <https://www.hud.gov/sites/dfiles/CPD/documents/HOME-ARP-Rental-Fact-Sheet091321.pdf>  
Supportive Services Fact Sheet - <https://www.hud.gov/sites/dfiles/CPD/documents/HOME-ARP-Supportive-Services-Fact-Sheet.pdf>  
Noncongregate Shelter Fact Sheet - <https://www.hud.gov/sites/dfiles/CPD/documents/HOME-ARP-Noncongregate-Shelter-Fact-Sheet.pdf>  
TBRA Fact Sheet - <https://www.hud.gov/sites/dfiles/CPD/documents/HOME-ARP-TBRA-Fact-Sheet.pdf>

# GREAT FALLS TRIBUNE

PART OF THE USA TODAY NETWORK

Order Confirmation for Ad #: 0005009161

**Customer:** GF CITY PLANNING BOARD  
**Address:** PO BOX 5021  
GREAT FALLS MT 59403 USA  
**Acct. #:** FAL-004704  
**Phone:** 4067711180

GF CITY PLANNING BOARD

**Ordered By:** Alicia Eatherly

**OrderStart Date:** 11/18/2021

**Order End Date:** 11/28/2021

<b><u>Tear Sheets</u></b>	<b><u>Affidavits</u></b>	<b><u>Blind Box</u></b>	<b><u>Promo Type</u></b>	<b><u>Materials</u></b>	<b><u>Special Pricing</u></b>	<b><u>Size</u></b>
0	1				10% Call Back	1 X 0.00

<b><u>Net Amount</u></b>	<b><u>Tax Amount</u></b>	<b><u>Total Amount</u></b>	<b><u>Payment Method</u></b>	<b><u>Payment Amount</u></b>	<b><u>Amount Due</u></b>
\$112.91	\$0.00	\$112.91	Invoice	\$0.00	\$112.91

**Ad Order Notes:**

**Sales Rep:** tmondloch

**Order Taker:** gdechamps

**Order Created** 11/17/2021

Product	# Ins	Start Date	End Date
FAL-gftribune.com	3	11/18/2021	11/28/2021
11-18-21, 11-21-21, 11-28-21, FAL-GreatFallsTribune	2	11/21/2021	11/28/2021
11-18-21, 11-21-21, 11-28-21,			

\* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION



**Text of Ad:** 11/17/2021

**PUBLIC HEARING NOTICE  
CITY OF GREAT FALLS**

**Amendment to 2021 Annual Action Plan**

Notice is hereby given that the City Commission will be holding a public hearing to consider an amendment to the 2021 Annual Action Plan to incorporate a special allocation of funds from the U.S. Department of Housing and Urban Development (HUD). The American Rescue Plan Act of 2021 appropriated \$5 billion to provide housing, services, and shelter to individuals experiencing homelessness and other vulnerable populations, to be allocated by formula to jurisdictions that qualified for HOME Investment Partnerships Program (HOME) allocations in Fiscal Year 2021. The City of Great Falls has been awarded \$1,026,477 of HOME-ARP funds.

The hearing is scheduled for:

**TUESDAY, DECEMBER 7, 2021 AT  
7:00 PM**

Your comments are a very important part of the grant process. However, this hearing is not meant to be a format for agencies to discuss or promote their individual grant applications. All comments on the best use of HOME-ARP funds for the benefit of low and moderate income citizens are welcome.

Due to COVID-19 health concerns, the format of the City Commission meeting will be held in a virtual video-conferencing environment. To attend and participate in the Zoom meeting, attendees must register in advance for the Commission Meeting. The link to the Zoom meeting can be found at the top of the agenda posted at <https://greatfallsmt.net/meetings>. Information about additional public participation options, including mail, email, and phone, are contained in the Public Participation Guide for City Commission Meetings also posted at <https://greatfallsmt.net/meetings>.

Documents pertaining to this agenda item will be posted on the City's website at <https://greatfallsmt.net/meetings>, and are on file for public inspection during regular office hours at the City Clerk's Office, 2 Park Drive South, Room 204, Great Falls, MT, or contact us at (406) 455-8451/455-8479. Interested persons can watch the meeting online at <https://greatfallsmt.net/livestream> or on cable channel 190.

If special accommodations are needed, please use the Text Telephone (TTY) Montana Relay Service at 1-800-253-4091 or dial 711.

/s/ Lisa Kunz

City Clerk

(5009161) 11/21, 11/28/2021

**MNAXLP**

**Text of Ad:** 11/18/2021

## NOTICE OF PUBLIC HEARING

City of Great Falls Public Hearing for  
HOME-ARP Allocation Plan

Notice is hereby given that the City Commission will be holding a public hearing to receive comments as a part of the HOME-ARP Allocation Plan development process on **Tuesday, December 7, 2021, at 7:00 p.m.** in the City Commission Chambers Room 206, Civic Center Building, 2 Park Drive South, Great Falls, Montana.

The American Rescue Plan (ARP) Act of 2021 appropriated funding to provide housing, services, and shelter to individuals experiencing homelessness and other vulnerable populations, to be allocated by formula to jurisdictions that qualified for HOME Investment Partnerships Program (HOME) allocations in Fiscal Year 2021. The City of Great Falls has been awarded \$1,026,477 of HOME-ARP funds.

Your comments are a very important part of the grant process. However, this hearing is not meant to be a format for agencies to discuss or promote their individual grant applications. All comments on the best use of HOME-ARP funds for the provision of housing, services, and shelter to individuals experiencing homelessness and other vulnerable populations are welcome.

**Low and moderate income people, minorities, and single heads of households are urged to attend. Handicap access is available on the north side of the building.**

Documents pertaining to this agenda item will be posted on the City's website at <https://greatfallsmt.net/meetings>, and are on file for public inspection during regular office hours at the City Clerk's Office, 2 Park Drive South, Room 204, Great Falls, MT, or contact us at (406) 455-8451/455-8479.

Due to Covid-19 health concerns, citizens are invited to join and watch the meeting live or view it online at <https://greatfallsmt.net/livestream> or on cable channel 190. The information regarding how to join the meeting to comment by phone or electronic device will be on the top of the agenda when it is posted the Thursday prior to the public hearing. Citizens can also submit public comment in the following ways:

- Attend in person. Please refrain from attending in person if you are not feeling well. The City will be following current COVID-19 directives from the Public Health Officer.

- Provide public comments in writing. Comments may be sent via U.S. Mail or email. Comments may be sent via U.S. Mail before 12:00 PM on Tuesday, July 6, 2021, to: City Clerk, P.O. Box 5021, Great Falls, MT, 59403; or, 2 Park Drive South, Room 204, Great Falls, MT, 59401. Comments may be sent via email before 12:00 PM on Tuesday, July 6, 2021, to: [commission@greatfallsmt.net](mailto:commission@greatfallsmt.net). Include the agenda item or agenda item number in the subject line, and include the name of the commenter and either an address or whether the commenter is a city resident. Written communication received by that time will be shared with the City Commission and appropriate City staff for consideration during the agenda item and before final vote on the matter, and will be so noted in the official record of the meeting.

- If you are unable to attend in person or submit written comments via mail or email, contact the City Clerk's Office.

If special accommodations are needed, please use the Text Telephone (TTY) Montana Relay Service at 1-800-253-4091 or dial 711.

/s/ Lisa Kunz

City Clerk

(5009161) 11/21, 11/28/2021

MNAXLP

## **Combined Public Needs Hearing Comments**

**December 7, 2021 – Great Falls City Commission Meeting HOME-ARP Public Needs Hearing**

#1 - Pastor Jeff Wakeley Pastor of First United Methodist Church - Submitted comments via email, see attached.

#2 - North Central Independent Living Services, Shyla Patera –

We need accessible affordable housing stock including, maybe potentially another shelter to assist Family Promise and the Rescue Mission. Many times it is hard for a person with a disability to admit they have a disability. It is hard to connect services and often times citizens at the GF Clinic and Benefis are often discharging to nowhere or they are at the Mission. During the pandemic I came and talked about food security. Since I have been back to work we have been dealing with issues getting someone housed because they don't have the rental capacity because they may have lost HUD privileges. This leads to a problem when you can't stay housed. We also have people on the street – we don't have enough housing stock. HUD rules say that once you have an eviction on your record it is really hard to get housed. People with criminal history is hard to get housed. One of the things we really need to look at is how we are rehabbing the housing, and if we are using the maximum extent of vouchers that we can. If you are not housed you can't get a job or move forward. I really hope that one of the things you work on in the housing realm is that we look at what we are doing with housing. Public Infrastructure – I hope we look at how connected the sidewalks are and ADA. We need to look at broadband and employment.

#3 - Sheila Rice – Submitted comments via email, see attached.

#4 - NeighborWorks, Sherrie Arey – Submitted comments via email, see attached.

#5 Helping Hands, Carrie Parker –

I am really grateful for this conversation to be coming. We have never seen anything like this – we are not just serving low income folks struggling, we are serving a lot of homeless people. Over the summer it just exploded. I have gotten to know these people and really care for them. Just the other week I had a woman who was homeless and she begged me if she could put up tents on their property so they had a place to stay. Many can't go to the mission due to addiction and mental health issues. We need to educate our community about homelessness and some of the root causes. There are many in our community that do not believe we should be helping these folks. There needs to be a community response of education. We need a long-term housing solution that is supported. We also need a short-term solution for those out in the cold right now. Loving our neighbors isn't just a Christian response it is a human response.

#6 Nancy Donovan –

Have we already accepted this funding? So they are asking you how you can spend the money? If you create a long-term development it becomes tax payer money to continue?

#7 Central Christian Church, Pastor Steven Underwood –

Housing first advocates, housing is what solves homelessness. Emergency shelter programs are essential, but relying on increasing funding to such services given that our only shelter publicly displays anti-gay or anti trans beliefs and creates barriers for individuals with substance abuse disorders even though these populations are over represented among the unhoused is a mistake.

My name is Jeff Wakeley and I am the Pastor of the First United Methodist Church of Great Falls. We are located at the corner of North Sixth Street and Second Avenue North. I am sure you are all aware of what has taken place at First United Methodist Church this past Spring, Summer and Fall with our allowing those who are homeless to gather on our property and even to spend the night and sleep on the property. The only thing we have asked them is not to drink alcohol on the property. If they have to drink they can do it elsewhere.

I understand that allowing the homeless to be on our property rather than running them off has upset people and businesses in the downtown area. It has even upset the church which is across the street from us. There are many reasons for what we are doing most of them are biblical and centered on following Jesus' example and commands. The simplest explanation we can give is that it is part of what we do. It's our business, but this is not the time and place to discuss that.

What this time is for is the opportunity to begin to deal with the issue of homelessness and its impact on the community. There are several ways to look at this issue, but the bottomline is that there are not enough places for the homeless to sleep in Great Falls. Either everybody, regardless of their socio-economic status, has the basic human right to sleep every night in a bed or they don't. It is obvious that the City does not believe that this is a basic human right that they are responsible for protecting. They have instead relied on the private non-profit business of The Union Gospel Mission to take care of the problem. The problem is that the Mission has only so much room available and they reserve the right to deny services to whomever they don't want to help. Let me be clear that there is nothing wrong with what they do but they cannot be expected to be the answer to Great Falls homeless and housing problems. The City needs to step up and create a homeless shelter for not only those who the Mission won't help but also for the many more who are sleeping in their cars and having to sneak into a friend's apartment for a few nights. There are simply not enough places for the homeless. The Great Public School System has said that there are 600 children in their schools that are homeless. There are not 600 places in Great Falls for them to sleep, much less live. Another homeless shelter that services everyone who is homeless regardless of whether they drink or couples live together outside of marriage or have pets is needed.

Addressing the homeless problem must be the basis of dealing with any kind of housing issue. Addressing issues of transitional housing and affordable housing will not be successful since many of the clients often find themselves falling through the cracks into homelessness. Most of them have a hard time digging out of the hole they find themselves in. Providing a place for them to live and sleep will begin to fill that hole up and make their lives less chaotic as they are now. It's in the City's best interest to bring all the pertinent social and housing agencies as well as churches together in creating more homeless shelters.

At a recent neighborhood council meeting, one of the attendees accused me and my church of enabling the homeless and their behavior. What I realize now is that it is our Church which has enabled the behavior and attitudes of the City Council and its leaders, both public and private, for their unwillingness to deal with the Community's homeless problem. The criticism leveled at

First United Methodist much of this past year has served as a distraction for their lack of dealing with the problem. The simple observation that there are homeless living on our property shows that there are not enough safe places for them to sleep and to live. And so I urge the City Council to take money from the ARP and build more homeless shelters that do not discriminate but rather recognize that every person no matter who they are or what they have done has a basic human right to a place to sleep and live in peace. This should and must be the starting place of any reasonable plan to address the lack of affordable housing in Great Falls.

Sheila Rice, 913 3<sup>rd</sup> Avenue North.

Thank you for the opportunity to present testimony.

At a recent presentation to the State Financial Modernization & Risk Analysis Study (MARA), a researcher from the Pew Charitable Trust presented this information:

The pandemic proved that rents rise and fall quickly as incomes rise and fall

Homelessness is on the rise as families spend an increasing portion of their monthly incomes on rent and utilities. There is a direct correlation between higher rents and homelessness.

In 2019, Montana had the 14<sup>th</sup> highest homeless rate and the 4% largest increase in homeless rate of all the United States.

Supply shortage and increasing rents are caused by many factors, including private equity firms buying rentals and manufactured housing communities, rentals being transformed into short term vacation rentals and the imbalance between households being created and new apartments and homes available. The demand has outstripped supply.

The good news is this: there is an answer to homelessness:

Three words: permanent, supportive housing

Permanent – a person moves into the supportive housing and stays there.

Supportive – many services, including behavior and physical health services, social service navigation, employment support, transportation and other basic services.

Housing, or better put, a home. Low barriers mean that the individual or family experiencing homelessness receives a key to their home first; not after they have met certain rules and regulations. It is very hard, if not impossible to change behavior while you are still living on the street.

Does it work? Let's examine the Denver project, where 375 people were offered housing first – homes with supportive services. The program evaluation lasted 3 years and was conducted by a third party not affiliated with the project. The

evaluation was a comparison of people in the Denver project versus people not in the project.

Among the findings, the evaluators determined:

### **Housing Stability**

- **When people experiencing homelessness were offered housing, most took it and stayed for the long term.** Of those housed through the program, 86 percent remained in stable housing at one year. At two years, 81 percent remained in stable housing, and at three years, 77 percent remained.
- **The SIB significantly increased participants' access to housing assistance.** Over three years, people referred to supportive housing received an average of 560 more days of consistent housing assistance per person than those who received services as usual in the community.
- **SIB participants spent significantly less time in shelters.** People referred to SIB supportive housing experienced a 40 percent reduction in shelter visits and a 35 percent reduction in days with any shelter stays when compared with those in the control group.

### **Criminal justice system outcomes**

- **The SIB helped people reduce their interactions with the criminal justice system.** In the three years after being randomized into the evaluation, people referred to supportive housing had a 34 percent reduction in police contacts and a 40 percent reduction in arrests because of supportive housing when compared with those who received services as usual in the community.
- **SIB participants spent less time in jail.** In the three years after being randomized into the evaluation, participants referred to supportive housing had a 30 percent reduction in unique jail stays and a 27 percent reduction in total jail days when compared with those in the control group.

### **Health services outcomes**

- **Supportive housing helped people use less emergency health care and more office-based health care.** Two years after SIB participants were referred to supportive housing, they had a 40 percent decrease in emergency department visits, a 155 percent increase in office-based visits, and a 29 percent increase in unique prescription medications to support their wellbeing when compared with those who received services as usual in the community.

- **The SIB helped people reduce their use of short-term, city-funded detoxification facilities.** In the three years after participants were randomized into the evaluation, they had a 65 percent reduction in the use of detoxification facilities, which aren't equipped to provide follow-up treatment, when compared to people receiving services as usual in the community.

While the final payment to investors signifies an end to the formal program, Denver is continuing to invest in and support the supportive housing implemented through the Denver SIB through the City's General Fund budget. The City recently extended contracts with providers and evaluators to further deliver supportive housing and evaluate its outcomes for all current participants in SIB to remain housed and eligible for supportive services in 2021.

"This research proves what we know from our tireless efforts to resolve homelessness: when you combine housing with services, it works, it saves us money, and we need to do more of it," said Britta Fisher, Executive Director of the Denver Department of Housing Stability. "We are excited to put these findings to work in pay-for-performance investments going forward as we provide housing and services to people in need."

By shifting its focus from providing costly emergency services, to offering preventive care, the city saved money in the long run, program leaders said. "It has really confirmed everything that we as an organization have known about housing with supportive services, and that is, that it is the most effective way to house people who were experiencing homelessness — and keeps them housed," said Cathy Alderman, chief communications and public policy officer for the Colorado Coalition for the Homeless, which provided housing to 260 participants.

I urge the City of Great Falls to make the HOME-ARP plan broad in scope, to allow for many uses of the funds. I further urge the City to allow the funds to be used for operations. Permanent supportive homes are more costly to operate than apartments that do not offer supportive services. The increased costs can be paid with HOME-ARP funds because the Federal Government recognizes the need for operations funding as well as construction funding.

Thank you for your time tonight.





December 6, 2021

CC: HOME ARP Public Hearing  
City of Great Falls  
PO Box 5021  
Great Falls, MT 59403

Dear City of Great Falls Commission,

My name is Sherrie Arey, I am the Executive Director for NeighborWorks Great Falls – we are a non profit organization that has worked tirelessly for over 40 years to revitalize the Great Falls community and provide quality, affordable housing opportunities.

As we all are aware, the COVID-19 pandemic has had, and continues to have, immense impact on family's economic stability. This impact was amplified for those most vulnerable in our community and those on the fringe of homelessness. The economic implications of COVID-19 forced individuals and families into tough positions that impacted their families, their jobs, their already tight finances and as a result – their homes. The HOME-ARP funds are a vital tool that we urge you to utilize to create, preserve and support affordable housing development.

NeighborWorks Great Falls, along with our partner Homeward and many other community stakeholders are pursuing the redevelopment of the historic Baatz building. This project will create permanent supportive housing for individuals who are experiencing homelessness. We believe the power of quality affordable housing combined with supportive physical and behavioral healthcare, employment assistance and independent living services will create long term solutions for those most vulnerable in our community. This project is just one example of the type of change and progress that can be made with dollars such as the HOME ARP funds.

We thank you for your time and encourage you to use these funds for the creation and preservation of affordable housing and the services needed to support the residents.

Sincerely,

A handwritten signature in blue ink that reads "Sherrie Arey".

Sherrie Arey  
Executive Director  
NeighborWorks Great Falls

# YWCA IS ON A MISSION

December 1, 2021

City Commissioners

Great Falls, MT

Commissioners and City Staff,

Poverty and domestic violence are the leading causes of homelessness. The YWCA Great Falls is strongly recommending that you consider the following Montana statistics when making your decisions on Home-ARP Allocations.

- 39% increase in assaults with five times more murders in the past year
- 25.8% increase in assaults that included strangulation
- 56.9% increase of assault with aggravated serious injury
- 34% increase in assault as misdemeanor and felony levels causing serious bodily injury
- 41% increase in sexual assaults

The Mercy Home Shelter for women and children that have been victims of domestic or sexual violence have seen a 32% increase in requests for emergency shelter in the past year. We have been at full capacity for over two years.

All these points indicate a true need for emergency shelter and increase in need since COVID – 19 hit Great Falls.

Sincerely,

*Sandi Filipowicz*  
Executive Director

eliminating racism  
empowering women  
**ywca**

**YWCA Great Falls**  
220 2<sup>nd</sup> Street North, Great Falls, MT, 59401  
P 406-452-2067 F 406-452-2067  
[ywcagreatfalls.org](http://ywcagreatfalls.org)

# GREAT FALLS TRIBUNE

PART OF THE USA TODAY NETWORK

Order Confirmation for Ad #: 0005050422

**Customer:** GF CITY PLANNING BOARD  
**Address:** PO BOX 5021  
GREAT FALLS MT 59403 USA  
**Acct. #:** FAL-004704  
**Phone:** 4067711180

GF CITY PLANNING BOARD

**Ordered By:** Alicia Eatherly

**OrderStart Date:** 12/19/2021

**Order End Date:** 12/19/2021

<u>Tear Sheets</u>	<u>Affidavits</u>	<u>Blind Box</u>	<u>Promo Type</u>	<u>Materials</u>	<u>Special Pricing</u>	<u>Size</u>
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<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>
\$52.75	\$0.00	\$52.75	Invoice	\$0.00	\$52.75

**Ad Order Notes:**

**Sales Rep:** asathisarg

**Order Taker:** asathisarg

**Order Created** 12/16/2021

Product	# Ins	Start Date	End Date
FAL-gftribune.com	1	12/19/2021	12/19/2021
12-19-21, FAL-GreatFallsTribune	1	12/19/2021	12/19/2021
12-19-21,			

\* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

**Text of Ad:** **12/16/2021**

**CITY OF GREAT FALLS  
2021 HOME-ARP Funding Plan**

The City of Great Falls is requesting comments and views on the proposed 2021 HOME-ARP Funding Plan.

The American Rescue Plan (ARP) Act of 2021 appropriated funding to provide housing, services, and shelter to individuals experiencing homelessness and other vulnerable populations, to be allocated by formula to jurisdictions that qualified for HOME Investment Partnerships Program (HOME) allocations in Fiscal Year 2021. The City of Great Falls has been awarded \$1,026,477 of HOME-ARP funds. The proposed HOME-ARP Funding Plan will be available for viewing at the Great Falls Public Library and at the City's Planning and Community Development Office, Civic Center, Room 112, during regular business hours, as well as the City of Great Falls website (<https://greatfallsmt.net/planning>). The 30-day comment period will begin December 20, 2021, and end January 18, 2022. Any interested agencies, groups, or persons may submit comments pertaining to the proposed HOME-ARP Funding Plan to Tonya Shumaker, [tshumaker@greatfallsmt.net](mailto:tshumaker@greatfallsmt.net). Comments can also be mailed to the City of Great Falls Planning and Community Development Department, P.O. Box 5021, Great Falls, MT, 59403-5021. Special accommodations will be available for persons with disabilities and/or limited English proficiency upon request and within reason, including alternative formats of distribution and/or translated versions of the proposed document. For further information, please call 455-8443.

(5050422) 12/19.

MNAXLP

## Tonya Shumaker

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**From:** Mark Sanders <msanders082@gmail.com>  
**Sent:** Sunday, January 16, 2022 5:12 PM  
**To:** Tonya Shumaker  
**Cc:** Tom Osborn; Shyla Patera; Shyla Patera  
**Subject:** HOME ARP Plan

My name is Shyla Patera. I am an Independent Specialist employed by and representing North Central Independent Living Services, Inc. in Black Eagle, Montana. My Center for Independent Living serves north central Montanans with disabilities. I wish to submit comments on the City of Great Falls HOME ARP plan.

NCILS believes that the City of Great Falls needs to expand and increase its affordable, accessible, visible universally -designed housing stock. As this is a long-term goal, however, it may not completely meet the parameters, requirements, and timeliness for the use of HOME ARP funding. Many people want to age in place and in order to do this, there must be Mobility accessible housing stock available in Ark City of Great Falls and Cascade County region. For renters, we could definitely use some tenant based rental assistance both during Covid 19 and beyond. The City definitely could be utilizing mainstream and 811 vouchers for potential tenants with disabilities that are needing accessible housing.

Renters are also having issues with tax credit landlords and multiple application fees during Covid 19 and even beyond. If HUD would allow flexibility regarding returning multiple rental application fees and credit checks, it would be a game changer for potential renters. The City must assist landlords, tenants, and property managers in dealing with the bed bug crisis in HUD units.

Many citizens also call North Central Independent Living Services, Inc., both as renters and as homeowners, seeking home modifications. The City of Great Falls could benefit from having a fund to assist in rehabilitation of homes beyond the City of Great Falls Revolving home loan service options. This may also help not only when a consumer needs ramps or bathrooms made disabilities accessible, but also may assist property owners with sidewalks repair on properties.

In infrastructure opportunities, the City of Great Falls needs to expand the building of ADA facilities and the use of curb ramps. Broadband opportunities must become a reality for all including those residents with disabilities. We need to expand our use of assistive technology in Great Falls businesses and community as a whole. The City needs to ensure that businesses are supporting our employees with disabilities and the businesses who hire said employees.

Thank you for allowing me to submit my ideas, comments, and potential opportunities for the City of Great Falls on the HOME ARP plan.

ShylaPatera  
North Central Independent Living Services, Inc.  
1120 25th Avenue North East  
Black Eagle, Montana 59414  
406452-9834  
[spatera@ncils.org](mailto:spatera@ncils.org)

To whom it may concern within City Government,

My name is Michael Yegerlehner, I am a citizen of Great Falls and live at 313 2<sup>nd</sup> Street North. I am writing to make comment about the city's proposed HOME-ARP Funding Plan. I was recently made aware of this at my Neighborhood Counsel (#7) meeting and would like to express my opinion as a tax paying and voting citizen.

It would be easy for me to ignore and try to isolate myself from the suffering of my neighbors but it has become increasingly clear to me that there are significant and systemic problems facing many people in our community; homelessness being the most obvious and arguably the most painful. I see the outcomes of these systemic problems in my work as a mental health counselor, and as a volunteer at the Methodist Church downtown working with the homeless.

I am glad that there are so many agencies and groups in the city who are working to change, mitigate, and heal from these systemic problems; but I do have a concern with the direction the cities proposal takes in its current form. The city proposes the development of affordable rental housing; does this mean public housing owned by the city or some scheme involving private landlords? I strongly support any city development of public housing and non-congregate shelters, but as a tax paying citizen I do not feel comfortable with my tax dollars being funneled into the pockets of private landlords.

I am glad the city's plan, in its current form, does not advocate Tenant Based Rental Assistance (TBRA), which does nothing alleviate a shortage of beds and housing, and only serves to enrich landlords already benefiting from the housing shortage. The creation of more affordable rental units, even in the private sector, is better than no additional housing. However, better does not equal good or best.

I would advocate, in order of importance, what the city needs are 1) a public or non-profit low barrier homeless shelter, 2) public or non-profit permanent supportive housing, 3) public or non-profit affordable housing. The services available in our city are not meeting our citizens needs and must be expanded. I am willing to pay higher taxes, donate funds, and volunteer to make the above three goals a reality in my city. What I am not willing to do is pay higher taxes for more police and jails, which is what will happen if we are not proactive about making our city a true community for ALL residents.

I implore every member of our community and city government to make Great Falls a city where everyone can enjoy a quality of life; not just those with the money or political clout to get what they want.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Yegerlehner', with a long horizontal flourish extending to the right.

Michael Yegerlehner  
313 2<sup>nd</sup> Street North  
Great Falls, MT 59401

Great Falls City Commissioners,

1/16/22

I am writing today to support use of HOME-ARP funding to develop a low-barrier non-congregate emergency shelter. While I can appreciate the data that informed your movement towards affordable housing and agree that Great Falls needs affordable, safe and clean housing, we have community members that it appears were not represented within this data such as those living outside of the United Methodist Church. Low barrier non-congregate housing will ensure that all community members will be treated with dignity by providing a bed to sleep on including those with pets, or who struggle with addiction. While it is true that we have some options for those in crisis with homelessness, some still fall through the cracks due to barriers to services. Applying the "housing first" principle by developing a low barrier shelter will ensure this basic human right for all our community members.

Yes, Great Falls needs affordable housing to prevent homelessness, but the safety net of a low barrier shelter also is needed.

Sincerely,

A handwritten signature in black ink that reads "Morgan Yegerlehner". The script is cursive and fluid, with the first name "Morgan" and last name "Yegerlehner" clearly distinguishable.

Morgan Yegerlehner

# GREAT FALLS TRIBUNE

PART OF THE USA TODAY NETWORK

Order Confirmation for Ad #: 0005103955

**Customer:** GF CITY PLANNING BOARD  
**Address:** PO BOX 5021  
GREAT FALLS MT 59403 USA  
**Acct. #:** FAL-004704  
**Phone:** 4067711180

GF CITY PLANNING BOARD

**Ordered By:** Alicia Eatherly

**OrderStart Date:** 01/26/2022

**Order End Date:** 02/06/2022

<u>Tear Sheets</u>	<u>Affidavits</u>	<u>Blind Box</u>	<u>Promo Type</u>	<u>Materials</u>	<u>Special Pricing</u>	<u>Size</u>
0	1					1 X 0.00

<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>
\$116.72	\$0.00	\$116.72	Invoice	\$0.00	\$116.72

**Ad Order Notes:**

**Sales Rep:** MMcDonagh

**Order Taker:** MMcDonagh

**Order Created** 01/24/2022

Product	# Ins	Start Date	End Date
FAL-gftribune.com	1	01/26/2022	01/26/2022
01-26-22, 01-30-22, 02-06-22, FAL-GreatFallsTribune	2	01/30/2022	02/06/2022
01-26-22, 01-30-22, 02-06-22,			

\* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION



**NOTICE OF PUBLIC HEARING**  
**City of Great Falls Public Hearing for**  
**HOME-ARP Allocation Plan**

Notice is hereby given that the City Commission will hold a public hearing to receive comments and take action on the City's HOME-ARP Allocation Plan proposal on Tuesday, February 15, 2022, at 7:00 p.m. in the City Commission Chambers Room 206, Civic Center Building, 2 Park Drive South, Great Falls, Montana.

The American Rescue Plan (ARP) Act of 2021 appropriated funding to provide housing, services, and shelter to individuals experiencing homelessness and other vulnerable populations, to be allocated by formula to jurisdictions that qualified for HOME Investment Partnerships Program (HOME) allocations in Fiscal Year 2021. The City of Great Falls has been awarded \$1,026,477 of HOME-ARP funds.

The City's proposed HOME-ARP Allocation Plan was made available to the public for review and comment from December 20, 2021, through January 18, 2022. The Plan outlines funding allocations for the development of affordable housing, expansion of supportive services, and grant administration. The proposed HOME-ARP Plan is available for review at the Great Falls Public Library and at the City's Planning and Community Development Office, Civic Center, Room 112, during regular business hours, as well as the City of Great Falls website (<https://greatfallsmt.net/planning>).

Your comments are a very important part of the grant process. However, this hearing is not meant to be a format for agencies to discuss or promote their individual grant applications. All comments on the proposed use of HOME-ARP funds for the provision of housing, services, and shelter to individuals experiencing homelessness and other vulnerable populations are welcome.

Low and moderate income people, minorities, and single heads of households are urged to attend. Handicap access is available on the north side of the building. Documents pertaining to this agenda item will be posted on the City's website at <https://greatfallsmt.net/meetings>, and are on file for public inspection during regular office hours at the City Clerk's Office, 2 Park Drive South, Room 204, Great Falls, MT, or contact us at (406) 455-8451/455-8479.

Due to Covid-19 health concerns, citizens are invited to join and watch the meeting live or view it online at <https://greatfallsmt.net/livestream> or on cable channel 190. The information regarding how to join the meeting to comment by phone or electronic device will be on the top of the agenda when it is posted the Thursday prior to the public hearing. Citizens can also submit public comment in the following ways:

- Attend in person. Please refrain from attending in person if you are not feeling well. The City will be following current COVID-19 directives from the Public Health Officer.

- Provide public comments in writing. Comments may be sent via U.S. Mail or email. Comments may be sent via U.S. Mail before 12:00 PM on Tuesday, February 15, 2022, to: City Clerk, P.O. Box 5021, Great Falls, MT, 59403; or, 2 Park Drive South, Room 204, Great Falls, MT, 59401. Comments may be sent via email before 12:00 PM on Tuesday, February 15, 2022, to: [commission@greatfallsmt.net](mailto:commission@greatfallsmt.net). Include the agenda item or agenda item number in the subject line, and include the name of the commenter and either an address or whether the commenter is a city resident. Written communication received by that time will be shared with the City Commission and appropriate City staff for consideration during the agenda item and before final vote on the matter, and will be so noted in the official record of the meeting.

- If you are unable to attend in person or submit written comments via mail or email, contact the City Clerk's Office.

If special accommodations are needed, please use the Text Telephone (TTY) Montana Relay Service at 1-800-253-4091 or dial 711.

/s/ Lisa Kunz

City Clerk

(5103955) 1/30 2/6/2022

**MNAXLP**

## **2<sup>nd</sup> Public Hearing & Vote - Tuesday, February 15, 2022**

### ***SUMMARY OF COMMENTS –***

*Sherrie Arey with NeighborWorks* – We have been around GF for 40 years helping to provide affordable housing solutions to the community. In the last several years providing rental. I am here tonight to speak in favor of the staff's recommendations for funding in the plan for many reasons but the biggest reason is that we are all aware of the housing crunch in the community. We strongly advise the commission to pass this. I commend the staff for their due diligence. I have been following this throughout the process and we have our finger on the pulse of the community. Emergency shelters cost three times as much to provide than permanent housing solutions.

*Rev. Jeff Wakeley First United Methodist Church* – I did speak before you and my hope was to use these funds for a homeless shelter, but I want to speak in support of this. Anything we do to help the homeless or dealing with housing issues is needed. We are 1,200 units short. I speak in favor of this. I would encourage council to pass this and get the money in the community as soon as possible.

*Michael Yegerlehner* – I am majority in favor of this. I realize a lot of my focus has been with the people that have the most desperate need. I still think we need another shelter, but it is only temporary. We need affordable housing. The people I work with are struggling and they can't afford to make ends meet. I am in favor of doing anything that helps. I very strongly don't want my tax dollars to go to landlords, but if this is for housing that is affordable I will be the happiest guy in Great Falls.

*Unknown* - To sum it up you have heard some very good people speaking. Let's make an opportunity for people to become more rewarding to society.

*Sheila Rice* – I would like to speak in favor of the plan. I could argue for a slight redistribution of the funds to include things like pallet shelters, but I believe this plan as proposed should be passed. I would encourage the commission to act quickly because if we don't the financing stacks for these kinds of projects need to come in quickly - speak as a person that has developed these kinds of housing in the past. Thank you for all of your hard work and especially the staff for putting this together.

### ***COMMISSION DECISION –***

Commissioner Wolff made a motion to approve the plan as presented, Commissioner Hinebauch seconded. The HOME-ARP plan was unanimously approved by the Great Falls City Commission.

# GREAT FALLS TRIBUNE

PART OF THE USA TODAY NETWORK

Order Confirmation for Ad #: 0005216542

**Customer:** GF CITY PLANNING BOARD  
**Address:** PO BOX 5021  
GREAT FALLS MT 59403 USA  
**Acct. #:** FAL-004704  
**Phone:** 4067711180

GF CITY PLANNING BOARD

**Ordered By:** Tonya Shumaker

**OrderStart Date:** 04/17/2022

**Order End Date:** 04/17/2022

<u>Tear Sheets</u>	<u>Affidavits</u>	<u>Blind Box</u>	<u>Promo Type</u>	<u>Materials</u>	<u>Special Pricing</u>	<u>Size</u>
0	1					1 X 0.00

<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>
\$52.75	\$0.00	\$52.75	Invoice	\$0.00	\$52.75

**Ad Order Notes:**

**Sales Rep:** BWeaver

**Order Taker:** BWeaver

**Order Created** 04/13/2022

Product	# Ins	Start Date	End Date
FAL-gftribune.com	1	04/17/2022	04/17/2022
04-17-22, FAL-GreatFallsTribune	1	04/17/2022	04/17/2022
04-17-22,			

\* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

**Text of Ad:** **04/13/2022**

**CITY OF GREAT FALLS  
2021 HOME-ARP Funding Plan**

The City of Great Falls is requesting comments and views on the proposed 2021 HOME-ARP Funding Plan.

The American Rescue Plan (ARP) Act of 2021 appropriated funding to provide housing, services, and shelter to individuals experiencing homelessness and other vulnerable populations, to be allocated by formula to jurisdictions that qualified for HOME Investment Partnerships Program (HOME) allocations in Fiscal Year 2021. The City of Great Falls has been awarded \$1,026,477 of HOME-ARP funds. The proposed HOME-ARP Funding Plan will be available for viewing at the Great Falls Public Library and at the City's Planning and Community Development Office, Civic Center, Room 112, during regular business hours, as well as the City of Great Falls website (<https://greatfallsmt.net/planning>). The 30-day comment period will begin April 18, 2022, and end May 17, 2022. Any interested agencies, groups, or persons may submit comments pertaining to the proposed HOME-ARP Funding Plan to Tonya Shumaker, [ts\\_humaker@greatfallsmt.net](mailto:ts_humaker@greatfallsmt.net). Comments can also be mailed to the City of Great Falls Planning and Community Development Department, P.O. Box 5021, Great Falls, MT, 59403-5021. Special accommodations will be available for persons with disabilities and/or limited English proficiency upon request and within reason, including alternative formats of distribution and/or translated versions of the proposed document. For further information, please call 455-8443. If special accommodations are needed, please use the Text Telephone (TTY) Montana Relay Service at 1-800-253-4091 or dial 711.

(0005216542) 4/17

**MNAXLP**