



**City Commission Meeting Agenda
2 Park Drive South, Great Falls, MT
Virtual Meeting by Zoom
December 1, 2020
7:00 PM**

Due to the COVID-19 health concerns, the format of the City Commission meeting will be held in a virtual video-conferencing environment. City Commission members and City staff will attend the meeting via a remote location, using a virtual meeting method.

In order to honor the Right of Participation and the Right to Know (Article II, Sections 8 and 9 of the Montana Constitution), modifications have also been made for public participation. Public participation is welcome in the following ways:

- To register to attend the virtual meeting utilizing Zoom Webinar or to participate by phone. Attendees must register in advance for the Commission Meeting:
https://us02web.zoom.us/webinar/register/WN_DGUuhdOTTKLGJBGICIW1A

After registering, you will receive a confirmation email containing information about joining the webinar by Zoom or phone.

- Attend in person. **The City will be following the Current Governor’s Directives and the Public Health Officer Orders regarding public meetings conducted by, staffed by or held in the facilities of the city.** Masks will be required, social distancing will be enforced, and the total number of persons in the meeting room will be limited to a maximum of 25. Public following these directives may view and participate in the meeting from the Gibson Room. Please refrain from attending in person if you are not feeling well.
- Provide public comments via email. Comments may be sent via email before 12:00 PM on Tuesday, December 1, 2020, to: 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 a city resident. Due to tracking and dissemination requirements, written communication must be received by that time in order to 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.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL / STAFF INTRODUCTIONS

AGENDA APPROVAL

CONFLICT DISCLOSURE / EX PARTE COMMUNICATIONS

PETITIONS AND COMMUNICATIONS/NEIGHBORHOOD COUNCILS/BOARDS AND COMMISSIONS

1. Miscellaneous reports and announcements.
(Public comment on any matter that is not on the agenda of the meeting and that is within the jurisdiction of the City Commission. Please keep your remarks to a maximum of 3 minutes. When at the podium, state your name and either your address or whether you are a city resident for the record.)
2. Reappointments to the Regional Airport Authority Board.
3. Appointments to the Ethics Committee.

CITY MANAGER

4. Miscellaneous reports and announcements from Neighborhood Councils.

CONSENT AGENDA

The Consent Agenda is made up of routine day-to-day items that require Commission action. Items may be pulled from the Consent Agenda for separate discussion/vote by any Commissioner.

5. Minutes, November 17, 2020, City Commission Meeting.
6. Total Expenditures of \$1,520,521 for the period of November 1, 2020 through November 18, 2020, to include claims over \$25,000, in the amount of \$1,461,493.
7. Contracts List.
8. Approve Final Payment for the Jaycee Park – Pickleball, Basketball, and Pavilion Improvements, in the amount of \$27,222.04 to United Materials and \$274.97 to the State Miscellaneous Tax Fund and authorize the City Manager to make the payments.
9. Postpone the Public Hearing for the Great Falls Saddle Club Lease Agreement of City owned property located in Wadsworth Park to the December 15, 2020 Commission Meeting.

Action: Approve Consent Agenda as presented or remove items for separate discussion and/or vote by any Commission member.

PUBLIC HEARINGS

10. 2024 Consolidated Plan and 2020 Annual Action Plan for the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program. *Action: Conduct a public hearing and adopt or deny the plans. (Presented by Thomas Micuda)*
11. Request from Joshua Johns with Skyline Heights, LLC to annex and assign zoning. *(Presented by Craig Raymond)*
 - A.) Resolution 10378 to annex the south 153.4 feet of the N1/2 SW1/4 SW1/4 NW1/4 excepting the West 30.0 feet which is County road in Section 35, T21N, R3E, P.M.M., Cascade County, Montana; the adjoining right-of-way of 6th Street NW; the adjoining right-of-way of Skyline Drive NW extended to the west right-of-way line of 6th Street NW. *Action: Conduct a joint public hearing and adopt or deny Res. 10378 and the accompanying Findings of Fact and approve or deny the Improvement agreement.*
 - B.) Ordinance 3226 to assign property described above as R-6 Multi-family High Density zoning. *Action: Adopt or deny Ordinance 3226 and the accompanying Findings of Fact.*

12. Resolution 10379, Authorizing the expenditure of approximately \$8,829,810 in funds from the Downtown Urban Renewal Tax Increment Financing District towards the Civic Center Façade Renovation Project. *Action: Conduct a public hearing and adopt or deny 10379. (Presented by Craig Raymond)*

OLD BUSINESS

NEW BUSINESS

ORDINANCES / RESOLUTIONS

13. Resolutions 10380, 10381 and 10382 repealing and replacing Resolutions 10264, 10265 and 10266 for the Meriwether Crossing Subdivision for the purpose of adjusting the proposed phases of the project's annexation. *Action: Adopt or deny Res. 10380, 10381 and 10382. (Presented by Craig Raymond)*

CITY COMMISSION

14. Miscellaneous reports and announcements from the City Commission.

ADJOURNMENT

Commission meetings are televised on cable channel 190 and streamed live at <https://greatfallsmt.net>. City Commission meetings are re-aired on cable channel 190 the following Wednesday morning at 10 am, and the following Tuesday evening at 7 pm.



Commission Meeting Date: December 1, 2020

**CITY OF GREAT FALLS
COMMISSION AGENDA REPORT**

REVISED

Item: Reappointments to the Regional Airport Authority Board.

From: City Manager's Office

Initiated By: City Commission

Presented By: City Commission

Action Requested: Reappoint two members to the Regional Airport Authority Board.

Suggested Motion:

1. Commissioner moves:

"I move that the City Commission (reappoint/not reappoint) Anthony Aretz and Todd Timboe to the Great Falls Regional Airport Authority Board for three-year terms through December 31, 2023."

2. Mayor requests a second to the motion, public comment, Commission discussion, and calls for the vote.

Summary: Anthony Aretz and Todd Timboe were appointed to the Airport Board for three-year terms from January 1, 2020~~18~~ through December 31, 2020. Both are interested and eligible to serve another three-year term. The Airport Authority and the Airport Authority Board does not generally make recommendations on appointing new Board Members.

Background:

The Regional Airport Authority consists of seven members, four appointed by the City Commission and three appointed by the Cascade County Commission. The Authority serves as the governing and policy setting body for the operation and management of the Great Falls International Airport. Its duties include employing the Airport Director, who hires staff and oversees the day-to-day operations of the Great Falls International Airport.

Continuing members of this board are:

Richard Gibbs (City)

Vincent Bakke (City)

Debra Evans (County)

Robert David Smith (County)

Casey LaLonde (County)

Member interested in continuing to serve on the board:

Anthony Aretz (City)

Todd Timboe (City)

Alternatives: The City Commission could chose not to reappoint and direct staff to advertise for other interested candidates.



Meeting Date: September 1, 2020
CITY OF GREAT FALLS
AGENDA REPORT

Item: Appointments to the Ethics Committee.

From: City Manager’s Office

Initiated By: City Commission

Presented By: Sara Sexe, City Attorney

Action Requested: Appoint one member to a three-year term through December 31, 2023 and an Alternate Member to the Ethics Committee for the remainder of a three-year term through December 31, 2022.

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission appoint _____ to a three-year term through December 31, 2023 and appoint _____ as an Alternate Member to the Ethics Committee for the remainder of a three-year term through December 31, 2022.”

2. Mayor requests a second to the motion, public comment, Committee discussion, and calls for the vote.

Summary:

On June 18, 2019 the City Commission adopted Ordinance 3201 which revised the Official Code of the City of Great Falls (OCCGF) §2.21.080 by adding one alternate member to serve on the Ethics Committee in case of a member being unavailable or unable to attend a meeting.

City Commission, at the recommendation of the Ethics Committee, appointed John Hackwith on November 20, 2019 to serve as the Alternate Member. Mr. Hackwith was appointed to the Police Commission in July and has resigned from the Ethics Committee.

An agenda item to appoint new Alternate Member was scheduled for the September 1, 2020 Commission meeting. Commissioner Moe requested the proposed agenda item be removed to allow for additional time to clarify the qualifications sufficiently and the appointment process.

The advertisement was reopened on October 6 with the following information included in the posting: *Members of the Ethics Committee must be – and must be perceived as – impartial and even-handed in the conduct of their duties. Their communications on social media and their relationships with the City or City employees should raise no questions about their ability to render impartial judgment of employees’ conduct.*

Staff reached out to the two candidates and received a response from Mr. Grohs asking to still be considered for the Committee.

Committee member, Carl Rostad’s term will expire on December 31, 2020 and he is not interested in reappointment. The Commission will need to appoint a member to fill this vacancy also.

The City received one additional application from Ms. Robin Beatty.

2.21.080 Committee Membership.

A. Subject to the provisions provided in Subsection (B.) of this part, the Committee shall consist of three (3) members and one (1) alternate member, who shall be appointed and ready to serve in the event that a Committee member is unable or unavailable to serve. The members and alternate shall be appointed by the City Commission for not more than three (3) consecutive, three-year terms. Members shall be qualified electors and residents of the City. Members shall not be City employees. As is reasonably possible, the members shall have experience and or training in the following:

1. Public administration;
2. Governmental operation;
3. Political practices; or
4. Legal practice.

Background:

The Ethics Committee was established through Ordinance 3169 and adopted by the City Commission on October 17, 2017. The purpose of the Ethics Committee is to ensure that all City officers and employees are performing their duties in compliance with the provisions of Montana Code Annotated, Title 2, Chapter 2 and the provisions of the Official Code of the City of Great Falls (OCCGF) Title 2, Chapter 21.

Committee Duties listed below were also clarified and amended through Ordinance 3201 on June 18, 2019:

2.21.100 Committee duties.

The Committee shall meet and be presented testimony regarding matters referred to it. When considering an ethics complaint, the Committee shall determine whether a complaint appears to be substantiated based on the information and testimony presented. If the Committee determines that a complaint appears to be substantiated, it may refer the matter to the Cascade County Attorney, or to the supervisor of a public employee who may be the subject of the complaint, for disposition. The Committee shall make written findings of its decision, which will be filed with the City Clerk.

Current terms for Committee members are:

Carmen Roberts	1/2/2018 – 12/31/2022
Carl Rostad	1/2/2018 – 12/31/2020
Katrina Stark	1/2/2018 – 12/31/2021
John Hackwith	11/20/2019 – 12/31/2022 (resigned 7/9/2020)

Advertisement was done through the City’s Website and the local media with two applications being submitted.

Alternatives:

The Commission could choose not to appoint one or both the applicants and ask City Staff to continue advertising for the positions.

Attachments/Exhibits:

Application – Justin Grohs

Application – Robin Beatty



**BOARDS AND COMMISSIONS
CITIZEN INTEREST FORM**
(PLEASE PRINT OR TYPE)

Thank you for your interest. Citizen volunteers are regularly appointed to the various boards and commissions. This application subject to Montana Right to Know laws.

Board/Commission Applying For: Ethics Committee - alternate		Date of Application: 07-20-20
Name: Justin Grohs		
Home Address: 1825 2nd Ave N		Email address: jgrohs@gfes.net
Home Phone: 406-868-3158	Work Phone: 406-453-5300	Cell Phone: 406-868-3158
Occupation: General Manager		Employer: Great Falls Emergency Services
Would your work schedule conflict with meeting dates? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If yes, please explain)		
Related experiences or background:		
Educational Background: Middlebury College, Middlebury, VT B.A. in Classical Studies Kennebec Valley Community College, Fairfield, ME, Paramedic certification		
IF NECESSARY, ATTACH A SEPARATE SHEET FOR YOUR ANSWERS TO THE FOLLOWING:		
Previous and current service activities: Medical Planning Group - Montana Special Olympics State Games 2018-2020 Private Sector Ambulance Rep - Montana State Trauma Care Committee Past President - Montana EMS Association Vice-Chair, Government Affairs Committee - American Ambulance Association		
Previous and current public experience (elective or appointive): In approx 2004 I served on a group in Choteau, MT to determine the best form of local government for the town.		
Membership in other community organizations: Board of Directors - Great Falls Community Food Bank Past Patrol Director - Great Falls Ski Patrol		

Have you ever worked for or are you currently working for the City of Great Falls? Yes No If yes, where and when?

Do you have any relatives working or serving in any official capacity for the City of Great Falls? Yes No If yes, who, which department, and relationship?

Have you ever served on a City or County board? Yes No If yes, what board and when did you serve?

Are you currently serving on a Board? Yes No If yes, which board?
Great Falls Community Food Bank

Please describe your interest in serving on this board/commission?
Civic duty and to be involved in the community

Please describe your experience and/or background which you believe qualifies you for service on this board/commission?
As the GM for GFES, I frequently need to assess company actions to ensure the company is adhering to ethical standards promulgated by our national associations and both state and federal government oversight.

Additional comments:

Signature 

Date: 7/29/20

If you are not selected for the current opening, your application may be kept active for up to one year by contacting the City Manager's office. Should a board/commission vacancy occur within 30 days from the last City Commission appointment, a replacement member may be selected from citizen interest forms submitted from the last advertisement. For more information, contact the City Manager's office at 455-8450.

Return this form to:
City Manager's Office
P.O. Box 5021
Great Falls, MT 59403

Fax:
(406) 727-0005

Email:
kartis@greatfallsmt.net



**BOARDS AND COMMISSIONS
CITIZEN INTEREST FORM
(PLEASE PRINT OR TYPE)**

Agenda #3.

Thank you for your interest. Citizen volunteers are regularly appointed to the various boards and commissions. This application subject to Montana Right to Know laws.

Board/Commission Applying For: Ethics Committee		Date of Application: 8/31/2020
Name: Robin Beatty		
Home Address: 708 8th Ave N.		Email address: robincrowl@gmail.com
Home Phone:	Work Phone:	Cell Phone: 831-332-1426
Occupation: Executive Assistant to CFO		Employer: Benefis Health System
Would your work schedule conflict with meeting dates? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If yes, please explain)		
Related experiences or background: I was the City Clerk of the City of Bozeman from 2016-2020. I worked closely with the City Attorney's office to enforce municipal code: MCA on a daily basis, and clerked Bozeman's Board of Ethics.		
Educational Background: Masters of Public Administration - MSU Bozeman 2007 B.A Political Science - MSU Bozeman 2005		
IF NECESSARY, ATTACH A SEPARATE SHEET FOR YOUR ANSWERS TO THE FOLLOWING:		
Previous and current service activities: As mentioned, I served as the Bozeman City clerk from 2016-2020, and worked previously as the Executive Assistant to the City Manager (Chris Kukulski, Dennis Taylor, & Andrea Surratt). I recently relocated to Great Falls and am not currently on any boards/commissions.		
Previous and current public experience (elective or appointive): Please see above. Bozeman's City Clerk position was extensively involved with enforcing/outlining ethical considerations for the City. I also built the annual ethics training for 2018 & 2019 for all boards & commissions, and conducted the trainings for boards & staff. I also coordinated all gift disclosure forms, and tracked and confirmed 100% completion of the training by all 300+ board members.		
Membership in other community organizations: none at this time.		

Have you ever worked for or are you currently working for the City of Great Falls? Yes No If yes, where and when?

Do you have any relatives working or serving in any official capacity for the City of Great Falls? Yes No If yes, who, which department, and relationship?

Have you ever served on a City or County board? Yes No If yes, what board and when did you serve?

Are you currently serving on a Board? Yes No If yes, which board?

Please describe your interest in serving on this board/commission?
As the City Clerk, I cared DEEPLY for ensuring all staff and elected officials were educated on and abiding by BMC and MCA. The ethics elements of my job were always the most interesting, and I jokingly considered the City Attorneys office as my second office! (ask Greg Sullivan!)

Please describe your experience and/or background which you believe qualifies you for service on this board/commission?
I am uniquely qualified in having worked for another montana municipality of similar size, which has certainly seen its fair share of ethics issues. I have sat in Board of Ethics meetings from the staff side, and believe I

Additional comments:
I loved working for the City, and this is an opportunity for me to continue to be involved in municipal government in my hometown. would be a good addition as someone who is knowledgeable and passionate about a complicated subject with very serious ramifications to public trust.

Signature


Date:
8-31-2020

If you are not selected for the current opening, your application may be kept active for up to one year by contacting the City Manager's office. Should a board/commission vacancy occur within 30 days from the last City Commission appointment, a replacement member may be selected from citizen interest forms submitted from the last advertisement. For more information, contact the City Manager's office at 455-8450.

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P.O. Box 5021
Great Falls, MT 59403

Fax:
(406) 727-0005

Email:
kartis@greatfallsmt.net

JOURNAL OF COMMISSION PROCEEDINGS
November 17, 2020

Regular City Commission Meeting

Mayor Kelly presiding

CALL TO ORDER: 7:00 PM

Civic Center Gibson Room 212

PLEDGE OF ALLEGIANCE

Due to the COVID-19 health concerns, the format of the City Commission Meeting was held in a virtual video-conferencing environment.

ROLL CALL/STAFF INTRODUCTIONS: City Commission members participated electronically via Zoom Webinar: Bob Kelly, Tracy Houck, Mary Sheehy Moe, Owen Robinson and Rick Tryon. City Staff participating electronically were: Deputy City Manager Chuck Anderson; Finance Director Melissa Kinzler; Fire Chief Jeremy Jones; Park and Recreation Director Steve Herrig; and, Planning and Community Development Director Craig Raymond. Staff present were: City Attorney Sara Sexe; Captain Jeff Newton; and Deputy City Clerk Darcy Dea.

To honor the Right of Participation and the Right to Know (Article II, Sections 8 and 9 of the Montana Constitution), modifications have also been made for public participation as follows:

- Attend in person. **The City will be following the Current Governor's Directives and the Public Health Officer Orders regarding public meetings conducted by, staffed by or held in the facilities of the city.** Masks will be required, social distancing will be enforced, and the total number of persons in the meeting room will be limited to a maximum of 25. Public following these directives may view and participate in the meeting from the Gibson Room. Please refrain from attending in person if you are not feeling well.
- Provide public comments via email. Comments may be sent via email before 12:00 PM on Tuesday, November 17, 2020, to: commission@greatfallsmt.net.
- Electronically. Register to attend the virtual meeting utilizing Zoom Webinar or to participate by phone.
- The agenda packet material is available on the City's website: <https://greatfallsmt.net/meetings>. The Public may view and listen to the meeting on government access channel City-190, cable channel 190; or online at <https://greatfallsmt.net/livestream>.

AGENDA APPROVAL: There were no proposed changes to the agenda by the Deputy City Manager or City Commission. The agenda was approved as presented.

CONFLICT DISCLOSURE/EX PARTE COMMUNICATIONS: None.

PROCLAMATIONS: Mayor Kelly read a proclamation for Small Business Saturday (November 28, 2020) and Lung Cancer Awareness Month (November, 2020).

PETITIONS AND COMMUNICATIONS

1. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

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Ben Forsyth, City resident, expressed concern with regard to the harm that marijuana does to the community. He encouraged the Commission to form a group to study I-190 and determine how to reduce the harms of marijuana. Mr. Forsyth expressed support of allowing medical marijuana.

Brett Doney, Great Falls Development Authority (GFDA), City resident, appeared electronically. Mr. Doney referred to the Draft Resolution Promoting Diversity and Inclusivity presented at the November 17, 2020 Work Session and commented that it is critically important that the Commission addresses the issue. Mr. Doney also commented that “Live in Great Falls” is a talent attraction initiative of the GFDA and the website is liveingreatfalls.com.

NEIGHBORHOOD COUNCILS

MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

None.

BOARDS AND COMMISSIONS

Commissioner Robinson reported that the final numbers from the Census Bureau are unavailable since they are private numbers. The estimated count for Montana is approximately 99.5 percent of the population, which could guarantee Montana a second seat in the House of Representatives, as well as an extra electoral college vote.

2. APPOINTMENT TO THE TOURISM BUSINESS IMPROVEMENT DISTRICT BOARD.

Commissioner Houck moved, seconded by Commissioner Robinson, that the City Commission appoint Jessica Allen to the Tourism Business Improvement District Board of Trustees for the remainder of a four-year term through June 30, 2023.

Mayor Kelly asked if there were any comments from the public or any discussion amongst the Commissioners.

Commissioner Houck commented that Ms. Allen is vested in making tourism happen in the community.

Commissioner Tryon received clarification that currently no board members work together at the same organization.

There being no further discussion, Mayor Kelly called for the vote.

Motion carried 5-0.

3. APPOINTMENT TO THE BOARD OF ADJUSTMENT/APPEALS.

Commissioner Moe moved, seconded by Commissioner Tryon, that the City Commission appoint Christian Stone to the Board of Adjustment/Appeals for a three-year term through September 30, 2023.

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Mayor Kelly asked if there were any comments from the public or any discussion amongst the Commissioners. Hearing none, Mayor Kelly called for the vote.

Motion carried 5-0.

CITY MANAGER

4. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

Deputy City Manager Chuck Anderson made the following announcements:

- City 101 has been suspended due to an increase in number of positive cases of COVID-19 and diminishing attendance.
- The City will not be pursuing purchase of the Keller Williams property in the Railroad Square Building due to being notified that it does not qualify for CARES reimbursement funds.
- Communications Specialist Lanni Klasner implemented an electronic Citizen Complaint & Request form available on the City's website.
- As of November 17, 2020, the City has eight active COVID-19 cases, 14 staff members are in quarantine and six employees are using child care accommodations.
- The Great Falls Public Library Bookmobile will be discontinued for the remainder of 2020 and the Library's minivan will be used for pick up or drop off services only. The Library's pick up window is almost complete and takes the place of the book drop at the back of the library.
- Traffic is being re-routed by the Library for construction to fix a stormdrain connection to a watermain.
- The November 17, 2020 Work Session and Commission Meeting were held virtually utilizing Zoom Webinar to enable more electronic capability within the meetings for citizens and presenters. Deputy City Manager Anderson expressed appreciation to City staff for their efforts with regard to the Zoom Webinar meeting.

Mayor Kelly requested that the public recognize that the City is doing its best to provide services to the community, despite having a reduction in staff.

Referring to the electronic Citizen Complaint & Request Form, Commissioner Robinson received clarification that the form can be used for any type of complaint or citizen concern.

Commissioner Houck commented that she received inquiries from citizens about online services for making utility payments, as well as a phone number.

Finance Director Melissa Kinzler responded that she will provide a phone number and that online services for payment is currently not available; however, it would be available soon.

CONSENT AGENDA.

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Commissioner Moe requested that Consent Agenda Item 8 be pulled for separate discussion and vote.

5. Minutes, November 4, 2020, City Commission Meeting.
6. Total Expenditures of \$1,881,941 for the period of October 16, 2020 through November 4, 2020, to include claims over \$25,000, in the amount of \$1,343,242.
7. Contracts List.
- *8. Award the construction contract in the amount of \$298,700 to Wadsworth Builders for the City Finance Office Remodel, and authorize the City Manager to execute the construction contract documents. **OF 1750.0**
9. Set a public hearing for December 1, 2020 to consider a lease agreement of City owned property located in Wadsworth Park with the Great Falls Saddle Club.
10. Approve the purchase of MagneGrip Exhaust Extraction Systems for Fire Station 1, 2, 3, and 4 in the amount of \$166,564.49 from Weidner Fire of South Midvale, UT, through the Savvik Buying Group.

Commissioner Moe moved, seconded by Commissioner Tryon, that the City Commission approve the Consent Agenda as amended.

Mayor Kelly asked if there were any comments from the public or any discussion amongst the Commissioners.

Referring to Item 10, Mayor Kelly noted that out of the \$166,564, the City's responsibility is only 10% since it was awarded a FEMA Assistance to Firefighters grant for the purchase of the exhaust systems.

Mayor Kelly called for the vote.

Motion carried 5-0.

- * With regard to Item 8, Planning and Community Development Director Craig Raymond explained that the project initially started as a conceptual study and previous proposals were not feasible. Awarding the construction contract to Wadsworth Builders is the City's best opportunity for performing the Finance Office remodel within the Civic Center building.

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Commissioner Tryon moved, seconded by Commissioner Robinson, that the City Commission award the construction contract in the amount of \$298,700 to Wadsworth Builders for the City Finance Office Remodel, and authorize the City Manager to execute the construction contract documents.

Referring to Item 8, page 34 of the Agenda Packet, Commissioner Moe expressed concern that only one of the companies met each bid criteria and it was not Wadsworth Builders.

Director Raymond responded that Wadsworth Builders did not provide the certificate of non segregated facilities and certificate of compliance with insurance requirements at the bid opening; however, those documents have since been provided.

City Attorney Sara Sexe added that the City has language in the Invitation to Bid that indicates that the City reserves the right to waive informalities in the bid, and by not providing the mentioned documents was considered an informality in order for the City to accept the lowest bid.

Commissioner Moe received clarification that a waiver of the informality was not included in the packet, and that the mentioned documents are required before any work on the awarded contract would be conducted.

Commissioner Tryon received clarification that construction could begin on December 14, 2020.

Mayor Kelly called for the vote.

Motion carried 5-0.

PUBLIC HEARINGS

11. RESOLUTION 10374, AMENDING RATES IN ACCORDANCE WITH TITLE 15 OF THE OFFICIAL CODE OF THE CITY OF GREAT FALLS (OCCGF), RELATING TO PERMIT FEES, PLAN REVIEW FEES AND PENALTY FEES FOR BUILDING, PLUMBING, MECHANICAL, ELECTRICAL AND SIGN PERMITS IN THE CITY.

Mayor Kelly declared the public hearing open and asked for presentation of the staff report.

Planning and Community Development Director Craig Raymond reported that this agenda item is being proposed in order to help provide consent and support for a long-standing policy regarding investigative fees which are assessed when a party commences construction on a project without a permit when one is required.

Historically, when the City was using the old Uniform Building Code, the investigative fee language was specifically detailed within the code book as “doubling the permit fee” under such circumstances. When the code changed to the International Building Code, it changed the specific wording to indicate “Any person who commences work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the Building Official that shall be in addition to the required permit fee.” The City

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has continued the same practice of doubling the permit fee in many cases. The fee has never formally been established by Resolution of the Commission. Even though staff feels that the code itself grants the building official the authority to assess the fee, staff desires to have the City Commission acknowledge, consent to and support the policy.

The problem with not having a policy in place is that when construction begins prior to plan review completion and permit issuance is that the plans may not fully conform to adopted building safety code and may need to be corrected. City staff can be left out of performing important inspections and faulty work can be concealed.

Recently, in a letter addressed to the City, a contractor admitted that he knowingly took a risk in starting construction without a permit but was willing to do so “at my own risk”. The problem with this is often two-fold, staff ends up spending more time on a project than would otherwise be necessary, time that could and should be spent on helping other customers and staying as efficient as possible. Also, when staff encounters a problem and calls for correction, it is not unusual to have maximum pressure applied to accept non-acceptable, non-compliant work or to get “too creative” with solutions to a problem that could have been avoided to begin with.

This is one of those situations where the Building Official can act with discretion to adapt to different circumstances. It is not unusual to not charge the fee when staff encounters someone who legitimately may not have known a permit was required. More often than not, staff gives people the benefit of the doubt the first time. However, beyond that, assessing a fee is an appropriate means to finance the extra time spent on a project and to provide an incentive to obtain the permits first, starting construction later. The investigative fee is the only fee being proposed, no other permit fees will be increasing.

Mayor Kelly asked if the Commission members had any clarifying questions.

Commissioner Tryon inquired if there has been any feedback from the development community.

Director Raymond responded that initially there was no feedback; however, recently the Homebuilders Association reached out wanting to make sure that everyone understood what was being proposed. He added that having investigative fees is typical practice in other communities, is a deterrent, and will help cover the cost of any additional time investigating unpermitted work.

Mayor Kelly asked if there were any public comments in support of or in opposition to Resolution 10374.

Hearing none, Mayor Kelly closed the public hearing and asked the will of the Commission.

Commissioner Moe moved, seconded by Commissioner Robinson, that the City Commission adopt Resolution 10374.

Mayor Kelly asked if there was any discussion amongst the Commission members.

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Commissioner Tryon received clarification that an investigative fee is very common and that no other permit fees will be increasing.

There being no further comments, Mayor Kelly called for the vote.

Motion carried 5-0.

12. RESOLUTION 10377, REMODELING, RECONSTRUCTION, OR EXPANSION OF CERTAIN COMMERCIAL BUILDINGS OR STRUCTURES, TAX BENEFIT FOR JOHN AND LISA SEMANSKY, 16 5TH STREET SOUTH.

Mayor Kelly declared the public hearing open and asked for presentation of the staff report.

Planning and Community Development Director Craig Raymond reported that this agenda item is a request to approve of a tax abatement to help support a remodel of an existing building located at 14,16 and 18 5th Avenue South and is within the downtown urban renewal area. The owners, John and Lisa Semansky, have embarked on a project that is going to have multiple phases. They have already completed some environmental clean-up work to abate lead and asbestos issues at the property. They also intend to remodel a portion of the building to accommodate a salon business and intend to renovate the façade of the building to portray a more historically appropriate motif.

Staff finds that the abatement is statutorily eligible for the abatement and has conducted an analysis based on the criteria that the City Commission adopted in Resolution 10119 in 2015. The only criteria that could not be adequately ascertained is whether or not the abatement is actually necessary to make the project successful. Staff questions the very small benefit of approximately \$1,500 over a 5 year period, as well as the necessity of the abatement given that the project is already under construction. Staff does not necessarily provide a positive recommendation for the tax abatement but does not strongly object to it either.

Lisa Semansky, Applicant, pointed out the correct address is 5th Street South, not Avenue as indicated on the first page of the Agenda Report. Ms. Semansky explained that she and her husband chose to have the abatement work performed prior to requesting the abatement because of the immediate need to get the contractor's work scheduled. She commented that she and her husband will be retiring in the near future, living on a fixed income, and any kind of assistance to finish the project will be needed. She requested that the Commission consider abating the property in accordance with what the Department of Revenue has indicated is appropriate. Mr. and Mrs. Semansky have been active members of the community since 1990, support local businesses and are utilizing a local abatement company.

Mayor Kelly asked if the Commission members had any clarifying questions.

Commissioner Robinson noted that the address was incorrect on the Agenda and he reiterated that the correct address of the property was 14, 16, and 18 5th Street South.

Appearing electronically and speaking in support of Resolution 10377 were: **Joan Redeen**, Great Falls Business Improvement District, and **Brett Doney**, Great Falls Development Authority.

JOURNAL OF COMMISSION PROCEEDINGS
November 17, 2020

Mr. Doney mentioned that the information about the rules and regulations on how to apply for property tax abatements and tax increment financing are not clear on the City's website.

No one spoke in opposition to Resolution 10377.

There being no one further to address the Commission, Mayor Kelly closed the public hearing and asked the will of the Commission.

Commissioner Houck moved, seconded by Commissioner Tryon, that the City Commission adopt Resolution 10377.

Mayor Kelly asked if there was any discussion amongst the Commission members.

Commissioner Tryon expressed appreciation to John and Lisa Semansky for investing in the community, and providing new, commercial businesses to downtown and increasing economic growth.

Commissioner Moe expressed appreciation with regard to the Semansky's efforts; however, she expressed concern with the City setting precedent by allowing a tax abatement after abatement work was performed.

City Attorney Sara Sexe responded that the preference is to request a tax abatement prior to having abatement work performed; however, the Planning and Community Development Department staff does not object to this tax abatement.

Director Raymond added that previous Commissions' preference was to have abatement requests prior to work being done, as well as an indication of necessity of the benefit.

Commissioner Houck concurred with Commissioner Moe's concern about the precedent the City is setting; however, she appreciates the Semansky's efforts with regard to the project. She concurred with Mr. Doney's concern about the process of applying for a tax abatement being confusing and suggested that the steps for applying be more clear on the website.

Commissioner Robinson expressed support of this tax abatement; however, he commented that the abatement process needs to be done the correct way.

There being no further discussion, Mayor Kelly called for the vote.

Motion carried 5-0.

OLD BUSINESS

NEW BUSINESS

ORDINANCES/RESOLUTIONS

13. **RESOLUTION 10379, AUTHORIZING THE EXPENDITURE OF APPROXIMATELY \$8,829,810 OF FUNDS FROM THE DOWNTOWN URBAN RENEWAL TAX**

JOURNAL OF COMMISSION PROCEEDINGS
November 17, 2020

INCREMENT FINANCING DISTRICT TOWARD THE CIVIC CENTER FAÇADE RENOVATION PROJECT.

Planning and Community Development Director Craig Raymond reported that this agenda item is a request from Planning and Community Development Staff to set a public hearing on December 1, 2020 for the purpose of taking testimony and consider adopting Resolution 10379 which if approved will approve the expenditure of approximately \$8.8 million to finance the renovation of the Civic Center Façade.

The Civic Center façade has been deteriorating for a number of years. Since at least 2011, City staff have been working towards developing a renovation project and securing adequate funding to finance the renovation. The project has not formally gone out for public bid; however, it is estimated that the renovation construction cost will be approximately \$5.5 million to \$6 million. Contingency, underwriting costs, and interest paid over time is estimated to bring the total cost to approximately \$8.8 million.

In early 2020, the City Commission directed staff to investigate and pursue the possible use of Tax Increment Finance funds to be used as a guarantee in a bond sale.

Commissioner Robinson moved, seconded by Commissioner Moe, that the City Commission set the public hearing for Resolution 10379 for December 1, 2020.

Mayor Kelly asked if there were any comments from the public or any discussion amongst the Commissioners.

Brett Doney, Great Falls Development Authority, appeared electronically. Mr. Doney commented that the Civic Center is important to the City because of the event functions and that it is not just a general government operating building. He suggested that the Tax Increment Financing (TIF) application be amended to indicate that the purpose of the TIF is to support both general government operations, as well as the events that happen within the building that draw citizens downtown.

There being no further discussion, Mayor Kelly called for the vote.

Motion carried 5-0.

CITY COMMISSION

14. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

Deputy City Manager Anderson reported that the Utilities Customer Service phone number is 406-727-7660.

Mayor Kelly requested that the information about making utility payments on the City's website be clear.

JOURNAL OF COMMISSION PROCEEDINGS
November 17, 2020

Mayor Kelly suggested that a Community Health topic be added to the Agenda, as needed, to update the Commission on the current state of affairs of community health. He also suggested that the Montana Air National Guard (MANG) or Malmstrom Air Force Base (MAFB) provide updates to the Commission about the efforts on the Base that affect the community.

Commissioner Moe suggested that the two topics be offset on the Agenda to prevent lengthy Commission meetings. She added that the Great Falls Public School District has a representative from MAFB at its meetings and expressed support of Mayor Kelly's suggestions.

Commissioner Tryon expressed support of the topics; however, he suggested adding them to Work Session Agendas instead of Commission meetings.

Mayor Kelly responded that there is more attention paid to the consistency of reports at Commission meetings verses Work Sessions; however, adding the two initiatives to Work Session could be considered.

Commissioner Robinson mentioned that, as a member of the City-County Health Board, he could report to the Commission about the Community Health topic. He added that the Board of Health meetings are conducted at the beginning of the month and suggested that the topic be added to the second Commission meeting Agendas.

ADJOURNMENT

There being no further business to come before the Commission, **Commissioner Moe moved, seconded by Commissioner Robinson, to adjourn the regular meeting of November 17, 2020, at 8:30 p.m.**

Motion carried 5-0.

 Mayor Kelly

 Deputy City Clerk Darcy Dea

Minutes Approved: December 1, 2020



Commission Meeting Date: December 1, 2020
CITY OF GREAT FALLS
COMMISSION AGENDA REPORT

ITEM: \$25,000 Report
 Invoices and Claims in Excess of \$25,000

PRESENTED BY: Finance Director

ACTION REQUESTED: Approval with Consent Agenda

LISTING OF ALL ACCOUNTS PAYABLE CHECKS ISSUED AVAILABLE ONLINE AT
<http://greatfallsmt.net/finance/checkregister>

TOTAL CHECKS ISSUED AND WIRE TRANSFERS MADE ARE NOTED BELOW WITH AN ITEMIZED LISTING OF ALL TRANSACTIONS GREATER THAN \$25,000:

ACCOUNTS PAYABLE CHECK RUNS FROM NEW WORLD NOV. 5, 2020 - NOV. 18, 2020	538,684.37
ACCOUNTS PAYABLE CHECK RUNS FROM MUNIS NOV. 5, 2020 - NOV. 18, 2020	981,836.70
MUNICIPAL COURT ACCOUNT CHECK RUN FOR NOV. 1, 2020 - NOV. 13, 2020	0.00
TOTAL: \$	<u><u>1,520,521.07</u></u>

INTERNAL SERVICES FUND

HEALTH & BENEFITS

MONTANA MUNICIPAL INTERLOCAL AUTHORITY	NOVEMBER 2020 INSURANCE PREMIUMS & DEDUCTIBLES	931,058.70
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TRUST AND AGENCY

PAYROLL CLEARING

STATE TREASURER	MONTANA TAXES	45,426.00
FIREFIGHTER RETIREMENT	FIREFIGHTER RETIREMENT EMPLOYEE & EMPLOYER CONTRIBUTIONS	50,958.58
STATEWIDE POLICE RESERVE FUND	POLICE RETIREMENT EMPLOYEE & EMPLOYER CONTRIBUTIONS	64,846.90
PUBLIC EMPLOYEE RETIREMENT	PUBLIC EMPLOYEE RETIREMENT EMPLOYEE & EMPLOYER CONTRIBUTIONS	125,363.79
US BANK	FEDERAL TAXES, FICA & MEDICARE	193,060.68

UTILITY BILLS

ENERGY KEEPERS INC	OCTOBER 2020 ENERGY	50,778.00
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CLAIMS OVER \$25000 TOTAL: \$ 1,461,492.65

CITY OF GREAT FALLS, MONTANA

COMMUNICATION TO THE CITY COMMISSION

DATE: December 1, 2020

ITEM: CONTRACTS LIST
 Itemized listing of administratively approved contracts.
 (Listed contracts are available for inspection in the City Clerk’s Office.)

PRESENTED BY: Lisa Kunz, City Clerk

ACTION REQUESTED: Ratification of Contracts through the Consent Agenda

MAYOR’ S SIGNATURE: _____

CONTRACTS LIST

	DEPARTMENT	OTHER PARTY (PERSON OR ENTITY)	PERIOD	AMOUNT	PURPOSE
A	Public Works – Engineering	Kuglin Construction		\$75,780	Public Works Construction Agreement for 2020 Sanitary Sewer Spot Repair projects (repair 130 lineal feet of 8-inch diameter sewer line to prepare the sewer main for lining located at 19 th Avenue South and 18 th Avenue South between Upper River Road and 1 st Street South OF 1675.3



Commission Meeting Date: December 1, 2020
CITY OF GREAT FALLS
COMMISSION AGENDA REPORT

Item: Final Payment: Jaycee Park – Pickleball, Basketball, and Pavilion Improvements, OF 1740.2

From: Engineering Division

Initiated By: Park and Recreation Department

Presented By: Steve Herrig, Park and Recreation Director

Action Requested: Approve Final Pay Request

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (approve/not approve) Final Payment for the Jaycee Park – Pickleball, Basketball, and Pavilion Improvements, in the amount of \$27,222.04 to United Materials and \$274.97 to the State Miscellaneous Tax Fund and authorize the City Manager to make the payments.”

2. Mayor requests a second to the motion, public comment, Commission discussion, and calls for the vote.

Staff Recommendation:

Approve the Final Payment of \$27,222.04 to United Materials and \$274.97 to the State Miscellaneous Tax Fund.

Summary:

This project rehabilitated 2 deteriorated tennis courts into 6 new pickleball courts at Jaycee Park. The project also rehabilitated a deteriorated basketball court and included installation of a new pavilion at Jaycee Park and ADA sidewalks.

Background:

Workload Impacts:

Design, plans, specifications, inspections, and construction administration were completed by the City Engineering Division and Park & Recreation Department. Post construction irrigation repair work was done by the Park & Recreation Department.

Purpose

The 2016 Park and Recreation Master Plan identified \$12,600,000 dollars in critical capital improvements projects and \$1,150,000 in sustainable capital improvement projects that should be addressed within 1 to 10 years. Jaycee-Gallatin Park was prioritized in the Master Plan as needing both critical and sustainable capital improvements. This project was initiated to address the needed capital improvements.

Project Work Scope

The project consisted of overlaying the existing tennis courts with 2” thick asphalt along with installation of posts, nets, and fence for 6 pickleball courts. The existing basketball court was reconstructed to a high school sized regulation basketball court, including 2 basketball hoops. A 20’x24’ pavilion was installed adjacent to the west side of the existing playground. New handicap accessible sidewalk was installed to connect the new pickleball courts to existing parking areas; and to connect the new basketball court and pavilion to on street parking. Disturbed grass areas were restored by sodding and hydroseeding.

Evaluation and Selection Process

Two bids were received and opened on October 23, 2019. The base bids ranged from \$238,262.00 to \$252,046.00. United Materials provided the low bid.

Four additive bid items including Bid Additive #1, #2, #3, and #4 were also bid on, in addition to the Base Bid. The cumulative bids ranged from \$38,589.00 to \$43,823.00. The four additive bid items were not awarded due to budget shortfall.

Final Payment:

The final project cost is \$230,908.16. A miscellaneous bid item of \$20,000 was included in the original award of \$238,262 to pay for any unforeseen and necessary work items. Only \$12,646.16 of the \$20,000 was used from the miscellaneous bid item. Thus there was a \$7,353.84 decrease in the original contract amount.

Conclusion

City Staff recommends making the Final Payment of \$27,222.04 to United Materials and \$274.97 to the State Miscellaneous Tax Fund. City staff verified that United Materials has completed all work and punch list items in accordance with the plans and the contract. The two year warranty period started on August 26th 2020.

Fiscal Impact: Park District Funds are allocated to the project and are available for Final Payment.

Alternatives: The City Commission could vote to deny Final Payment.

Attachments/Exhibits:

OF 1740.2 Final Pay Documents

OF 1740.2 Vicinity Map

Final Pay

PROJECT FUNDING/EXPENDITURE SUMMARY

JAYCEE PARK - PICKLEBALL, BASKETBALL, AND PAVILION IMPROVEMENTS - O.F. 1740.2

PREPARED BY THE CITY ENGINEERS OFFICE: MRP

DATE: 11/13/2020

PAYEE	FUND	CLAIM - NUMBER / AMOUNT / DATE					CONTRACT AMOUNT	EXPENDITURES TO DATE	BALANCE
		NO. 1	NO. 2	NO. 3	NO. 4	NO. 5			
Engineering:	Parks and Rec 2512.64.637.49310	\$5,000.00					\$5,000.00	\$5,000.00	\$0.00
Terracon Consultants	DATE	09/06/19							
		NO. 6	NO. 7	NO. 8	NO. 9	NO. 10			
	DATE								

PAYEE	FUND	CLAIM - NUMBER / AMOUNT / DATE					CONTRACT AMOUNT	EXPENDITURES TO DATE	BALANCE
		NO. 1	NO. 2	NO. 3	NO. 4	NO. 5			
Contractor: United Materials	2512.64.637.49310	\$24,854.12	\$99,565.57	\$38,011.25	\$38,946.10	\$27,222.04	\$235,879.38	\$228,599.08	\$7,280.30
	DATE	05/29/20		08/03/20	08/24/20	11/13/20			
Contractor: MT DEPT. OF REV. 1%	2512.64.637.49310	\$251.05	\$1,005.71	\$383.95	\$393.40	\$274.97	\$2,382.62	\$2,309.08	\$73.54
	DATE	05/29/20	06/23/20	08/03/20	08/24/20	11/13/20	\$238,262.00	\$230,908.16	\$7,353.84

PAYEE	FUND	CLAIM - NUMBER / AMOUNT / DATE					CONTRACT AMOUNT	EXPENDITURES TO DATE	BALANCE
		NO. 1	NO. 2	NO. 3	NO. 4	NO. 5			
Miscellaneous: Vender	Parks and Rec 2512.64.637.49310	\$205.68	\$20,830.65	\$300.00			\$25,000.00	\$21,336.33	\$3,663.67
	DATE	10/01/19	11/04/19	08/19/20					
TOTALS							\$268,262.00	\$257,244.49	\$11,017.51

PROJECT #	ACCOUNT NUMBER	FUND DESIGNATION	FUNDING	EXPENDITURES	BALANCE
PR641907	2512.64.637.49310	Improvements Other than Buildings	\$268,262.00	\$257,244.49	\$11,017.51
					\$0.00
					\$0.00
TOTALS			\$268,262.00	\$257,244.49	\$11,017.51

MP
Jed
SJA 11/18/20

APPLICATION FOR PAYMENT NO. FIVE FINAL

To: City of Great Falls (OWNER)
 From: United Materials of Great Falls, Inc. (CONTRACTOR)
 Contract: Jaycee Park – Pickleball, Basketball, and Pavilion
 Project: Jaycee Park – Pickleball, Basketball, and Pavilion
 OWNER's Contract No. O. F. 1740.2 ENGINEER's Project No. PR641907
 For Work accomplished through the date of: September 30, 2020

1.	Original Contract Price:	\$	<u>238,262.00</u>
2.	Net change by Change Orders and Written Amendments (+ or -):	\$	<u>0.00</u>
3.	Current Contract Price (1 plus 2):	\$	<u>238,262.00</u>
4.	Total completed and stored to date:	\$	<u>230,908.16</u>
5.	Retainage (per Agreement):		
	<u>5</u> % of Completed Work: \$ <u>0.00</u>		
	___ % of stored material: \$ _____		
	Total Retainage:	\$	<u>0.00</u>
6.	Total completed and stored to date less retainage (4 minus 5):	\$	<u>230,908.16</u>
7.	Less previous Applications for Payments:	\$	<u>203,411.15</u>
8.	Gross Amount Due this application: (6 minus 7):	\$	<u>27,497.01</u>
9.	Less 1% State Gross Receipts Tax:	\$	<u>274.97</u>
10.	DUE THIS APPLICATION (8 MINUS 9):	\$	<u>27,222.04</u>

Accompanying Documentation: Quantity Sheet

CONTRACTOR's Certification:

The undersigned CONTRACTOR certifies that (1) all previous progress payments received from OWNER on account of Work done under the Contract referred to above have been applied on account to discharge CONTRACTOR'S legitimate obligations incurred in connection with Work covered by prior Applications for Payment numbered 1 through 5 inclusive; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to OWNER at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to OWNER indemnifying OWNER against any such Lien, security interest or encumbrance); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and not defective.

Dated 10-19-2020

United Materials of Great Falls, Inc
CONTRACTOR

By: [Signature]

Payment of the above AMOUNT DUE THIS APPLICATION is recommended.

Dated 11-6-2020

City of Great Falls
ENGINEER

By: [Signature]

EJCDC No. 1910-8-E (1996 Edition)

Prepared by the Engineers Joint Contract Documents Committee and endorsed by The Associated General Contractors of America and the Construction Specifications Institute. Modified by the City of Great Falls to add items 9 and 10.

Final Pay

PROJECT FUNDING/EXPENDITURE SUMMARY

JAYCEE PARK - PICKLEBALL, BASKETBALL, AND PAVILION IMPROVEMENTS - O.F. 1740.2

PREPARED BY THE CITY ENGINEERS OFFICE: MRP

DATE: 11/13/2020

PAYEE	FUND	CLAIM - NUMBER / AMOUNT / DATE					CONTRACT AMOUNT	EXPENDITURES TO DATE	BALANCE
		NO. 1	NO. 2	NO. 3	NO. 4	NO. 5			
Engineering:	Parks and Rec 2512.64.637.49310	\$5,000.00					\$5,000.00	\$5,000.00	\$0.00
Terracon Consultants	DATE	09/06/19							
		NO. 6	NO. 7	NO. 8	NO. 9	NO. 10			
	DATE								

PAYEE	FUND	CLAIM - NUMBER / AMOUNT / DATE					CONTRACT AMOUNT	EXPENDITURES TO DATE	BALANCE
		NO. 1	NO. 2	NO. 3	NO. 4	NO. 5			
Contractor: United Materials	2512.64.637.49310	\$24,854.12	\$99,565.57	\$38,011.25	\$38,946.10	\$27,222.04	\$235,879.38	\$228,599.08	\$7,280.30
	DATE	05/29/20		08/03/20	08/24/20	11/13/20			
Contractor: MT DEPT. OF REV. 1%	2512.64.637.49310	\$251.05	\$1,005.71	\$383.95	\$393.40	\$274.97	\$2,382.62	\$2,309.08	\$73.54
	DATE	05/29/20	06/23/20	08/03/20	08/24/20	11/13/20	\$238,262.00	\$230,908.16	\$7,353.84

PAYEE	FUND	CLAIM - NUMBER / AMOUNT / DATE					CONTRACT AMOUNT	EXPENDITURES TO DATE	BALANCE
		NO. 1	NO. 2	NO. 3	NO. 4	NO. 5			
Miscellaneous: Vender	Parks and Rec 2512.64.637.49310	\$205.68	\$20,830.65	\$300.00			\$25,000.00	\$21,336.33	\$3,663.67
	DATE	10/01/19	11/04/19	08/19/20					
TOTALS							\$268,262.00	\$257,244.49	\$11,017.51

PROJECT #	ACCOUNT NUMBER	FUND DESIGNATION	FUNDING	EXPENDITURES	BALANCE
PR641907	2512.64.637.49310	Improvements Other than Buildings	\$268,262.00	\$257,244.49	\$11,017.51
					\$0.00
					\$0.00
TOTALS			\$268,262.00	\$257,244.49	\$11,017.51

MP
gdp

SA 11/18/20



Montana
CGR-1
Rev. 6/06

Contractors Gross Receipts Contract Award Registration

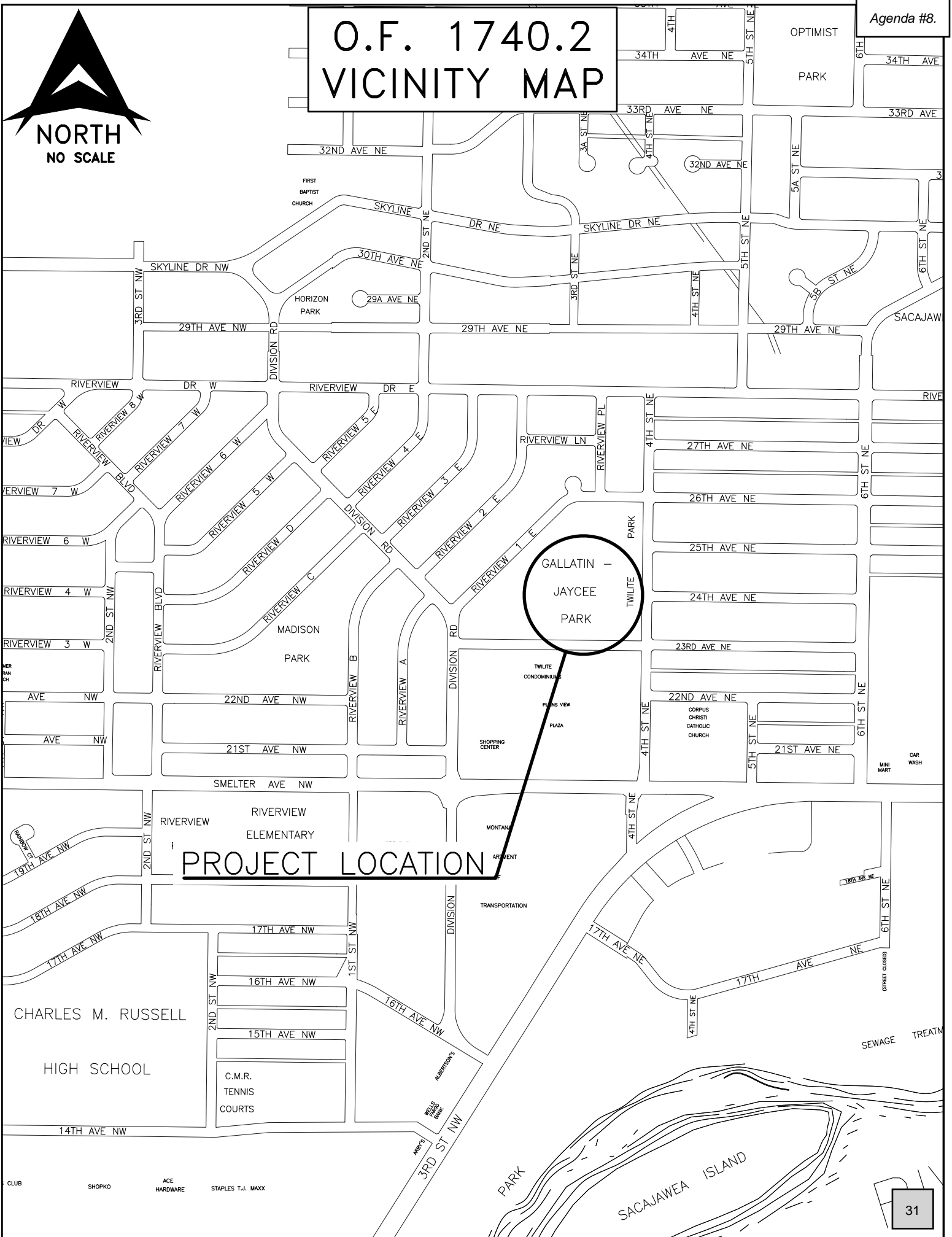
1. Contract Awarded by: Agency <input checked="" type="checkbox"/> Prime Contractor <input type="checkbox"/> Federal Identification Number (FEIN): Name: City of Great Falls Address: P.O. Box 5021 Address: City: Great Falls State: MT Zip Code: 59403	3. Government Issued Contract Number: 1740.2 4. Contract Award Date: 5-Nov-19
2. Contract Awarded to: Prime Contractor <input checked="" type="checkbox"/> Sub Contractor <input type="checkbox"/> Federal Identification Number (FEIN): 81-0406935 Name: United Materials Address: PO Box 1690 Address: City: Great Falls State: MT Zip Code: 59405	5. Construction Completion Date Summer 2020 6. Contract Amount: \$238,262.00
7. Description of work to be performed: Jaycee Park-Pickleball, Basketball, & Pavilion Improvements _____ _____ _____ _____	
8. Location of work to be performed (be specific): Great Falls, MT _____ _____	

The agency or prime contractor awarding this contract must complete this form and mail to the Department of Revenue within 10 days after contract or bid has been officially awarded.

Registration Submitted by:	Agency <input checked="" type="checkbox"/> Prime Contractor <input type="checkbox"/>	Sub Contractor <input type="checkbox"/>
Award Authorization Preparer's Signature:		
Preparer's Title: Engineering Admin Secretary	Date:	
Phone: 406-771-1258	Fax: 406-771-0700	

Mail this registration to:
 Department of Revenue, P.O. Box 5835, Helena, MT 59604-5835

O.F. 1740.2 VICINITY MAP



PROJECT LOCATION



Commission Meeting Date: December 1, 2020
CITY OF GREAT FALLS
COMMISSION AGENDA REPORT

Item: Postpone Public Hearing

From: Park and Recreation

Initiated By: Steve Herrig, Park and Recreation Director

Presented By: Steve Herrig, Park and Recreation Director

Action Requested: Postpone Public Hearing for Great Falls Saddle Club Lease Agreement to December 15, 2020 Commission Meeting.

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (postpone/not postpone) the public hearing for Great Falls Saddle Club Lease Agreement to the December 15, 2020 Commission Meeting.”

2. Mayor requests a second to the motion, public comment, Commission discussion, and calls for the vote.

Staff Recommendation: Staff recommends that the City Commission postpone the Public Hearing for Great Falls Saddle Club Lease agreement to the December 15, 2020 Commission Meeting.

Summary: At the November 17, 2020 meeting, the City Commission set a Public Hearing on the lease of City property for the Great Falls Saddle Club. Per OCCGF 3.4.030, the lease of City property requires at least 15 days notice of the time and place of the public hearing to be published in the newspaper. In order to provide proper notification of the Public Hearing, the Public Hearing will need to be rescheduled to the December 15, 2020 Commission Meeting.



Commission Meeting Date: December 1, 2020
CITY OF GREAT FALLS
COMMISSION AGENDA REPORT

Item: Public Hearing to adopt the 2024 Consolidated Plan and 2020 Annual Action Plan

From: Planning and Community Development

Initiated By: Tom Micuda, Deputy Director, Planning and Community Development

Presented By: Tom Micuda, Deputy Director

Action Requested: Adoption of the 2024 Consolidated Plan and 2020 Annual Action Plan

Public Hearing:

1. Mayor conducts public hearing, pursuant to OCCGF 1.2.050 and Title 17, Chapter 16, Article 6.
2. Mayor closes public hearing and asks the will of the Commission.

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (adopt/deny) the 2024 Consolidated Plan and 2020 Annual Action Plan.”
2. Mayor requests a second to the motion, Commission discussion, and calls for the vote.

Staff Recommendation: Staff recommends adoption of the 2024 Consolidated Plan and 2020 Annual Action Plan.

Summary: In order for the City of Great Falls to operate its entitlement program and allocate Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds, the City is required to have an adopted 5-year plan setting goals for assisting low-moderate income residents in the community. This plan is known as the Consolidated Plan. The most recent Consolidated Plan set funding priorities for the federal fiscal years covering 2015-2019. In order for the City to spend future allocations of entitlement funds for fiscal years 2020-2024, the City Commission and Housing and Urban Development (HUD) must approve the proposed 2020-2024 Consolidated Plan. This Plan also contains the 2020 Annual Action Plan that provides more specific guidance on funding priorities for the current fiscal year ending on June 30, 2021.

Process for Creating the Plan: Developing the proposed 5-year Consolidated Plan requires a public involvement process in order to determine program goals for assisting low-moderate income residents in the community. The public involvement process consisted of the following activities:

- Consolidated Plan Kickoff Meeting – This meeting occurred on December 16, 2019. At this meeting, staff reviewed the current Consolidated Plan, particularly the funding goals of the current Plan, federal requirements for eligible activities, and the upcoming opportunities for citizens to get involved in setting priorities for the upcoming Plan.
- Community Needs Survey – Staff distributed the survey for a 30-day period running from January 8, 2020 through February 7, 2020. This survey received a tremendous local response – 529 completed surveys were received.
- Presentation to the Council of Councils – This occurred on January 28. This presentation resulted in both direct input as well as additional survey responses from residents located in Neighborhood Council Districts.
- Focus Group Meeting – This occurred on February 27. At this meeting, staff presented the results of the Community Needs Survey and conducted a work session with attendees to develop the goals of the proposed 2020-2024 Consolidated Plan.

After the Focus Group Meeting, staff intended to write the Plan document and seek City Commission approval in May or June of this year. Due to the pandemic and the need to amend the 2019-2020 Annual Action Plan to incorporate new CDBG funding priorities stemming from the CARES Act, HUD extended the deadline for preparation of new Consolidated Plans. Staff completed the Plan, and then posted both hard copies of the document as well as an electronic version for a 30-day public comment period. One public comment submitted by Shyla Patera has been received. Her comments have been included in the Commission’s packet material and will be submitted to HUD as part of the final Consolidated Plan. Discussion of COVID-19 CDBG funding priorities are not included in the proposed Consolidated Plan because those priorities (and any future allocations of COVID CDBG funds) will be covered in the amended 2019-2020 Annual Action Plan.

Plan Overview: The 2020-2024 Consolidated Plan document contains six major sections. These are as follows:

- Section 1 – *Executive Summary* – This portion of the Plan contains seven community goals to provide services to low-moderate income residents of Great Falls. These goals are: 1) Public Services, 2) Affordable Housing, 3) Housing Rehabilitation, 4) Fair Housing, 5) Economic Development, 6) Public Facilities and Improvements, and 7) Planning and Administration.
- Section 2 – *The Process* – This chapter outlines the agencies that provide services to implement the Plan as well as explains the process followed to develop the Plan itself.
- Section 3 - *Needs Analysis* – This section is data intensive and provides detailed statistical information concerning low-moderate income needs in the community.
- Section 4 – *Housing Market Analysis* – This portion of the Plan is similar in approach to Section 3, but focuses on the local housing market and the resultant needs for affordable housing.
- Section 5 – *Strategic Plan* – This chapter provides much greater detail concerning the seven goals contained in the *Executive Summary* section of the Plan.
- Section 6 – *Annual Action Plan* – This section outlines the program goals and expected resources for the 2020-2021 fiscal year.

Changes between the 2015-2019 and 2020-2024 Consolidated Plans: Because the community's needs for low-moderate income residents have not changed significantly in the last five years, the proposed Consolidated Plan's goals are largely consistent with the current Plan. Minor changes in the proposed Plan include:

- Removal of Transitional Housing as a discrete Plan goal – The current Consolidated Plan listed Transitional Housing as one of its seven goals. While the number of Transitional Housing units is still an unmet community need, this type of housing is one of several housing needs and was folded into the larger goal of Affordable Housing under the proposed Plan.
- Addition of Slum and Blight Removal descriptions under the goals of Affordable Housing and Public Facilities and Improvements – Slum and blight removal is considered a national objective for the CDBG program. However, slum and blight removal was never identified within the current Consolidated Plan. This objective has been added to the Proposed Plan.
- Priorities for future Public Service Grants – Based on community input, the following priorities have been identified to guide selection for Public Service agency grant awards: 1) services that target homelessness, 2) support for persons with mental, physical, and developmental disabilities, 3) supporting services that addresses alcohol and other addiction problems, 4) crime prevention services, 5) youth and children's services.
- Addressing the Needs of the Great Falls Housing Authority – The current Plan does not provide supporting language to address facility improvements for the Great Falls Housing Authority. The proposed Plan adds supporting language for the Housing Authority under the Housing Rehabilitation goal. This will make it possible for the Housing Authority to apply for funding.

Fiscal Impact: If the proposed 2020-2024 Consolidated Plan is adopted by the City Commission and accepted by HUD, the City could potentially receive approximately \$5 million of federal entitlement funds into the local community over the 5-year period. These funds provide significant assistance in areas such as affordable housing, non-profit agency support, and support for City projects that benefit low-moderate income residents.

Alternatives: The Commission could choose to not adopt or delay consideration of the new Consolidated Plan and Annual Action Plan. This would delay the Plan's submission to HUD. HUD's acceptance of the Plan will allow significant CDBG and HOME Program entitlement funds to be released to the City for projects benefiting low-moderate income residents in the community.

Concurrences: No other City department concurrences are necessary for this item. Staff notes that City departments and elected officials have participated in the public involvement process to create the funding priorities in the 2020-2024 Consolidated Plan.

Attachments:

2020-2024 Consolidated Plan
Public comment

CITY OF GREAT FALLS

2020-2024 Consolidated Plan for HUD-Funded Programs



The City's Five-Year Plan for Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME)

Prepared by
City of Great Falls
Planning & Community Development
2 Park Drive South
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(406) 455-8443

Draft Released: October 26, 2020
Public Comment: October 26-November 24, 2020
Public Hearing: December 1, 2020
Approved by City Commission: TBD
Submitted to HUD: TBD
Approved by HUD: TBD

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Section 1 | Executive Summary

ES-05 Executive Summary 24 CFR 91.200(c), 91.220(b)

Introduction

The City of Great Falls Consolidated Plan (Consolidated Plan or “ConPlan”) for the five-year period from 2020 through 2024 received approval by the Great Falls City Commission on December 1, 2020, following a 30-day comment period extending from October 26 – November 24, 2020. City Commission action on the Consolidated Plan followed a plan development process which included input from local organizations and residents through a community needs assessment survey; a community kick-off meeting on December 16, 2019; a focus group discussion held on February 27, 2020; and a public hearing on the proposed Consolidated Plan and 2020-2021 Annual Action Plan on December 1, 2020.

The purpose of the Consolidated Plan is to identify the housing and community development needs of low to moderate income residents of Great Falls and develop strategies for addressing those needs in a comprehensive, coordinated fashion using available federal and non-federal resources. The Consolidated Plan includes the one-year Annual Action Plan for 2020-2021, which serves as the budget for the City of Great Falls 2020-2021 Community Development Block Grant (CDBG) Program and Home Investment Partnerships Program (HOME). Funding priorities for the 2020-2021 Annual Action Plan have been approved by City Commission to carry out strategic goals identified and detailed in the Consolidated Plan.

The Consolidated Plan is required for participation by the City of Great Falls in the U.S. Department of Housing and Urban Development (HUD) CDBG and HOME programs. The Consolidated Plan combines the planning and application requirements for the CDBG and HOME programs, which allows program planning and citizen participation to take place in a comprehensive context.

Seven priorities and related objectives are identified in the Consolidated Plan to meet the diverse needs of low to moderate income households in Great Falls. These needs were identified primarily through the plan development process and citizen participation described in this section. Census data and other HUD-provided data were also reviewed to assist in identifying needs.

Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City of Great Falls identified seven objectives or goals, as identified below:

Goal 1: Public Services

Provide support to public service agencies' operating programs that benefit low to moderate income persons. The City of Great Falls will provide CDBG funds to social service agencies for activities that service low to moderate income people or areas.

Goal 2: Affordable Housing

Increase and preserve affordable housing opportunities for very low to moderate income renters, homeowners, first-time homebuyers, and those experiencing homelessness. This includes affordable housing efforts that require funding to remediate properties negatively affected by slum and blighted conditions.

Goal 3: Housing Rehabilitation

Provide construction and rehabilitation assistance for very low to moderate income homeowners, rental property owners and the Public Housing Authority. The City will focus on upgrading the City's housing stock to meet standard building codes to provide and sustain safe, affordable housing through its revolving loan fund. The City of Great Falls will address Public Housing Authority rehabilitation or modernization projects with the use of CDBG funding.

Goal 4: Fair Housing

Provide funding for activities that affirmatively further fair housing. The City of Great Falls will fund activities that include, but are not limited to fair housing education, counseling, outreach, and referrals pertaining to the laws, rights, and responsibilities related to housing and housing-related transactions, as well as service activities that reduce and remove barriers to fair housing choice.

Goal 5: Economic Development

Provide funding for projects which create decent paying jobs with benefits for persons from low to moderate income households. The City of Great Falls will fund economic development projects which will result in the creation and retention of jobs for low to moderate income people.

Goal 6: Public Facilities and Improvements

Provide public facility and infrastructure assistance, including but not limited to handicap accessibility, energy efficiency improvements, and removal of slum and blighted properties to provide a suitable living environment. The City of Great Falls will prioritize meeting handicap accessibility requirements in public facilities and infrastructure.

Goal 7: Planning and Administration

City staff to administer, manage, and monitor CDBG and HOME funded activities.

Evaluation of past performance

The City of Great Falls receives CDBG funds as an Entitlement City and HOME funds as a Participating Jurisdiction. Year after year, the City's HUD-funded grant programs have successfully met performance expectations to benefit low and moderate income individuals and areas within the community.

Five of the seven goals from the City's 2015-2019 Consolidated Plan have been maintained or reinforced for use as goals in the new 2020-2024 Plan. The two new goals that have been added to the 2020-2024 Plan are Affordable Housing and Planning and Administration. Two previous goals outlined in the 2015-2019 Consolidated Plan, Transitional Housing and Homeownership, remain priorities for the City and are included within the 2020-2024 Affordable Housing goal.

Prior to the preparation of the 2018 Annual Action Plan, more than midway through the 2015-2019 Consolidated Plan cycle, the City evaluated its performance to date. After careful review of the City's practices, staff determined that it was necessary to update the Program's Grant Policies and Citizen Participation Plan documents to meet the City's current staff capacity and to create a more strategic and sustainable community grant program. Past performance demonstrated that the City was funding many small grants, collaborating with multiple non-profit agencies, and relying solely on sub-recipients to reach community goals. Another challenge was that public facility projects were difficult for non-profits to implement due to their lack of knowledge of federal requirements. Evaluation of past performance also identified that many of the same agencies continuously requested funding.

The evaluation of these issues led to updating the City's Grant Policies in 2018. The City now balances the funding of sub-recipients with providing direct programming in order to reach community goals. Instead of funding many small grants, the City's most recent Annual Action Plans have focused on fewer goals. This narrowed funding approach is intended to make a greater impact by allocating greater funding amounts to a smaller number of projects annually. These updated policies will continue to be implemented in the 2020-2021 program year.

Summary of citizen participation process and consultation process

Community involvement is a critical component of the planning process for the effective use and prioritization of CDBG and HOME funds. The City's Citizen Participation Plan was updated in June 2020 and outlines the purpose of the Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance and Evaluation Report (CAPER), as well as the strategy for greater community participation. This includes the publishing requirements of public notices in local newspapers, an explanation of the Grant Review Committee for the allocation of CDBG and HOME-funded projects, and the methods of direct communication and information distribution to public and nonprofit agencies and faith-based organizations. A copy of the Citizen Participation Plan can be found in Appendix D of this document and on the City's [website](#).

A community needs assessment survey and two public meetings were held to gather citizen input for the creation of the 2020-2024 Consolidated Plan. The community needs assessment was conducted via electronic and paper surveys and was available to the public from January 8 - February 7, 2020. Public outreach for the survey included direct survey distribution to stakeholder partner agencies, Neighborhood Council members, and City employees via email. Electronic survey links and paper survey locations were provided to and distributed by traditional and social media outlets, including the Great Falls Tribune, The Electric, and the City's Facebook page and webpage. Paper copies of the survey were available at the Planning and Community Development office, the public library, and upon request to all public, nonprofit, faith-based, and stakeholder agencies. A total of 529 survey responses were received.

The community kick-off meeting was held on December 16, 2019, and was attended by 26 individuals representing public agencies, nonprofit agencies, Neighborhood Council members, and community residents. A second public meeting was conducted in a focus group format on February 27, 2020. Twenty representatives from public agencies, nonprofit agencies, and Neighborhood Councils attended and participated in a focus group discussion to review results from the community needs assessment survey and to identify and further prioritize community goals. The 2020-2024 Consolidated Plan draft was made available to the public for a 30-day comment period from October 26 – November 24, 2020. A final City Commission public hearing to review the Consolidated Plan draft occurred on December 1, 2020. All public comments received and themes addressed in public meetings were transcribed and attached to this document as Appendix G.

Summary of public comments

A summary of public comments can be found in Appendix G.

Summary of comments or views not accepted and the reasons for not accepting them

All public comments were noted, transcribed, or accepted into the Consolidated Plan where applicable.

Summary

The needs of low to moderate income residents in the Great Falls community are greater than the funding provided from the entitlement community's CDBG funds or participating jurisdiction's HOME funds. Despite this, constant communication with public and nonprofit leaders, as well as the added oversight provided by the Grant Review Committee, seek to make the best use of these federal funds. The joint use of the Fair Housing Specialist by the City and Great Falls Housing Authority is an example of working together to meet the expressed needs of the community. Great Falls is the only municipality in Montana with this position.

Section 2 | The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	GREAT FALLS	Planning & Community Development
HOME Administrator	GREAT FALLS	Planning & Community Development

HUD Table 1 – Responsible Agencies

Narrative

The Planning and Community Development Department is responsible for administering the Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) programs within the City of Great Falls, Montana. A Consolidated Plan is required by the U.S. Department of Housing and Urban Development (HUD) in order to receive federal assistance annually. The City of Great Falls has received CDBG and HOME funds as an entitlement community and participating jurisdiction, respectively. The City Commission reviews and approves the Consolidated Plan and will continue to do so in December 2020. Following City Commission approval, the City of Great Falls is seeking HUD approval for the 2020-2024 Consolidated Plan in December 2020. The 2020-2024 Consolidated Plan is being submitted under a deadline extension granted by HUD and in accordance with the mega-waiver permissions released by HUD in response to the Novel Coronavirus disease (COVID-19) pandemic in 2020. The City program year begins July 1 and ends June 30.

Consolidated Plan Public Contact Information

On the web: <https://greatfallsmt.net/planning/consolidated-plan-annual-action-plan>

Call: (406) 455-8443 or (406) 455-8432

Mail: P.O. Box 5021 | Great Falls, MT 59403

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

Introduction

The 2020-2024 Consolidated Plan was primarily authored by City of Great Falls Planning and Community Development department staff. Other City departments were heavily involved either in attendance/guidance for input meetings or available for consultation in updating current city projects (particularly the Great Falls Housing Authority, Public Works, and Park and Recreation). Nonprofit service agencies, affordable housing services, and housing developers were heavily involved in both the creation and fulfillment of past Consolidated Plan goals and objectives and are crucial to the further fulfillment of these goals for the next five-year period.

Sources of public data used in creating the Consolidated Plan include: U.S. Department of Housing and Urban Development (HUD User, CHAS 2011-2015, Office of Community Planning and Development, Office of Public and Indian Housing); the U.S. Bureau of the Census (2010 Census and American Community Survey 5-year estimates for 2011-2015 and 2014-2018); Montana Department of Public Health and Human Services; and Cascade City-County Health Department. All citizen participation meetings are documented as appendices and include attendance records. Other relevant planning or housing documents developed before the 2020-2024 Consolidated Plan are referenced later in this section (Table 3).

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City will encourage the participation of both residents and assisted housing residents from the Great Falls Housing Authority and Opportunities, Inc., to provide input to the City on whether their needs in regards to physical health, mental health, and basic services are being adequately met in the community. In response to this input, the City will make every effort to share this feedback with other public, private and non-profit agencies that provide housing, health services, and social services to these residents.

From the 2020 Citizen Participation Plan, as posted publicly on the City of Great Falls website:

1. The City will contact local affordable housing and public service agencies, the Great Falls Housing Authority and the Neighborhood Councils to obtain information and comments to make citizens aware of the Consolidated Plan or Annual Action Plan process. The City will make reasonable efforts to consult with other public, private and non-profit agencies that provide housing, health service, and social services. In particular, agencies to be consulted will be those that focus on service to children/families with children, elderly persons, racial/ethnic minorities,

persons with disabilities, female heads of household, non-English speaking persons, and other persons in need of services. State relay 711 and reasonable accommodations are available upon request.

2. The proposed Consolidated Plan or Annual Action Plan will be available to all citizens on the City internet site and the City Planning & Community Development Department. Citizens will be informed about the availability of the proposed Consolidated Plan or Annual Action Plan by notifications on the City website, publishing display advertisements in the Great Falls Tribune and emailing notices to a wide variety of public service agencies. Notification will describe the availability of the plan and the 30-day period to receive public comment.
3. The City Commission will provide three public meetings requesting input from citizens and representatives of low to moderate income level people on grant policies and as to the needs of the community, including but not limited to housing, community development, infrastructure, economic development and homeless assistance.

The City will provide a reasonable number of free copies of the Consolidated Plan or Annual Action Plan to citizens and groups upon request.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Montana Continuum of Care Coalition (MT CoCC) was established by representatives of relevant geographies within the geographic state of Montana for the purpose of carrying out the duties of the CoCC program, as provided for in federal statute 24 CFR Part 578. Great Falls is within Region 5 of this statewide CoCC, and this Region is used to determine Homeless Survey data from the Montana Department of Health and Human Services. The most recent Point-in-Time count and survey was conducted on January 30, 2020; however, data from that survey was not available at the time of this report. For that reason, data from the 2019 Point-in-Time survey has been used in this report.

The City participates in the local Continuum of Care for Homelessness (CoC) group. The CoC group meets monthly throughout the year to expand understanding of the services needed by those who are homeless, to facilitate consolidation and coordination of homeless services and to improve service delivery to people experiencing homelessness. The CoC meetings provide a networking opportunity and assist in keeping funding options open for future HUD homeless grant funds.

The City encourages application for federal homeless grant funds for projects assisting homeless people through the Montana Continuum of Care Coalition (MT CoCC) statewide application process. The MT CoCC is a statewide entity which addresses homelessness issues and is the main vehicle for

organizations in Montana to apply for federal homeless grant funds. If local agencies pursue projects through the MT CoCC, the local CoC will support all appropriate proposals

The City will also encourage our local CoC to undertake activities which will move toward reaching the federal goal of ending chronic homelessness. Although no agencies in Great Falls other than Opportunities, Inc., have received any federal homeless grant funding for more than 16 years, the City will continue to cooperate with the MT CoCC as much as possible to meet whatever requirements are established.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.

ESG funds are not projected to be available for the City for program years 2020-2024.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.

1	Agency/Group/Organization	NEIGHBORWORKS GREAT FALLS
	Agency/Group/Organization Type	Housing Services - Housing Services-Education Regional organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended public meetings and hearings, responded to and distributed community surveys, provided input on community needs. Attended meetings with City staff to develop potential project ideas for proposed Affordable Housing funds.

2	Agency/Group/Organization	GREAT FALLS DEVELOPMENT AUTHORITY
	Agency/Group/Organization Type	Services-Education Services-Employment Regional organization Planning organization Business Leaders Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended public meetings, responded to surveys, provided input on community needs, and attended meetings with City staff to develop potential project ideas for proposed Economic Development funds.
3	Agency/Group/Organization	QUALITY LIFE CONCEPTS
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended public meetings, responded to surveys, provided input on community needs.
4	Agency/Group/Organization	GREAT FALLS AREA HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing Services - Housing Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended public meetings, responded to surveys, provided input on community needs.

5	Agency/Group/Organization	CITY PARK AND RECREATION - COMMUNITY RECREATION CENTER
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Facility/ADA Improvements
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended public meetings, responded to surveys, provided input on community needs. Attended meetings with City staff to develop potential project ideas for proposed Public Infrastructure funds.
6	Agency/Group/Organization	CENTER FOR MENTAL HEALTH
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended public meetings, responded to community survey, provided input on community needs, attended CoC meetings and bi-monthly Case Conferencing meetings.
7	Agency/Group/Organization	Great Falls Public Housing Authority
	Agency/Group/Organization Type	Housing PHA Service-Fair Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended public meetings, responded to and distributed community survey, provided input on community needs, attended CoC meetings and bi-monthly Case Conferencing meetings.

8	Agency/Group/Organization	INDIAN FAMILY HEALTH CLINIC
	Agency/Group/Organization Type	Services-Health Health Agency Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended public meetings, responded to and distributed community survey, provided input on community needs, attended CoC meetings and bi-monthly Case Conferencing meetings.
9	Agency/Group/Organization	YOUNG PARENTS EDUCATION CENTER
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless Services-Education Services-Employment Service-Fair Housing Childcare
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended public meetings, responded to community survey, provided input on community needs.
10	Agency/Group/Organization	St. Vincent de Paul
	Agency/Group/Organization Type	Services - Housing Services-homeless Food Boxes
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended public meetings, responded to community survey, provided community needs input, attended CoC meetings and bi-monthly Case Conferencing meetings.
11	Agency/Group/Organization	Great Falls Public Schools
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended public meetings and provided input on community needs.
12	Agency/Group/Organization	North Central Independent Living Services
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended public meetings, responded to and helped distribute community surveys, attended CoC meetings, provided input on community needs.
13	Agency/Group/Organization	United Way of Cascade County
	Agency/Group/Organization Type	Services-homeless Services-Health Services-Education Services-Employment

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended public meetings, provided input on community needs, attended CoC meetings.

HUD Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting.

The City attempted to contact local public and private agencies with public meeting invitations and information via electronic mail as well as traditional and social media platforms. Media outlets included KFBB, KRTV, the Great Falls Tribune, The Electric, and the City’s webpage and Facebook page. The agencies in attendance at our planning meetings, however, cannot fully represent the entire spectrum of needs in the community.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Montana Continuum of Care Coalition	Coordinates local and statewide housing and services for households experiencing homelessness
City of Great Falls Growth Policy Update	City of Great Falls	Dedicated Housing section informs needs for all four housing goals (Fair and Affordable Housing, Rental Rehabilitation, and Homeownership)
PHA 5-Year and Annual Plan	GFHA, U.S. Department of Housing and Urban Development	Quantifiable goals and objective for very low to low income needs; included public improvements (building sites), Affordable Housing
Great Falls Downtown Master Plan (2011)	City of Great Falls	Consists of census tracts qualifying as Low to Moderate Income areas, Housing Rehabilitation, Affordable rental goals
Analysis of Impediments to Fair Housing Choice	City of Great Falls	Goals and strategies that address Fair and Affordable Housing; the Analysis of Impediments is currently being updated and drafted as a statewide collaboration coordinated by Montana Department of Commerce, Community Development Division
Comprehensive Housing Affordability Strategy	City of Great Falls	Needs assessment for previous goals and included in previous Strategic Plans (2011-2015; 2015-2019)

HUD Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l)).

The City of Great Falls works closely with state and county agencies in determining the needs of the region despite the relative isolation of Great Falls from adjacent municipalities. For example, the community of Black Eagle is adjacent to the city limits but is found within the county jurisdiction, and the Malmstrom Air Force Base is adjacent but outside city limits. Over the last several years, representative from Malmstrom have engaged extensively with City staff about the challenges in finding quality and affordable rental housing units for the Malmstrom employees who are unable or choose to live outside of airbase property. In recent years, the Comprehensive Housing Affordability Strategy (CHAS) for 2010-2020 was conducted by a “Great Falls/Cascade County Housing Planning Group” to consider both city and county housing needs.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting.

A community needs assessment survey and two public meetings were held to gather citizen input for the creation of the 2020-2024 Consolidated Plan draft. The community needs assessment was conducted via electronic and paper surveys and was available to the public from January 8 - February 7, 2020. Public outreach for the survey included direct survey distribution to stakeholder partner agencies, Neighborhood Council members, and City employees via email. Electronic survey links and paper survey locations were provided to and distributed by traditional and social media outlets, including the Great Falls Tribune, The Electric, and the City’s Facebook page and webpage. Paper copies of the survey were available at the Planning and Community Development office, the public library, and upon request to all public, nonprofit, faith-based, and stakeholder agencies. A total of 529 survey responses were received.

The community kick-off meeting was held on December 16, 2019, and was attended by 26 individuals representing public agencies, nonprofit agencies, neighborhood council members, and community residents. A second public meeting was conducted in a focus group format on February 27, 2020. Twenty representatives from public agencies, nonprofit agencies, and Neighborhood Councils attended and participated in a focus group discussion to review results from the community needs assessment survey and to identify and further prioritize community goals. The 2020-2024 Consolidated Plan draft was made available to the public for a 30-day comment period from October 26 – November 24, 2020. A final City Commission public hearing to review the Consolidated Plan draft occurred on December 1,

2020. All public comments received and themes addressed in public meetings were transcribed and attached to this document as Appendix G.

Citizen Participation Outreach

1		Mode of Outreach: PUBLIC MEETING
	Target of Outreach	Minorities, Persons with disabilities, Non-targeted/broad community, Non-profit agency personnel, faith-based institutions
	Summary of response/attendance	The community kick-off meeting was held on December 16, 2019, and was attended by 26 individuals representing public agencies, nonprofit agencies, neighborhood council members, and community residents. Attendees were invited to review the goals of the 2015-2019 Consolidated Plan and the planning timeline and participation opportunities for the 2020-2024 Consolidated Plan.
	Summary of comments received	No comments were received.
	Summary of comments not accepted and reasons	No comments were received or rejected.

2		Mode of Outreach: PUBLIC MEETING
	Target of Outreach	Minorities, Persons with disabilities, Non-targeted/broad community, Non-profit agency personnel, faith-based institutions
	Summary of response/attendance	A focus group meeting was conducted on February 27, 2020. Twenty representatives from public agencies, nonprofit agencies, and Neighborhood Councils attended and participated in a focus group discussion to review results from the community needs assessment survey and to identify and further prioritize community goals. Invitations were sent via electric mail to area agencies, civic leaders, and Neighborhood Councils.
	Summary of comments received	Attendees' comments included ideas that further prioritize activities that address Community Service, Homelessness, Housing, Community Facilities, and Economic Development.
	Summary of comments not accepted and reasons	No comments were rejected.

3		Mode of Outreach: PUBLIC HEARING
	Target of Outreach	Minorities, Persons with disabilities, Non-targeted/broad community, Residents of Public and Assisted Housing, Non-profit agency personnel, faith-based institutions
	Summary of response/attendance	The public hearing is scheduled for December 1, 2020, during a regularly scheduled City Commission meeting. Any comments received will be summarized here and included at length in Appendix G.
	Summary of comments received	<i>Any comments received will be summarized here and included at length in Appendix G.</i>
	Summary of comments not accepted and reasons	
	URL (If applicable)	

4		Mode of Outreach: IN-PERSON OUTREACH
Target of Outreach	Minorities, Persons with disabilities, Non-targeted/broad community, Residents of Public and Assisted Housing	
Summary of response/attendance	Staff member attended Council of Councils meeting on January 28, 2020, to present information on citizen participation opportunities during the consolidated planning process, including distributing physical copies of the community needs assessment as well as online survey link.	
Summary of comments received	No comments were received.	
Summary of comments not accepted and reasons	No comments were received or rejected.	

5		Mode of Outreach: INTERNET OUTREACH
Target of Outreach	Minorities, Persons with disabilities, Non-targeted/broad community, Residents of Public and Assisted Housing, Non-profit agency personnel, faith-based institutions	
Summary of response/attendance	The community needs assessment was conducted via electronic and paper surveys and was available to the public from January 8-February 7, 2020. Public outreach for the survey included direct survey distribution to stakeholder partner agencies, Neighborhood Council members, and City employees via email. Electronic survey links and paper survey locations were provided to and distributed by traditional and social media outlets, including the Great Falls Tribune, The Electric, and the City's Facebook page and webpage. Paper copies of the survey were available at the Planning and Community Development office, the public library, and upon request to all public, nonprofit, faith-based, and stakeholder agencies. A total of 529 survey responses were received.	
Summary of comments received	Priorities identified from survey responses include projects and activities related to Community Services, Affordable Housing, Homelessness Services and Prevention, Community Facilities and Infrastructure, and Economic Development.	
Summary of comments not accepted and reasons	No comments were rejected.	

6		Mode of Outreach: INTERNET OUTREACH
Target of Outreach	Minorities, Persons with disabilities, Non-targeted/broad community, Residents of Public and Assisted Housing, Non-profit agency personnel, faith-based institutions	
Summary of response/attendance	The City's website and Facebook page were utilized to provide Public Notice for the Community Needs Assessment survey from January 8-February 7, 2019; to provide Public Notice of the 30-day comment period for the proposed Consolidated Plan draft from October 26, 2020 to November 24, 2020; to provide notice of the scheduled December 1, 2020 Public Hearing; to host the direct link for the Community Needs Assessment survey; and to host the proposed Consolidated Plan draft for public review and comment.	
Summary of comments received	<i>Any comments received will be summarized here and included at length in Appendix G.</i>	
Summary of comments not accepted and reasons		
URL (If applicable)		

7	Mode of Outreach: NEWSPAPER AD	
	Target of Outreach	Minorities, Persons with disabilities, Non-targeted/broad community, Residents of Public and Assisted Housing, Non-profit agency personnel, faith-based institutions
	Summary of response/attendance	Legal Advertisements were placed with the Great Falls Tribune to run on the following dates for the corresponding Public Notices: October 25, 2020 and November 15, 2020 for the Public Notice of the 30-day comment period from October 26, 2020-November 24, 2020, for the Consolidated Plan draft; November 15, 2020 and November 29, 2020 for the Notice of the scheduled December 1, 2020 Public Hearing.
	Summary of comments received	<i>Any comments received will be summarized here and included at length in Appendix G.</i>
	Summary of comments not accepted and reasons	

Table 1 – Citizen Participation Outreach

Section 3 | Needs Assessment

NA-05 Overview

Needs Assessment Overview

The consolidated planning process includes the identification and prioritization of community needs. Community needs were determined by analysis of data presented in this section combined with consideration of the City of Great Falls Community Needs Assessment Survey results, focus group key takeaways, City Commission Public Hearing, and public comments received, all of which were conducted between January-November 2020.

The City received 529 responses from its Community Needs Assessment Survey, which was available to the public from January 8 - February 7, 2020. Priorities identified from survey responses include a wide range of projects and activities related to:

1. Community Services (Public Services)
2. Affordable Housing
3. Homelessness Services and Prevention
4. Community Facilities and Infrastructure (Public Facilities and Improvements)
5. Economic Development

Key takeaways from the focus group held on February 27, 2020, include:

1. Prioritization of *Community Service Activities* that address:
 - a. youth and children's services
 - b. mental health needs
 - c. crime prevention
 - d. substance abuse
2. Prioritization of *Homelessness Activities* that address:
 - a. transitional and permanent supportive housing
 - b. rapid rehousing
 - c. transportation services
 - d. case management
3. Prioritization of *Housing Activities* that address:
 - a. residential rehabilitation
 - b. affordable rental and homeowner housing

- c. homebuyer assistance
 - d. slum and blighted property removal
4. Prioritization of *Community Facilities Activities (Infrastructure)* that address:
 - a. youth centers
 - b. park and recreation
 - c. community centers
 - d. public restroom facilities
 5. Prioritization of *Economic Development Activities* that address:
 - a. removing barriers to work (i.e., lack of public transportation)
 - b. increasing equitable pathways to opportunity (i.e., education, training, economic mobility)

The data tables presented in this section have been pre-populated by two HUD-provided data sets, including 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) data and 2011-2015 American Community Survey (ACS) data. This Needs Assessment provides an overview of the population and demographic makeup of the City of Great Falls, identifies the groups of people in most need of housing assistance, and clarifies where gaps in services currently exist. The intent of the assessment is to provide a data-driven basis for the prioritization of needs that may be addressed in the Consolidated Plan.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	58,505	59,565	2%
Households	23,998	25,195	5%
Median Income	\$40,718	\$42,896	5%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,595	3,525	4,315	2,780	10,975
Small Family Households (2-4 members)	1,085	1,040	1,595	940	5,430
Large Family Households (5+ members)	145	210	170	255	725

Household contains at least one person 62-74 years of age	520	625	1,005	420	2,380
Household contains at least one person age 75 or older	415	915	760	545	925
Households with one or more children 6 years old or younger	675	554	775	365	610

Table 6 - Total Households Table
Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing Lacking complete plumbing or kitchen facilities	35	50	0	45	130	10	0	30	0	40
Severely Overcrowded With >1.51 people per room (and complete kitchen and plumbing)	105	100	115	4	324	10	0	4	0	14
Overcrowded With 1.01-1.5 people per room (and none of the above problems)	90	65	0	0	155	0	0	20	4	24
Housing cost burden greater than 50% of income (and none of the above problems)	1,360	245	80	35	1,720	490	375	125	20	1,010
Housing cost burden greater than 30% of income (and none of the above problems)	480	915	650	25	2,070	135	415	625	230	1,405
Zero/negative Income (and none of the above problems)	160	0	0	0	160	40	0	0	0	40

Table 7 – Housing Problems Table
Data Source: 2011-2015 CHAS

2. Housing Problems 2

(One or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,590	455	195	90	2,330	510	375	180	25	1,090
Having none of four housing problems	1,015	1,390	1,835	1,015	5,255	285	1,305	2,105	1,655	5,350
Household has negative income, but none of the other housing problems	160	0	0	0	160	40	0	0	0	40

Table 8 – Housing Problems 2

Data Source: 2011-2015 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related (2-4 related members)	570	455	375	1,400	155	295	300	750
Large Related (5+ related members)	125	120	25	270	4	40	45	89
Elderly (ages 62+)	330	354	114	798	224	285	245	754
Other	945	325	210	1,480	260	165	190	615
Total need by income	1,970	1,254	724	3,948	643	785	780	2,208

Table 9 – Cost Burden > 30%

Data Source: 2011-2015 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related (2-4 related members)	455	125	15	595	130	110	25	265
Large Related (5+ related members)	115	50	0	165	4	20	25	49
Elderly (ages 62+)	210	54	29	293	150	120	45	315
Other	685	60	30	775	230	120	30	380
Total need by income	1,465	289	74	1,828	514	370	125	1,009

Table 10 – Cost Burden > 50%

Data Source: 2011-2015 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	195	130	100	4	429	4	0	24	0	28
Multiple, unrelated family households (e.g. more than one unrelated household living in a single dwelling unit)	0	40	0	0	40	4	0	0	4	8
Other, non-family households	0	0	15	0	15	0	0	0	0	0
Total need by income	195	170	115	4	484	8	0	24	4	36

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	<i>DATA UNAVAILABLE</i> <i>local CHAS data does not track this statistical category</i>							

Table 12 – Crowding Information – 2/2

Data Source: 2011-2015 CHAS (data unavailable)

Describe the number and type of single person households in need of housing assistance.

According to ACS data presented in Table 5, the population of Great Falls in 2015 was 59,565. This is an increase of 2% from the city’s total population in 2009. The city’s number of households grew from 23,998 in 2009 to 25,195 in 2015, an increase of 5%. The household area median income increased at the same rate, from \$40,718 in 2009 to \$42,896 in 2015. Table 6 indicates that 45.4% of Great Falls’ households earned 0-80% of the household area median income in 2015.

The household category designated as “Other” in the tables above is likely similar to single person households. Tables 9 and 10 indicate that Other households represent 42.4% of renters experiencing severe cost burdens and 37.5% of renters experiencing cost burdens. This is the largest household category noted by percentage with the percentages being especially noteworthy in the 0-30% AMI range. In that instance, household renters with 0-30% AMI represent 24% of renters experiencing cost burden, with the percentage jumping to 37.5% of in the severe cost category. This data suggests that non-family, single person households in Great Falls have the greatest need for housing assistance.

As of August 2020, the Great Falls Housing Authority has 42 single-person households on its public housing wait list and 97 single-person households on its Housing Choice Voucher wait list. Of the Housing Authority’s 490 public housing units, 132 are one-bedroom units; 8 are efficiency apartments.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disabled: The American Community Survey estimates that 8,877 residents of Great Falls are living with at least one disability, making up more than 15% of the City's 56,979 civilian, noninstitutionalized population (ACS, 2018). In 2017, the Great Falls Housing Authority reported 110 disabled households in public housing and 99 disabled households in the Housing Choice Voucher program. As of August 2020, the Housing Authority estimates 11 people with disabilities on the public housing wait list and 19 on the Housing Choice Voucher list.

North Central Independent Living Services, Inc., (NCIL) employs and serves north central Montanans with disabilities. NCIL coordinates support services and provides information, referral, and housing navigation services for its consumers who are experiencing housing instability. NCIL advocates for increased physical accessibility, visitability standards (no-step entry, ground-level accessible restrooms) and universal design in rental and homebuyer housing stock in Great Falls. Universal design efforts accommodate people with disabilities as well as senior populations who desire to age in place.

Domestic Violence: The YWCA Mercy Home, the primary provider of emergency/transitional housing and supportive services for victims of domestic abuse, has the capacity to house 30 women & children at one time. Supportive services include crisis intervention, support groups, information and referral, group counseling, personal advocacy, parenting classes, a 911 cell phone lending program, transportation, legal advocacy, resume building, and employment coaching. 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.

What are the most common housing problems?

Cost burden and severe cost burden are the most common housing problems in Great Falls. HUD defines cost burden as housing costs that are greater than 30% of a household's income. Severe cost burden exists when housing costs exceed 50% of a household's income. Table 9 indicates that 3,948 renter households with 0-80% AMI experienced cost burden in 2015, while 2,208 homeowner households with 0-80% AMI experienced cost burden in the same year reported. For severe cost burden (Table 10), the totals are 1,828 and 1,009 for 0-80% AMI renters and homeowners, respectively. Combined, these numbers indicate that 35.7% of total 0-80% AMI households in Great Falls experienced some degree of housing cost burden in 2015. Consequently, 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.

Are any populations/household types more affected than others by these problems?

More than half of households with 0-30% AMI have one or more severe housing problems at a rate of 58%. Other, single-person household renters with 0-30% AMI represent 24% of renters experiencing cost burden and 37.5% of renters experiencing severe cost burden. Small, related household renters with 0-80% AMI represent 35% of renters experiencing cost burden and 32.5% of renters experiencing severe cost burden. HUD-determined Fair Market Rents for Great Falls in 2015 for efficiency, one-bedroom, and two-bedroom units--units of size that would likely serve these populations--were \$485, \$505, and \$685, respectively. The supply of these units is not great enough to respond to the large demand in the community of Great Falls.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

The [2019 Montana Homeless Survey](#) reports that 34 households with school-aged children were experiencing homelessness and living in emergency shelters at the time the survey was administered on January, 31, 2019. Together, those 34 households include 47 children ages 5-17, or 70 children ages birth-17.

According to [data](#) released by the Great Falls Public School District in 2018, Great Falls has the highest percentage of free and reduced lunch eligibility for AA district elementary schools in the state, with nearly 50% of elementary students qualifying for free and/or reduced lunches. Additionally, the District reported an increase in the number of homeless students during recent years. 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.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City does not provide a numerical estimation of the at-risk population.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

Cost burden and severe cost burden are the most common housing problems in Great Falls and can lead to housing instability. From 2010 to 2018, census data indicates the median home price in Great Falls

increased at a rate of more than 17%, from \$144,200 in 2010 to \$168,900 in 2018. During the same time span, the median household income increased at a smaller rate of 11.4%, from \$40,935 in 2010 to \$45,620 in 2018.

The basic housing affordability problem for many residents is the disparity between income levels and housing costs, especially for low and moderate income households. Average housing prices have grown faster than income levels, making it difficult or impossible for many families to save enough for a down payment or to afford the monthly cost of a mortgage, interest, insurance and taxes. This problem is worse for people with poor credit histories, especially those people with low and moderate incomes.

Housing that is considered affordable is defined as housing units that have sales prices or rents that are within the means of a low or moderate income household. The private housing market does not generally provide affordable housing without some type of subsidy or incentive. Public agencies and non-profit organizations have been very active in housing programs for many years, as described elsewhere in this report. Despite their success, however, the ability of low and moderate income families to acquire housing has still been adversely affected as a result of costs rising faster than incomes.

Another problem related to housing affordability is a shortage of quality houses in certain price ranges. Housing units that may be affordable to residents within certain income groups often have physical problems that make the units ineligible for financing from private lending institutions, as well as unattractive to potential buyers. In other cases, the houses may be in good enough condition to qualify for a loan, but the unit is priced too high for low or moderate income potential buyers to afford.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Based on Tables 13-16 below, disproportionately greater need exists among certain racial or ethnic groups based on housing problems despite their small percentage of the population. Disproportionately greater need is defined by being at least 10% larger than the total income level (all races combined).

For 0%-30% AMI:

- 75.6% of extremely low income households have one or more of four housing problems. All 40 (100%) of Asian households in this AMI range suffer from one or more housing problems, while 91.2% of American Indian/Alaska Native households with 0-30% AMI experience one or more housing problems.

For 30%-50% AMI:

- 61% of low income households have one or more of four housing problems. Again, 100% (all 10) of Asian households in this AMI range have one or more housing problems. 87.5% of Hispanic households with 30-50% AMI suffer from one or more housing problems.

For 50%-80% AMI:

- 38.2% of moderate income households have one or more of the four housing problems. Once again, 61.5% of American Indian/Alaska Native in this AMI category have one or more housing problems, and 52% of Hispanic households are experiencing one or more housing problems.

For 80%-100% AMI:

- 13.3% of households with 80-100% AMI have one or more of the four housing problems, but 44.4% of Asian households suffer from one or more housing problems.

0%-30% of Area Median Income

Housing Problems 1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. More than one person per room 4. Cost Burden greater than 30%	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,720	680	200
White	2,115	545	185
Black / African American	0	0	0
Asian	40	0	0
American Indian, Alaska Native	414	40	0
Pacific Islander	0	0	0
Hispanic	50	20	15

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

30%-50% of Area Median Income

Housing Problems 1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. More than one person per room 4. Cost Burden greater than 30%	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,155	1,370	0

White	1,890	1,270	0
Black / African American	0	0	0
Asian	10	0	0
American Indian, Alaska Native	95	60	0
Pacific Islander	0	0	0
Hispanic	70	10	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI
 Data Source: 2011-2015 CHAS

50%-80% of Area Median Income

Housing Problems 1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. More than one person per room 4. Cost Burden greater than 30%	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,650	2,665	0
White	1,370	2,340	0
Black / African American	40	85	0
Asian	4	35	0
American Indian, Alaska Native	80	50	0
Pacific Islander	0	0	0
Hispanic	125	115	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI
 Data Source: 2011-2015 CHAS

80%-100% of Area Median Income

Housing Problems 1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. More than one person per room 4. Cost Burden greater than 30%	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	370	2,415	0
White	335	2,130	0
Black / African American	0	25	0
Asian	20	25	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	4	115	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI
 Data Source: 2011-2015 CHAS

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Based on Tables 17-20 below, disproportionately greater need exists among certain racial or ethnic groups based on severe housing problems despite their small percentage of the population. Disproportionately greater need is defined by being at least 10% larger than the total income level (all races combined).

For 0%-30% AMI:

- 58.3% of extremely low income households have one or more of the four severe housing problems identified; but all ten (100%) of Asian households suffer from one or more severe housing problems, while 84.7% of American Indian/Alaska Native households in this income category have one or more severe housing problems.

For 30%-50% AMI:

- 23.5% of low income households have one or more of the four severe housing problems identified; but 100% of Asians with 30-50% AMI have one or more severe housing problems. Nearly 69% of Hispanic households in this income category suffer from one or more severe housing problems.

For 50%-80% AMI:

- 8.7% of moderate income households have one or more of the four severe housing problems identified; but 28% of American Indian/Alaska Native households and nearly 21% of Hispanic households with 50-80% AMI have one or more of four severe housing problems.

For 80%-100% AMI:

- Only 4% of households have one or more of the four severe housing problems provided. According to Table 20, there is no disproportionately greater need within this AMI range.

0%-30% of Area Median Income

Severe Housing Problems 1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. More than 1.5 persons per room 4. Cost Burden over 50%	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,100	1,300	200
White	1,540	1,115	185
Black / African American	0	0	0
Asian	40	0	0
American Indian, Alaska Native	389	70	0
Pacific Islander	0	0	0
Hispanic	40	30	15

Table 17 – Severe Housing Problems 0 - 30% AMI
Data Source: 2011-2015 CHAS

30%-50% of Area Median Income

Severe Housing Problems 1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. More than 1.5 persons per room 4. Cost Burden over 50%	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	830	2,695	0
White	710	2,455	0
Black / African American	0	0	0
Asian	10	0	0
American Indian, Alaska Native	24	130	0
Pacific Islander	0	0	0
Hispanic	55	25	0

Table 18 – Severe Housing Problems 30 - 50% AMI
Data Source: 2011-2015 CHAS

50%-80% of Area Median Income

Severe Housing Problems 1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. More than 1.5 persons per room 4. Cost Burden over 50%	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	375	3,940	0
White	285	3,420	0
Black / African American	0	125	0
Asian	0	39	0
American Indian, Alaska Native	35	90	0
Pacific Islander	0	0	0
Hispanic	50	190	0

Table 19 – Severe Housing Problems 50 - 80% AMI
Data Source: 2011-2015 CHAS

80%-100% of Area Median Income

Severe Housing Problems 1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. More than 1.5 persons per room 4. Cost Burden over 50%	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	115	2,670	0
White	105	2,355	0
Black / African American	0	25	0
Asian	0	45	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	0	120	0

Table 20 – Severe Housing Problems 80 - 100% AMI
Data Source: 2011-2015 CHAS

[NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 \(b\)\(2\)](#)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The table below indicates that a high number of households (71.8%) are not cost burdened based on the data. The remaining 28.2% of Great Falls households are cost-burdened, meaning they pay more than 30% of their income on housing needs. In this cost-burdened category, 15.6% of cost-burdened households pay between 30-50% of their income on housing while 11.6% pay greater than 50% of their income on housing (severely cost burdened).

Housing Cost Burden

Housing Cost Burden	<=30% (no cost burden)	30-50% (cost burden)	>50% (severe cost burden)	No / negative income (not computed)
Jurisdiction as a whole	18,080	3,940	2,940	235
White	16,290	3,470	2,355	225
Black / African American	200	40	0	0
Asian	260	30	50	0
American Indian, Alaska Native	405	160	355	0
Pacific Islander	0	0	0	0
Hispanic	510	120	85	15

Table 21 – Greater Need: Housing Cost Burdens AMI
Data Source: 2011-2015 CHAS

Discussion

According to the data presented in Table 21, American Indian/Alaska Native households experience disproportionately greater need in regard to severe housing cost burden (paying more than 50% of their income toward housing). While 11.6% of the population as a whole is severely cost burdened, 38.6% of American Indian/Alaska Native households are severely cost burdened.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Disproportionately greater need is defined by being at least 10% larger than the total income level (all races combined). Based upon the data provided in section NA-20, disproportionately greater needs exist among certain racial or ethnic groups despite their small percentage of the population. For extremely low incomes (0-30% AMI), Asian households and American Indian/Alaska Native households have disproportionate needs, while in the low income category (30-50% AMI) Asians and Hispanics have disproportionately greater needs. When considering moderate incomes (50-80% AMI), American Indian/Alaska Native and Hispanic populations have disproportionately greater needs.

If they have needs not identified above, what are those needs?

Great Falls has not specified or determined any targeted needs based on race outside of the findings above.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

A review of the Community Planning and Development (CPD) Maps data provided by HUD reveals that there are some isolated concentrations of minority races in Great Falls. American Indians are located in all census tracts with the highest concentrations downtown in Tracts 108, 4, and 7; persons of Hispanic Origin are located in all census tracts with the highest concentration downtown in Tracts 7 and 8. Malmstrom Air Force Base is located on the far east side of town in Tract 12, where a high concentration of all races are represented. Tract 12 sits largely outside the city limits.

NA-35 Public Housing – 91.205(b)

Introduction

The Great Falls Housing Authority (GFHA) is the only Public Housing Authority within the city of Great Falls. GFHA owns and operates one main public housing site (Chowen Springs) and four scattered public housing sites (Austin Hall, Yeoman-Tynes, Russell Apartments, and Sunrise Court). 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).

GFHA also manages two affordable housing properties (Sand Hills and Holland Court), which have 16 apartment units each. Eight units at Sand Hills were funded with City HOME funds and are currently within their affordability period per HOME regulations. Eight units at Holland Court were funded with City HOME funds, and although the period of affordability has expired, GFHA continues to set rent for these units within HOME contract limits.

GFHA is governed by a seven-member Board of Commissioners appointed by the Great Falls City Commission. The community members of the Board serve five-year terms and the resident members serve two-year terms. All members serve without compensation. The Board contracts for staff and management services from the City of Great Falls.

The Great Falls Housing Authority will continue the processes it has in place to improve the living environment for its residents, including using capital funds to rehabilitate housing units as necessary. A rehabilitation project continuing through the next five years is the infrastructure upgrade and major renovation of AMP 1, which consists of 156 units at the main housing site (Chowen Springs).

Tables 22-26 below include data from the Office of Public and Indian Housing and offer demographic information for public housing residents and Housing Choice Vouchers administered by the Great Falls Housing Authority.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers in use	0	0	469	184	0	183	0	0	0

Table 22 - Public Housing by Program Type, Data Source: PIC (PIH Information Center)

**includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income (in dollars)	0	0	11,976	12,647	0	12,602	0	0
Average length of stay (in years)	0	0	3	3	0	3	0	0
Average Household size (# of persons)	0	0	2	2	0	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62 yrs of age)	0	0	61	31	0	31	0	0
# of Disabled Families	0	0	109	63	0	63	0	0
# of Families requesting accessibility features	0	0	469	184	0	183	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of Domestic Violence victims	0	0	0	0	0	0	0	0

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant -based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
White	0	0	369	149	0	149	0	0	0
Black/African American	0	0	14	8	0	7	0	0	0
Asian	0	0	6	0	0	0	0	0	0
American Indian/Alaska Native	0	0	77	26	0	26	0	0	0
Pacific Islander	0	0	3	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

**includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Hispanic	0	0	11	5	0	5	0	0	0
Not Hispanic	0	0	458	179	0	178	0	0	0

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

**includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

In reviewing the Section 504 Needs Assessment, the Great Falls Housing Authority is in compliance with the physical handicapped accessibility requirements for housing authority facilities. The Great Falls Housing Authority will take into account the handicap accessibility requirements (5% standard for percentage of ADA accessible units) during any rehabilitation projects. The Great Falls Housing Authority has housing designated for the elderly/disabled and has established partnerships with assistive agencies within the community to assist those residents.

In 2017, GFHA reported 110 households with disabilities residing in public housing and 99 households with disabilities utilizing Housing Choice Vouchers. As of August 2020, there are 11 households with disabilities on the public housing wait list and 19 households on the Housing Choice Voucher wait list. Currently, none of the households with disabilities on either wait list have requested physical handicapped accessible units.

Most immediate needs of residents of Public Housing and Housing Choice Voucher holders:

The excerpt below from the 2015 Analysis of Impediments remains accurate according to Great Falls Housing Authority leasing staff. Fair Market Rents (FMR) released by HUD for Great Falls decreased across all bedroom sizes from federal fiscal years 2019 to 2020. Although FMRs now show an increase across all bedroom sizes for federal fiscal year 2021, they remain well below the city’s market rate rents, which does not encourage participation in the HCV program by landlords in the private market.

From the Analysis of Impediments (2015): *Fair market rents are too low. The Great Falls Housing Authority and Opportunities, Inc., report Housing Choice Voucher participants are having difficulties*

finding landlords that will accept vouchers. The primary problem is fair market rents are below the city market rents and in a strong rental market, landlords will rent to the open market for higher rents. A second problem is the landlord would have to hold the rental open until the Housing Quality Standards (HQS) inspection was completed and compliance with HQS requirements achieved, meaning that rental income is lost during the transition. This waiting period, coupled with lower than market rent, results in landlords being reluctant to accept Housing Choice Vouchers.

How do these needs compare to the housing needs of the population at large?

The need for decent, affordable housing was re-emphasized in survey results from the January 2020 Community Needs Assessment, as well as the citizen participation focus group meeting held in February 2020. Survey results and community input continue to indicate that affordable rental and homeownership opportunities rank high among community needs. The decrease in public funding for nonprofit partner agencies affects all housing organizations in the community. This, along with disproportionate increases in wages and housing costs, creates a housing burden for those depending on these agencies for housing assistance.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction

At the time of this report, data from the 2020 Point-in-Time Count and Housing Inventory Count has not been released. The data in this section reflects the 2019 Homeless Point-in-Time Count and reports on sheltered and unsheltered persons experiencing homelessness by household type and subpopulation provided by the Montana Continuum of Care Coalition and Department of Public Health and Human Services. On the night of January 31, 2019, 223 people were counted as homeless in Great Falls. Of the total, 200 were in an emergency shelter, 13 were in transitional housing, and 10 were unsheltered. When considering household type, there were 110 respondents with family, which made up 34 family households and included a total of 70 accompanying children aged 17 and under; 113 respondents were counted as individuals.

Homeless Needs Assessment, January 31, 2019

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate # experiencing homelessness each year	Estimate # becoming homeless each year	Estimate # exiting homelessness each year	Estimate # of days persons experience homelessness
	Sheltered	Unsheltered				
			<i>Yearly Data Estimates Not Reported</i>			
Persons in Households with Adult(s) and Child(ren)	110	0				
Persons in Households with Only Children	0	0				
Persons in Households with Only Adults	103	10				
Chronically Homeless Individuals	15	3				
Chronically Homeless Families	16	0				
Veterans	14	0				
Unaccompanied Child	0	0				
Persons with HIV	0	0				

Table 27 - Homeless Needs Assessment

Data Source: 2019 Point-in-Time Count, Montana Continuum of Care Coalition, <http://mthomelessdata.com/2019/>

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

Chronically homeless is defined by HUD as an individual or family with a disabling condition who has been continuously homeless for a year or more or has had at least four episodes of homelessness in the past three years. The 2019 Point-in-Time survey counted 18 individuals and 16 families as chronically homeless. The number of veterans experiencing homelessness the night of the count was 14, and the number of people with disabilities experiencing homelessness was 60.

The number of homeless families with children in Great Falls has increased, representing nearly 50% of the total 2019 count. To meet this growing need, the Great Falls Rescue Mission completed construction of the Cameron Family Center in November of 2016 and can serve approximately 134 people experiencing homelessness, 70 of which, on average, are children. While the number of

unaccompanied youth is undefined, other family service agencies report receiving children from family members due to methamphetamine use by one or more parents.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

On the night of January 31, 2019, 223 people were counted as homeless in Great Falls. Of that total, there were 110 respondents with family, which made up 34 family households and included a total of 70 accompanying children aged 17 and under. The number of veterans experiencing homelessness during the one-night count was 14.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The 2019 Point-in-Time count reflects a disproportionate rate of American Indian/Alaska Natives experiencing homelessness in Great Falls. American Indian/Alaska Natives make up less than 6% of the city's total population, yet they represent 20% of those experiencing homelessness. Great Falls serves as the social services hub of all of North Central Montana, and the surrounding Cascade County jurisdiction contains larger American Indian/Alaska Native populations than the city limits. Populations of surrounding municipalities are served by homeless providers in Great Falls and have access to public transportation within a city block of the Great Falls Rescue Mission properties.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Of the total respondents on the night of January 31, 2019, 90% reported being in an Emergency Shelter and nearly 6% in Transitional Housing within the city. Less than 5% of respondents indicated that they slept in an unsheltered location. Unsheltered was interpreted as outside or other place not meant for sleeping (e.g. on the street, under a bridge, in a park, car, bus station, abandoned building, etc.).

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction

Non-homeless special needs include populations of the elderly; those who are mentally, developmentally, or physically disabled; those dependent on alcohol and drugs; victims of domestic violence; persons with HIV/AIDS; at-risk youth; and individuals depending on home care services and employment services.

Describe the characteristics of special needs populations in your community.

Elderly: According to the 2018 Census estimates, there are 10,663 residents age 65 years and over living in Great Falls, representing 18% of the total population (58,990). Approximately 35% of the city's elderly residents live alone.

Frail Elderly: *Frail elderly* is defined as individuals age 75 years and over or individuals age 65 years and over with functional impairments that affect daily living. In 2018, an estimated 1,530 residents between the ages of 65-74 were living with at least one disability in Great Falls. Of the 4,682 residents age 75 years and older, approximately 2,242, nearly 48%, are living with at least one disability.

Persons with Disabilities: The 2018 American Community Survey estimates that 8,877 Great Falls residents age five years or older are living with at least one disability. There are an estimated 3,113 residents age 18 years or older with an independent living difficulty; 1,513 residents age 18 years or older with a self-care difficulty; 3,917 residents with an ambulatory difficulty; 3,957 residents with a cognitive difficulty; 1,118 residents with a vision difficulty; and 2,493 residents with a hearing difficulty.

Mental Health: The 2016 Cascade County [Community Health Needs Assessment](#) reported that survey respondents ranked mental health and access to mental health services among the top 5 health concerns for the county, identifying depression, work-related stress, and alcohol use as the three mental health issues most impacting respondents' families. Based on survey results from the [2016 Behavioral Risk Factor Surveillance System](#), the Montana Department of Public Health and Human Services reports that 19.5% of all Montanans age 18 years and over have ever been diagnosed with a depressive disorder.

Substance Abuse: Substance dependency and abuse is a statewide concern of pressing importance. A 2017 report conducted by the Montana Department of Justice (DOJ) found that one in 10 Montanans is dependent on or abusing alcohol or drugs, and 40% of adult felony convictions are for possession or distribution of drugs or felony DUI. The National Survey of Drug Use and Health (2012-2014) estimates that 18,000 residents of the state are dependent on or abusing illicit drugs, while 66,500 are dependent on or abusing alcohol. Alcohol is the most commonly used substance in Montana, and high rates of consumption start early according the Montana DOJ study, which reports that 61% of Montana high school students who drink engage in binge drinking behavior. Across the state, substance use

contributes to more than 20,000 hospital and emergency room visits each year and is a key contributor to Montana's high rates of suicide, which are consistently twice the rate in the United States.

Victims of Domestic Violence: The YWCA Mercy Home is the primary provider of emergency/transitional housing and supportive services for victims of domestic abuse in Great Falls. 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.

Persons with HIV/AIDS: According to the Montana Department of Public Health and Human Services, there are approximately 600 persons with HIV living in the state in 2016. On average, there have been 20-22 new cases of HIV identified annually over the last 15 years. The majority of persons with HIV in Montana are white males.

What are the housing and supportive service needs of these populations and how are these needs determined?

Persons with Disabilities and Elderly/Frail Elderly: Accessible Space, Inc., provides 23 units of accessible, subsidized housing for low income adults with severe mobility impairments and/or traumatic brain injuries at Southwinds Estates and 17 units at Meadow Lark Apartments. Twenty-four hour personal care attendant services are provided or available at both housing complexes. ASI also provides 47 units of accessible housing with availability of personal care attendant services for low income elderly residents at The Portage and 37 units of accessible housing at Voyageur Apartments.

Easter Seals-Goodwill Industries provides a variety of services to people with disabilities and disadvantaging conditions. Services include supportive and organizational employment, employment placement and training support, supported living, adult day programs, home care and home health care.

Quality Life Concepts, Inc., provides housing services for adults with developmental and/or physical disabilities. QLC also provides supportive living services for disabled people living in their own homes, as well as providing community-based day programs/services including: day activities and programming; assistance with finances, medical appointments, shopping, transportation and other day-to-day living needs; vocational rehabilitation services; recreational/social activities and assistance to families whose children have a developmental disability or are at risk for developmental delays.

Cascade County Area VIII Agency on Aging provides supportive services such as home meal delivery, home attendants, health promotion, foster grandparents, retired senior volunteer programming and transportation to assist elderly people who are not homeless. The Great Falls Senior Citizens Center provides on-site, low-cost meals, health and exercise programs, tax return preparation assistance, telephone outreach, educational workshops and recreational/social activities for elderly people in the community.

Health/Mental Health: The City-County Health Department provides a wide variety of health care services to the entire community, including people with low income and who are homeless. These services include disease prevention and control, nutrition education, food supplements, primary health care, dental care, mental health counseling, case management, assistance with obtaining prescriptions and specialty medical care, sexually transmitted disease testing and medication and parenting instruction. The Health Department provides educational services to inform the public and professional community members about lead-based paint hazards when requested.

The Indian Family Health Clinic provides primary medical care, diabetes clinical services, prescription medication, behavioral health programs (including chemical dependency and tobacco prevention, HIV/Hepatitis C prevention), wellness services, limited community resource advocacy and limited mental health counseling.

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.

Substance Abuse and Drug Addiction: Gateway Community Services provides comprehensive alcohol and drug abuse treatment services, including evaluation, intensive outpatient treatment, adult and adolescent co-occurring mental health services, residential treatment services for low and moderate income people diagnosed with a chemical dependency addiction, case management, relapse prevention, anger management and monthly monitoring, early intervention and community prevention classes and outreach activities for community awareness.

Victims of Domestic Violence: The YWCA Mercy Home, the primary provider of emergency/transitional housing and supportive services for victims of domestic abuse, has the capacity to house 30 women & children at one time; supportive services include crisis intervention, support groups, information and referral, group counseling, personal advocacy, parenting classes, 911 cell phone lending program, transportation, legal advocacy, resume building & employment coaching. 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.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

In Cascade County in 2018, the HIV infection rate was 65 of every 100,000 people according to data reported by AIDSvu.org. With a 2018 county population of 81,688, this means there are approximately 58 persons living with HIV in Cascade County. In 2019, the Montana Department of Public Health and

Human Services reported 26 newly diagnosed HIV cases across the state. The City of Great Falls does not receive Housing Opportunities for Persons With AIDS (HOPWA) funds as of 2020.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Most non-profit social service agencies continue to have difficulty securing the financial resources to pay for code deficiencies, badly needed rehabilitation or handicap accessibility in their buildings. In many cases the rehabilitation is necessary for the agency to continue to offer services and, in some cases, the demand for the service has increased so dramatically that additional space is needed. In addition to the needs presented by agencies, needs are seen within City departments to complete upgrades at a variety of City public facilities to comply with Americans with Disabilities Act (ADA) requirements. As noted previously, the City will continue to work toward meeting ADA requirements for handicap accessibility in infrastructure and public facilities.

City departments and a number of non-profit agencies apply for CDBG funding each year and the dollar amounts of these requests has been increasing over the recent years. Funding requests for public facility projects received during program year 2019 totaled \$881,526 and included applications from two City departments. The total dollars requested for public facility projects was greater than the City's annual allocation for the 2019 program year. Funding was requested for a broad range of activities such as handicap accessibility, sidewalk repairs, building renovations and energy efficiency upgrades. Based on the current trend, a high level of requests for CDBG funding for public facility improvement projects is expected to continue throughout the next five years.

How were these needs determined?

A community needs assessment survey and two public meetings were held to gather citizen input for the creation of the 2020-2024 Consolidated Plan. The community needs assessment was conducted via electronic and paper surveys and was available to the public January 8 - February 7, 2020, and a total of 529 survey responses were received. The community kick-off meeting was held on December 16, 2019, and was attended by 26 individuals representing public agencies, nonprofit agencies, neighborhood council members, and community residents. A second public meeting was conducted in a focus group format on February 27, 2020. Twenty representatives from public agencies, nonprofit agencies, and neighborhood councils attended and participated in a focus group discussion to review results from the community needs assessment survey and to identify and further prioritize community goals. Additionally, one public hearing was held on December 1, 2020. All comments received are noted in Appendix G.

In 2017, the City of Great Falls Public Works Department completed its ADA Transition Plan per Title II of the Americans with Disabilities Act (ADA). The main goal of this transition plan is to evaluate existing pathways, such as sidewalks, curb cuts, and curb ramps; identify any barriers to accessibility; determine who should remove these barriers; and schedule the needed removal. This Transition Plan is guiding the City in efforts to provide accessible transportation and programs through the implementation of a program that identifies physical barriers on City properties and in the public rights of way.

Describe the jurisdiction's need for Public Improvements:

For the purposes of the City's implementation of the CDBG Grant Program, Public Improvement projects are categorized under Public Facilities. Please refer to the Public Facilities section of this Plan for the jurisdiction's need and how these needs were determined.

How were these needs determined?

For the purposes of the City's implementation of the CDBG Grant Program, Public Improvement projects are categorized under Public Facilities. Please refer to Public Facilities for the jurisdiction's need and how these needs were determined.

Describe the jurisdiction's need for Public Services:

A number of social service agencies apply for CDBG funding each year. A broad range of requests are received from social service agencies seeking funding for activities such as child care scholarships, food programs, youth services, homeless services, and housing/rental counseling. The trend for this high level of funding requests is expected to continue throughout the next five years. It is anticipated the needs will continue to increase exponentially in this category, especially if non-profit social service agencies continue to be faced with governmental funding cuts.

How were these needs determined?

A community needs assessment survey and two public meetings were held to gather citizen input for the creation of the 2020-2024 Consolidated Plan. The community needs assessment was conducted via electronic and paper surveys and was available to the public January 8 - February 7, 2020, and a total of 529 survey responses were received. The community kick-off meeting was held on December 16, 2019, and was attended by 26 individuals representing public agencies, nonprofit agencies, neighborhood council members, and community residents. A second public meeting was conducted in a focus group format on February 27, 2020. Twenty representatives from public agencies, nonprofit agencies, and neighborhood councils attended and participated in a focus group discussion to review results from the community needs assessment survey and to identify and further prioritize community goals. Additionally, one public hearing was held on December 1, 2020. All comments received are noted in Appendix G.

According to the community needs assessment survey results and the focus group discussions, providing support for Community Services (Public Services) rank as the highest community need, with specific emphasis given to supporting programs targeting youth services, mental health needs, substance abuse, crime prevention, child care, and homelessness services.

Describe the jurisdiction's need for Economic Development:

The Great Falls Development Authority (GFDA) is the primary economic development organization in the community. The GFDA's mission is to grow and diversify the Great Falls regional economy, create higher wage employment opportunities, and improve the community's economic competitiveness. Key economic development target areas include: 1) increasing entrepreneurial business activity as well as expanding and retaining existing businesses, 2) attracting real estate and business investment along the Missouri River corridor as well as within downtown Great Falls, 3) market-based business recruitment, 4) diversifying targeted manufacturing clusters, 5) workforce development, and 6) increased investment in commercial and housing development. One of GFDA's strategic priorities continues to be the development and marketing of "shovel-ready" heavy industrial sites within the Great Falls AgriTech Park. This rail-served industrial park contains 197 acres of property comprising 10 parcels. Occupants of the park include a FedEx distribution facility, Helena Chemical, and Montana Specialty Mills.

GFDA provides a number of key services to assist business development and ensure the creation/retention of higher wage job opportunities. GFDA's Community Development Finance Institution (CDFI) provides gap and bridge financing assistance for entrepreneurs and businesses. Additionally, their Community Development Corporation (CDC) provides SBA 504 loans. The Small Business Development Center (SBDC) is also housed within GFDA and provides valuable training and technical assistance to businesses, particularly to new startup efforts.

GFDA has been allocated CDBG funds in the past to expand their CDBG revolving loan fund to provide gap financing to existing and start-up businesses that enable these businesses to create jobs for low income people. Past examples of successful partnerships between GFDA and the City CDBG program include financial assistance for the new Montana Eggs project and assistance for the SpringHill Suites hotel project.

GFDA reports they are seeing a sharp increase in needs in the following three financial areas as a result of challenges in the local credit market:

- 1) Filling gaps in conventional lending markets; and
- 2) Additional unconventional loan capital to assist existing businesses and start-up entrepreneurs; and
- 3) Real estate revitalization loan funds to address the gap financing needs of commercial real estate developers who are trying to renovate distressed properties.

The Great Falls community has a number of economic development strengths. Its workforce is mature, experienced, and skilled. Prior to the COVID-19 pandemic, community unemployment was low. Housing costs, relative to many other areas in the country, continue to be affordable. The community’s biggest challenge continues to be its wages versus cost of living. Although the community has made strides in the past Consolidated Plan cycle, the percentage is still well below 100%.

How were these needs determined?

The community’s economic development needs were developed based upon the results of the Community Needs Survey process, Focus Group discussion, review of the GFDA website (growgreatfallsmontana.org), and review of the *Labor Supply Report of Great Falls MSA, Montana*, prepared for GFDA by CHMURA Economics & Analytics on August 3, 2017. This labor market study was funded by CDBG funds.

Section 4 | Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview

The majority of data and analysis presented in this Housing Market Analysis are derived from the HUD pre-populated tables throughout the section, as well as the 2018 American Community Survey ([ACS](#)) 5-year Estimates and HUD's Community Planning Development [mapping tools](#). Additional sources are referenced throughout as needed.

Great Falls is located in Cascade County in the north central region of Montana, where the geography is typical of the Northern Plains. The Rocky Mountain front is nearby to the west. The residential housing stock can be found in the relatively flat, original townsite stretching east towards Malmstrom Air Force Base or within the hills of the city's northwest side. In 2010, the population of Great Falls was measured at 58,505, a slight increase from 55,392 in 1990. According to the 2018 census estimate, the population of Great Falls remains relatively flat at approximately 58,990.

The population of Great Falls is largely White/Non-Hispanic, with minorities representing 12.9% of the total population. American Indian/Alaska Natives make up the largest minority group at 5.8% of the total population, while persons of Hispanic origin make up 4.6% of the population. Census Tract 7 has the highest concentration of racial minorities and is one of the oldest areas of the city.

The median age in Great Falls is 38.6 years; nearly 22% of the population is under 18 years, and 22% is 62 years or older. Of the people aged five years or older, 15% report living with at least one disability. As the population of the community matures in larger numbers, there is continued demand for assisted living facilities and elderly support services. As demographic changes occur, the housing market will need to change to serve these residents.

In 2018, the highest percentages of those employed in private industry was 25.4% in educational services, health care, and social assistance; 13.6% in retail trade; and 11.9% in arts, entertainment, recreation, accommodation, and food services. In 2018, the unemployment rate for Great Falls was 4.1% and was estimated to be 3.8% in March 2020 (U.S. Bureau of Labor Statistics).

The median household income in Great Falls in 2018 was \$45,620, and the median family income was \$62,110. Per capita income was \$29,203, which was 89.5% of the national average. Median house value was \$168,900. The highest concentrations of low income households are in census Tracts 108 and 9, with poverty rates of 43% and 35.25% respectively. The poverty rate for Great Falls is 14.5%.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The 2011-2015 American Community Survey estimates that there are 27,165 residential properties within Great Falls. Nearly 63% of these units are single family houses; 27% are multi-unit, or multifamily housing. Only 6% of homes are manufactured housing. These numbers do not reflect characteristics outside of the city limits, where Malmstrom Air Force Base contains a large concentration of housing and county lands contain either larger lot homes or manufactured housing.

All Residential Properties by Number of Units

Property Type	Number	%
1-unit, detached structure	17,100	63%
1-unit, attached structure	940	3%
2-4 units	2,715	10%
5-19 units	2,780	10%
20 or more units	1,905	7%
Mobile Home, Boat, RV, Van, etc.	1,725	6%
Total	27,165	100%

Table 31 – Residential Properties by Unit Number
Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	8	0%	810	8%
1 bedroom	385	2%	2,505	26%
2 bedrooms	3,725	24%	3,970	41%
3 or more bedrooms	11,340	73%	2,450	25%
Total	15,458	99%	9,735	100%

Table 32 – Unit Size by Tenure
Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Through CDBG and HOME funding, the City and its subrecipients have provided services that assist low-to-moderate income households. These services include the new construction of homeowner and rental units, rehabilitation of older units (both to comply with ADA and code standards and to add formerly-vacant units to the housing market in the downtown core), and home loan assistance.

An effective tool for managing and mapping assisted units through CDBG and HOME funds is the Community Planning Development (CPD) Maps web program, or Consolidated Plan mapping tool. This

at-a-glance measure is available to public agencies and residents of Great Falls at <https://egis.hud.gov/cpdmaps/>.

Assisted properties, Low Income Housing Tax Credit (LIHTC) projects, and public housing projects have been mapped below, along with housing voucher concentration.

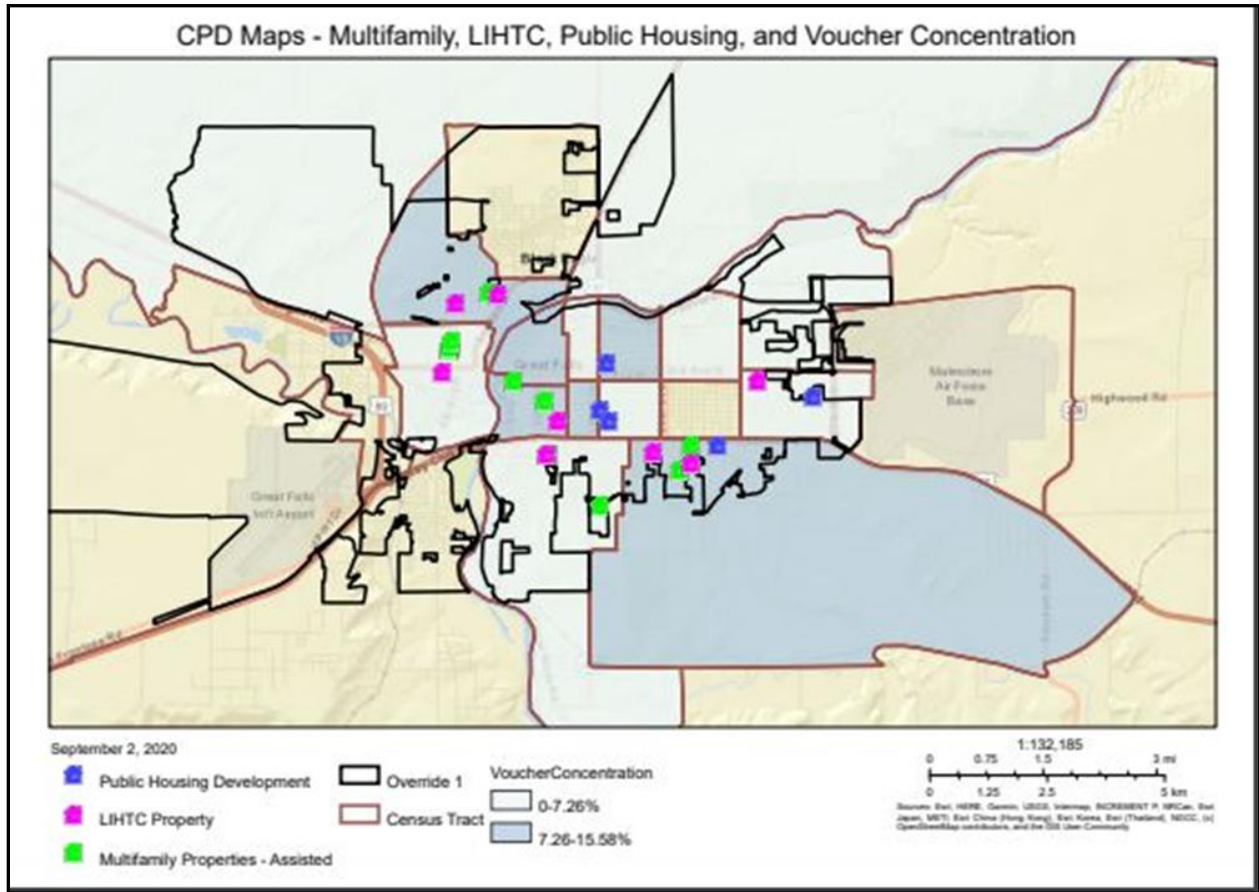


Figure 1 – Multifamily, LIHTC, Public Housing, and Voucher Concentration

Data Source: U.S. Department of Housing and Urban Development, CPD Maps

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)
- Rockcross 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)

The Great Falls Housing Authority provides housing for approximately 700 households through its public housing, Section 8/Housing Choice Voucher, and affordable housing programs. Additional information on the Great Falls Housing Authority is detailed in the Public Housing sections of this report (NA-35; MA-25).

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to the Great Falls Housing Authority staff, there have been minimal complaints received regarding the rejection of Section 8/Housing Choice Voucher (HCV) eligible individuals and families by landlords and property managers. Fair Market Rents (FMR) established by HUD for Great Falls have seen yearly decreases across all bedroom sizes for the past several years, and although FMRs show an increase across all bedroom sizes for federal fiscal year 2021, they remain well below the city's market rate rents. This presents a challenge for encouraging participation in the Housing Choice Voucher program by landlords in the private market. To remain competitive in the market, the Housing Authority continues to set their payment standards to 110% of the effective FMR in an effort to ensure a reasonable pool of landlords and property managers participating in the Section 8 HCV program.

Does the availability of housing units meet the needs of the population?

The population of Great Falls experienced little growth from 2010 to 2018, increasing from 58,505 in 2010 to 58,990 at the 2018 census estimate, an increase of less than one percent. During that same time span, an estimated 1,004 housing units were added to Great Falls' housing stock, most of which are single-family homes and can be seen on the city's northwest side.

The City has worked with local developers and non-profit agencies to produce new housing opportunities. Unfortunately, the number of new affordable units is still smaller than the demand from low and moderate income residents. In order to produce units for these residents, it is often necessary to provide the tenants or developers with some type of federal and/or state subsidy or incentive. The City clearly does not have sufficient resources to provide such assistance, and the annual level of state and federal assistance is difficult to predict. The private sector is unable to build affordable single-family homes, except in limited numbers, and it takes an increasing grant subsidy for non-profit housing agencies to provide affordable units.

The ability to produce affordable rental housing varies by the targeted rent levels, and multi-family construction seems to be more dependent on market demand than single-family construction. A clear need for a demonstrated number of rental units must be shown in order to justify the substantial investment needed to construct a large multi-family residential development. The private market is generally able to produce new rental housing that is affordable to households earning above 80% of the median income level when there is sufficient demand.

Mobile or manufactured homes represent another significant component of the housing market. There are approximately 12 developed mobile home parks where residents can rent a mobile home or a pad if they already own a unit. Mobile home parks provide a form of affordable housing; however, conditions in these parks vary dramatically. Anecdotal evidence indicates limited availability of parks that will allow mobile homes which are more than five years old. In addition to developed parks, there are a number of properties located throughout the community that contain two or more mobile homes. These are often older units in crowded and poorly maintained conditions. Since 1977, the City zoning ordinance has allowed only manufactured homes to be located on lots in single-family zoning districts.

Describe the need for specific types of housing.

As indicated in the Needs Assessment in Section 3, cost burden and severe cost burden are the most common housing problems in Great Falls and are experienced by renters and homeowners alike in the 0-80% AMI range. In 2015, 35.7% of total households in Great Falls experienced some degree of housing cost burden. Consequently, households experiencing rent and mortgage cost burden may have difficulty affording other necessities, including food, clothing, transportation, and medical care.

The development and rehabilitation of affordable housing continues to be among the greatest housing needs in Great Falls. Results from the 2020 Community Needs Assessment, as well as key takeaways from the focus group planning meeting, reiterate this priority need within Great Falls.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

In the year 2000, the median home value in Great Falls was \$89,700. Since then, homeowners have experienced significant increases in housing costs. The 2011-2015 ACS data in Table 33 below shows a median home value of \$160,900 in 2015, which represents an increase of nearly 80% since 2000. On average, median home values have increased 5.3% annually. This is similar to trends seen in other large cities in Montana.

Median contract rent increased from \$365 in 2000 to approximately \$539 in 2015, representing an increase of nearly 48%. This equates to greater housing costs for renters as well as homeowners. As illustrated in Table 34 below, most renters pay \$500 to \$999 per month, followed by those who pay \$500 or less. On average, median contract rent has increased 3.2% annually. While rents are low, this increase in rent negatively affects many of Great Falls’ lowest income residents. There are only 1,175 units affordable to households earning 30% HUD Area Median Family Income (HAMFI) as seen in Table 35 below.

Table 36 includes 2019 HUD-established Fair Market Rents for Great Falls, as well as high and low rent limits for Home Investment Partnerships (HOME) Program-funded rental properties for the same year. HUD FY 2021 FMRs have since been released and show an increase from \$587 for a one-bedroom unit in 2019 to \$613 in 2021. Two-bedroom units have increased from \$777 to \$808. Three and four-bedroom units have increased from \$1,085 to \$1,126 and \$1,337 to \$1,359, respectively. The difference in Fair Market Rents between two and three-bedroom units continues to be more than \$300, creating an increasing cost burden on larger families who rent as well as limiting housing choice.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	\$133,800	\$160,900	20%
Median Contract Rent	\$442	\$539	22%

Table 33 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid

Rent Paid	Number	%
Less than \$500	4,100	42.1%
\$500-999	4,795	49.2%

\$1,000-1,499	600	6.2%
\$1,500-1,999	75	0.8%
\$2,000 or more	170	1.8%
Total	9,740	100.0%

Table 34 - Rent Paid
Data Source: 2011-2015 ACS

Housing Affordability

Number of Units Affordable to Households Earning	Renter Households	Owner Households
30% HAMFI	1,175	No Data
50% HAMFI	4,080	1,275
80% HAMFI	6,995	3,935
100% HAMFI	No Data	5,995
Total	12,250	11,205

Table 35 – Housing Affordability
Data Source: 2011-2015 CHAS

2019 HUD-Established Monthly Rents (FMR and HOME Rents)

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	584	587	777	1,085	1,337
High HOME Rent	584	587	777	1,085	1,238
Low HOME Rent	584	587	773	893	996

Table 36 – Monthly Rent
Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

To make this comparison, we can consider 2011-2015 CHAS Housing Affordability data provided in Table 35 of this section as well as Number of Households data from Table 6 in the Needs Assessment section of this report (NA-10). This compiled data is presented in the table below, and while the total number of affordable units exceeds the number of 0-80% HAMFI households, there is an estimated deficit of 2,420 housing units for households earning 30% HAMFI. For households earning 50% and 80% HAMFI, there are more affordable units available than what is needed, with an estimated surplus of 555 and 2,680 housing units, respectively.

Household Income Levels	Total Affordable Units	Total Households	Difference Between Units and Households
30% HAMFI	1,175	3,595	(2,420)
50% HAMFI	4,080	3,525	555
80% HAMFI	6,995	4,315	2680
Total	12,250	11,435	815

Data Source: 2011-2015 CHAS, Compiled Data from HUD Tables 6 and 35

This data is consistent with the Needs Assessment analysis in Section 3, reiterating that housing choice is most limited for extremely low income households, those earning 0-30% AMI.

How is affordability of housing likely to change considering changes to home values and/or rents?

The basic housing affordability problem for many residents is the disparity between income levels and housing costs, especially for low and moderate income people. Average housing prices continue to grow faster than income levels, making it difficult or impossible for many families to save enough for a down payment or to afford the monthly cost of a mortgage, interest, insurance and taxes. This problem is worse for people with poor credit histories, especially those people with low and moderate incomes.

Another problem related to housing affordability is a shortage of quality houses in certain price ranges. Housing units that may be affordable to residents within certain income groups often have physical problems that make the units ineligible for financing from private lending institutions, as well as unattractive to potential buyers. In other cases, the houses may be in good enough condition to qualify for a loan but the unit is priced too high for low or moderate income potential buyers to afford.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Using data from HUD Table 36 above, which considers HUD-established Fair Market Rents for Great Falls, as well as high and low rent limits for rental properties in Great Falls funded by the Home Investment Partnerships (HOME) Program, Fair Market Rents are comparable to HOME rents when considering efficiency, one-bedroom, and two-bedroom units. Gaps increase, however, between HOME rents and FMR when considering larger apartments, those with three and four bedrooms. Comparing Fair Market Rent to Low HOME Rent for a three-bedroom unit shows a \$192 gap between the higher (\$1,085) FMR and lower (\$893) Low HOME Rent. For four-bedroom units, the gap increases, showing a \$341 difference between the higher (\$1,337) FMR and lower (\$996) Low Home Rent. This data compared to the median contract rent of \$539 (HUD Table 33), suggests that large families or families with children in the rental housing market face both limited housing choices and higher costs. Since Table 32 indicates that 25% of renters in Great Falls occupy housing units that consist of three bedrooms or more, this is a significant housing issue in the community.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

When evaluating the physical condition of housing, it is helpful to consider the age of residential structures. According to 2011-2015 American Community Survey data in Table 38 below, 79% of all

housing units in Great Falls (owner-occupied and renter-occupied) were built before 1980. As the community’s housing units continue to age, increased investment for maintenance, repairs, rehabilitation and replacement will be needed to maintain the quality of living conditions and prevent the deterioration of neighborhoods.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation."

Standard condition, for the purposes of this Consolidated Plan, refers to a dwelling unit that passes HUD’s Housing Quality Standard (HQS) inspection and meets all applicable building codes. *Substandard condition* describes a dwelling unit that does not meet some or all the aforementioned requirements. *Substandard condition but suitable for rehabilitation* is defined as a dwelling unit that does not meet HQS requirements and/or some of the applicable building codes, but the rehabilitation of the dwelling unit is financially feasible.

A household is considered to have a housing problem if experiencing any one or more of the following four problems HUD considers in CHAS data:

- Housing unit lacks complete kitchen facilities.
- Housing unit lacks complete plumbing facilities.
- Household is overcrowded.
- Household is cost burdened.

HUD defines “overcrowding” and “cost burden” as:

- Overcrowding – More than 1 person per room
- Severe overcrowding – More than 1.5 persons per room
- Cost burden – monthly housing costs (including utilities) exceed 30% of monthly income
- Severe cost burden – monthly housing costs (including utilities) exceed 50% of monthly income

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,745	18%	4,250	44%
With two selected Conditions	45	0%	265	3%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	12,665	82%	5,220	54%
Total	15,455	100%	9,735	101%

Table 37 - Condition of Units
Data Source: 2011-2015 ACS

According to the map of Great Falls below, Census Tracts 3, 4, and 108 in downtown and Census Tract 21 in the southeast part of the City contain the highest percentages of low income households with substandard housing, ranging from 1.79-4.24% of households in each tract.

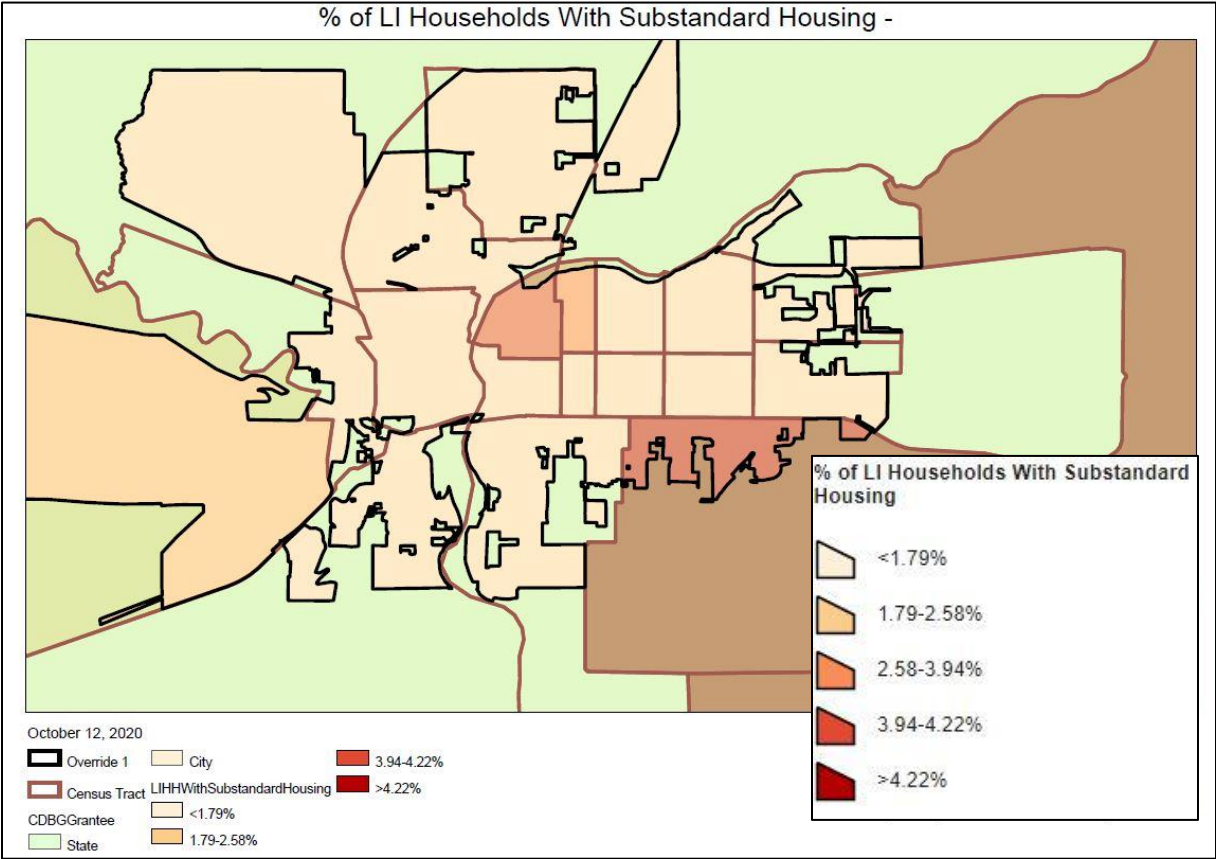


Figure 2 - Percent of Low Income Households with Substandard Housing
 Data Source: U.S. Department of Housing and Urban Development, CPD Maps

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,460	9%	545	6%
1980-1999	2,080	13%	1,210	12%
1950-1979	8,170	53%	5,375	55%
Before 1950	3,740	24%	2,610	27%
Total	15,450	99%	9,740	100%

Table 38 – Year Unit Built
 Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	11,910	77%	7,985	82%
Housing Units Built Before 1980 with Children Present	784	5%	530	5%

Table 39 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	2,151	0	2,151
Abandoned Vacant Units	0	0	0
REO (Real Estate Owned)* Properties	10	0	10
Abandoned REO Properties	0	0	0

Table 40 - Vacant Units

Data Source Comments: Suitability for rehabilitation undetermined using ACS dataset

**A Real Estate Owned (REO) property is a residential property that a lender becomes an owner of after they complete a foreclosure and take possession of the property.*

Need for Owner and Rental Rehabilitation

According to Table 37, which considers Condition of Units, 82% of owner-occupied units have no selected conditions (housing problems as defined by HUD), while only 54% of renter-occupied units met that definition. A total of 6,995 housing units have one selected condition, while 310 units have two selected conditions. There were no units in the three and four selected conditions categories. Of the units with one or two selected conditions, 62% are renter-occupied.

For almost 40 years, the City of Great Falls has offered some type of rehabilitation loan program to its residents. The City currently offers four programs to target the rehabilitation of affordable owner and rental housing units for eligible LMI applicants: the Residential Improvement Loan Program, Rental Improvement Loan Program, Residential Water and Sewer Loan Program, and Rental Water and Sewer Loan Program.

Vacant Units: As noted in Table 40 above, 2018 ACS data estimates that there are 2,141 vacant housing units in Great Falls, with a homeowner vacancy rate of 0.8% and a rental vacancy rate of 6.9%. This is a slight decrease from the 2015 ACS vacancy estimates of 1.7% and 7.3%, respectively.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Using both ACS and CHAS data sources provided in Table 39, there are approximately 784 owner-occupied units and 530 renter-occupied units built before 1980 with children present. While each accounts for only 5% of their respective total units, a risk to children in our community does exist. Only

21% of housing units in Great Falls were built after 1980, making for a significantly older housing stock than other large Montana cities.

Preventive and rehabilitative measures will be taken in all CDBG and HOME funded housing and public facilities projects that serve young children to ensure the extinction of lead-based paint hazards. All rehabilitation projects in which the building was constructed before 1978 will address lead-based paint regulations. Information about lead-based paint hazards will be provided to all people who apply for City housing rehabilitation loans. If lead-based paint is found during initial testing on a project where families with children under the age of six reside they will be referred for testing for lead-based paint exposure.

All CDBG and HOME funded housing project sites which have visual paint deterioration where rehabilitation will take place will be tested by a certified risk assessor for the presence of lead-based paint using the XRF Technology Lead Analyzer. On any sites that test positive, only contractors certified in safe work practices will be used for abatement. Clearance tests will be performed by an Environmental Protection Agency (EPA) certified risk assessor and a certified laboratory after interim controls are completed.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Great Falls Housing Authority (GFHA) is the only Public Housing Authority within the city of Great Falls. GFHA owns and operates one main public housing site (Chowen Springs) and four scattered public housing sites (Austin Hall, Yeoman-Tynes, Russell Apartments, and Sunrise Court). 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 (HCV).

GFHA also manages two affordable housing properties (Sand Hills and Holland Court), which have 16 apartment units each. Eight units at Sand Hills were funded with City HOME funds and are currently within their affordability period per HOME regulations. Eight units at Holland Court were funded with City HOME funds, and although the period of affordability has expired, GFHA continues to set rent for these units within HOME contract limits.

In-depth information regarding GFHA can be found in the Needs Assessment (Section 3) of this Consolidated Plan (NA-35 Public Housing).

Total Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers available			490	250			0	0	0
# of accessible units									

Table 41 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

**includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

GFHA owns and operates 490 main public housing units, ranging in size from 1-4 bedrooms. GFHA’s mission is to responsibly and respectfully provide safe and affordable housing to qualifying residents. They educate and assist residents to develop skills necessary to maintain successful residency, to improve quality of life, and to pursue self-sufficiency.

The most recent inspection was completed in February 2020. Under PHAS (Public Housing Assessment System), GFHA received a physical indicator score of 27 out of 40. Due to COVID-19, inspections will be listed for completion in late September, with physical inspections beginning in October 2020. Scoring for this inspection will be informational only and scoring will continue in 2021. As of September 2020, GFHA confirms that the issues identified in the most recent inspection have been corrected, with the exception of the concrete project in Chowen Springs, which is nearing completion.

Public Housing Condition

Public Housing Development	Average Inspection Score (of 100)
Austin Hall/Parkdale MT002000001	81
Austin Hall/Parkdale MT002000005	95
PARKDALE MT002000002	78
Sunrise Courts MT002000003	81
Yeoman Tynes/Russel MT02000004	83

Table 42 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The Housing Authority will continue its multi-year rehabilitation project at the main site (MT2-1 and MT2-2) which involves upgrading the overhead electrical distribution system, street lights, sewer mains, water mains and gas distribution systems for 356 units and major interior renovation of 156 units. The units will be demolished down to the studs and rebuilt, including new roofs; windows; doors; walls; flooring; and electrical, plumbing and heating systems. Exterior sewer, water and electrical services will also be replaced. This modernization project began in 2015 and is expected to take 10 to 15 years to complete, contingent upon funding.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Great Falls Housing Authority's mission is to responsibly and respectfully provide safe and affordable housing to qualifying residents. They educate and assist residents to develop skills necessary to maintain successful residency, to improve quality of life, and to pursue self-sufficiency. GFHA encourages tenants to be involved in the management of public housing through having two tenants on the Housing Authority Board of Commissioners. Resident board members serve two-year terms. All members serve without compensation.

In addition to preparing and distributing quarterly newsletters that offer residents seasonal information, updates, and reminders, GFHA hosts public hearings to obtain input from residents as to their needs and opinions, including those related to the annual plan and proposed rehabilitation of housing units. The information obtained from these hearings is considered in the annual grant application.

GFHA offers a number of tenant programs to its residents. These programs are outlined on their [website](#) and are listed below:

- The Great Falls Housing Authority has one full-time Community Police Officer.
- Police Youth Activity Club (PYAC) is an activity group for school-age kids in the City's Public Housing and Section 8 Voucher programs. The PYAC program is directed by Housing Authority Community Police Officers and presents an opportunity for building an atmosphere of trust and mentoring with the Officers, as well as having some great times. Parent participation is encouraged.
- The Great Falls Housing Authority offers a satellite unit of the Boys & Girls Club located at 1722 Chowen Springs Loop.
- GFHA offers scholarships to graduating seniors who plan to pursue higher education. Applicants must be residents of the GFHA's Public Housing or Section 8 Voucher program and must maintain a 2.5 grade point average to apply for the scholarship. GFHA also provides scholarship money for children to assist with extracurricular activities.

- Little Buddies is a monthly program for pre-school children and their parents offering a fun-filled hour of play and an added bonus of lunch for the families.
- Dronen Hall, a community hall attached to the Housing Authority office at 1500 Chowen Springs Loop, is available for tenant use for birthday parties, baby showers, etc. A \$40.00 deposit is required and refunded when the hall is cleaned and the key is returned.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

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 seeks to make homelessness brief, rare, and non-recurring. The CoC 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. The CoC meetings provide a networking opportunity and assist in keeping funding options open for future HUD homeless grant funds. The agencies listed below assist with emergency shelter needs in the community:

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 homeless, 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.

Alliance for Youth’s Youth Resource Center 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.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	118	5	104	0	0
Households with Only Adults	71	20	71	207	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	12	0	0
Unaccompanied Youth	22	0	22	0	0

Table 43 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

The Great Falls Rescue Mission conducts outreach to chronically homeless people through the day room program and provides sleeping mats to chronically homeless people during nights which have life threatening weather.

The Center for Mental Health has an adult case manager who provides outreach and wellness checks for chronically homeless people.

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.

Opportunities, Inc., provides support to chronically homeless people through screening for homelessness issues during intake, referrals, limited case management, financial assistance and job training assistance.

The YWCA provides 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.

The organizations referenced above, among others, help coordinate and reduce the duplication of homeless services for individuals and families in Great Falls by participating in the Continuum of Care's bimonthly Case Conferencing meetings.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Chronically Homeless: 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. It is difficult to delineate the specific numbers of beds available for emergency shelter versus transitional housing as the organization does not use governmental funding and is not restricted by specific programming requirements; therefore, they can be flexible regarding bed usage. Whether a specific bed is used for emergency or transitional shelter is driven by actual need that particular day. Overall, there are 52 beds available, with 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.

Families with Children: To meet the growing need for shelter services for homeless families, the Great Falls Rescue Mission completed construction of the Cameron Family Center in November of 2016. The Cameron Family Center can serve approximately 134 people experiencing homeless, 70 of which, on average, are children.

Veterans: Volunteers of America provides individualized service coordination to veterans who are homeless or at risk of being homeless through rapid rehousing, homelessness prevention, and emergency shelter as funding allows. St. Vincent de Paul's Grace Home offers transitional housing for homeless veterans, as well as employment and other general assistance.

Unaccompanied Youth: Young Parents Education Center provides on-site developmental day care, family support and outreach, pre-vocational activities and parenting/child development education to assist pregnant and parenting teens and young adults to build self-sufficiency.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

While there are numerous agencies in Great Falls that provide services and offer assistance to members of the community with special needs, the search for affordable housing is complicated for individuals facing serious disabilities or other special situations. Public and government agencies have become increasingly aware of the need to work with the private sector and non-profit organizations to develop viable housing options for people with special needs, including the elderly, disabled, homeless and single female-headed households. An important component of successfully addressing housing needs is integrating low income and special needs housing units into the community. In addition, people with disabilities or those individuals who have other special needs require supportive services concurrent with housing assistance.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs.

Persons with Disabilities and Elderly/Frail Elderly: Although it is difficult to identify the precise number of people who have special needs, the 2018 American Community Survey estimates that 8,877 Great Falls residents age five years or older are living with at least one disability, and 10,663 residents are age 65 years and over.

Accessible Space, Inc., provides 23 units of accessible, subsidized housing for low income adults with severe mobility impairments and/or traumatic brain injuries at Southwinds Estates and 17 units at Meadow Lark Apartments. Twenty-four hour personal care attendant services are provided or available at both housing complexes. ASI also provides 47 units of accessible housing with availability of personal care attendant services for low income elderly people at The Portage and 37 units of accessible housing at Voyageur Apartments.

Easter Seals-Goodwill Industries provides a variety of services to people with disabilities and disadvantaging conditions. Services will include supportive and organizational employment, employment placement and training support, supported living, adult day programs, home care and home health care.

Quality Life Concepts, Inc., provides housing services for adults with developmental and/or physical disabilities. QLC will also provide supportive living services for disabled people living in their own homes, as well as provide community-based day programs/services including: day activities and programming; assistance with finances, medical appointments, shopping, transportation and other day-to-day living needs; vocational rehabilitation services; recreational/social activities and assistance to families whose children have a developmental disability or are at risk for delay.

Cascade County Area VIII Agency on Aging provides supportive services such as home meal delivery, home attendants, health promotion, foster grandparents, retired senior volunteer programming and transportation to assist elderly people who are not homeless. The Great Falls Senior Citizens Center will provide on-site, low-cost meals, health and exercise programs, tax return preparation assistance, telephone outreach, educational workshops and recreational/social activities for elderly people in the community.

Health/Mental Health: The City-County Health Department provides a wide variety of health care services to the entire community, including people with low income and who are homeless. These services include disease prevention and control, nutrition education, food supplements, primary health care, dental care, mental health counseling, case management, assistance with obtaining prescriptions and specialty medical care, sexually transmitted disease testing and medication and parenting instruction. The Health Department provides educational services to inform the public and professional community members about lead-based paint hazards when requested.

The Indian Family Health Clinic provides primary medical care, diabetes clinical services, prescription medication, behavioral health programs (including chemical dependency and tobacco prevention, HIV/Hepatitis C prevention), wellness services, limited community resource advocacy and limited mental health counseling.

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

Substance Abuse and Drug Addiction: Gateway Community Services provides comprehensive alcohol and drug abuse treatment services, including evaluation, intensive outpatient treatment, adult and adolescent co-occurring mental health services, residential treatment services for low and moderate income people diagnosed with a chemical dependency addiction, case management, relapse prevention, anger management and monthly monitoring, early intervention and community prevention classes and outreach activities for community awareness.

Public Housing Residents: The Great Falls Housing Authority provides 22 units of public housing which are ADA compliant for combined physical, hearing and vision impairments and nine units of handicap

accessible affordable housing at Holland Court and Sand Hills. They will also provide accommodations to all tenants as directed by 504 requirements.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

The Center for Mental Health (CMH) provides children and adults with integrated community-based mental health services and substance abuse services. In addition to housing assistance options, services include psychiatric assessment and treatment; medication monitoring; crisis stabilization; individual, group, and family therapy; day treatment; and supportive services such as case management, supported employment and recreational activities. CMH administers the Program for Assertive Community Treatment (PACT), which assists people with chronic severe mental illness in transitioning from the Montana State Hospital to independent living situations. This program offers 24-hour coverage for clients with psychotic disorders and is operated at the Wellness Recovery Center. The agency operates the New Directions Center to provide services such as case management, adult therapeutic aide services, and supported employment. Day treatment educational classes are provided on a part-time basis at the New Directions Center.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Great Falls will continue to offer CDBG and HOME-funded programs that benefit persons and households with special needs during program year 2020 and the duration of this five-year plan. These programs include:

Public Services: provide support to public service agencies' operating programs that benefit low to moderate income persons. The City of Great Falls will provide CDBG funds to social service agencies for activities that service low to moderate income people or areas.

Affordable Housing: increase and preserve affordable housing opportunities for very low to moderate income renters, homeowners, first-time homebuyers, and those experiencing homelessness. This includes affordable housing efforts that require funding to remediate properties negatively affected by slum and blighted conditions.

Housing Rehabilitation: provide construction and rehabilitation assistance for very low to moderate income homeowners, rental property owners and the Public Housing Authority. The City will focus on upgrading the City's housing stock to meet standard building codes to provide and sustain safe,

affordable housing through its revolving loan fund. The City of Great Falls will address Public Housing Authority rehabilitation or modernization projects with the use of CDBG funding.

Fair Housing: provide funding for activities that affirmatively further fair housing. The City of Great Falls will fund activities that include, but are not limited to fair housing education, counseling, outreach, and referrals pertaining to the laws, rights, and responsibilities related to housing and housing-related transactions, as well as service activities that reduce and remove barriers to fair housing choice.

Public Facilities and Improvements: provide public facility and infrastructure assistance, including but not limited to handicap accessibility, energy efficiency improvements, and removal of slum and blighted properties to provide a suitable living environment. The City of Great Falls will prioritize meeting handicap accessibility requirements in public facilities and infrastructure.

The City's one-year goals are listed in the Annual Action Plan section of this report (AP-35).

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Great Falls first adopted a zoning ordinance to regulate the use of land and buildings in 1930. The last comprehensive update of these regulations occurred when the Unified Land Development Code was adopted in 2005. The current zoning and subdivision code implements the City's growth policy, Missouri River Corridor Plan, neighborhood plans and Long Range Transportation Plan. The purposes of the code are: 1) to ensure that all development is guided by and gives consideration to the Growth Policy; 2) to provide clear, consistent standards, regulations and procedures for the review of all proposed development within the city; and, 3) to safeguard the public health, safety and general welfare by establishing minimum standards for design and development.

The City reviews development applications to ensure that they are consistent with subdivision regulations, zoning and land use controls and annexation policies. Such codes and policies are designed to create orderly development; provide adequate services including transportation, utilities, and fire and police protection; and promote public health, safety and general welfare.

Costs for building new housing have greatly increased in recent years, but this is due to other factors previously described rather than the cost of meeting code requirements. Existing home prices greatly increased due to low housing stock. The City's Chief Building Official reports there is also the perception that costs of new building permits are high and require a time-consuming process. However, the total estimated cost for construction permits to build a house is approximately 1% of the structure's value. The building codes may require engineered foundations and this could be a significant cost; however,

this is necessary because of the clay formation underlying much of the city. The City works with homeowners to educate them on ways to reduce the cost of permitting whenever possible. The timeline for residential permitting is currently averaging approximately a 7-day turnaround time based on the quality of drawing submittals. There is good accessibility to plans examiners and access to inspectors when needed.

The current zoning and setback requirements can be restrictive for developing affordable housing in situations where developers wish to use odd-size or small lots or construct high density housing. Additionally, no affordable housing incentives such as reduced lot sizes, setback standards or waived building fees are available to developers of affordable housing. Due to land prices and infrastructure costs, smaller lots are being developed for condensed housing at this time. Additionally, the City has worked very successfully with NeighborWorks Great Falls to use the Planned Unit Development process to create customized development standards to support higher density affordable housing development. As result of this partnership, NeighborWorks has successfully completed the Rockcross Apartments project (124 affordable rental units) as well as initiated construction on its Meriwether Crossing subdivision. This subdivision will lead to the eventual addition of 80 affordable, owner-occupied homes into the City's affordable housing inventory.

Traditionally, mobile/manufactured housing has allowed low income families to purchase housing when a conventional home may be out of reach. However, there is limited availability of vacant affordable single lots, mobile home courts will not accept homes that are older than five years, and a zoning change would be required if a new mobile home subdivision were to be developed. There appears to be the demand for an affordable housing option such as improvements to existing mobile/manufactured home parks or development of a new mobile/manufactured home subdivision. Some of those proposed upgrades are cost prohibitive due to some existing mobile home parks being located in the floodplain.

In Montana, property tax is the only way authorized by the legislature for cities to raise money to provide local government service and finance schools. Therefore, the tax burden falls on property owners. The cost of building new housing is also affected by the concept that the user pays. The developer of new housing must pay the full cost of extending water and sewer services, connecting to city utilities and putting in curbs, gutters, sidewalks and paved streets. While these requirements affect the cost of housing, these standards are also important to positively impact the quality, permanence, safety and environmental aspects of the Great Falls community.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The economy of Great Falls includes agriculture and livestock, military, state and federal government, light manufacturing, healthcare, and service industries. The labor force in Great Falls continues to expand at a moderate rate. According to the Bureau of Labor Statistics, March 2020 saw an unemployment rate of 3.8%. Unemployment at the time of the 2011-2015 ACS was measured at 5.21%.

Economic Development Market Analysis

Business Activity

Business by Sector	# of Workers	# of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	280	70	1	0	-1
Arts, Entertainment, Accommodations	3,830	4,322	16	16	0
Construction	1,480	1,600	6	6	0
Education and Health Care Services	5,225	5,967	22	23	0
Finance, Insurance, and Real Estate	1,623	1,953	7	7	0
Information	504	606	2	2	0
Manufacturing	929	1,055	4	4	0
Other Services	984	1,041	4	4	0
Professional, Scientific, Management Services	1,220	1,375	5	5	0
Public Administration	0	0	0	0	0
Retail Trade	3,846	4,883	17	19	2
Transportation and Warehousing	787	559	3	2	-1
Wholesale Trade	1,090	1,221	5	5	0
Total	21,798	24,652	--	--	--

Table 45 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Labor Force	
Total Population in the Civilian Labor Force	28,995
Civilian Employed Population 16 years and over	27,485
Unemployment Rate	5.21
Unemployment Rate for Ages 16-24	20.29
Unemployment Rate for Ages 25-65	3.09

Table 46 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	5,750
Farming, fisheries and forestry occupations	945
Service	3,940
Sales and office	6,500
Construction, extraction, maintenance and repair	2,820
Production, transportation and material moving	1,675

Table 47 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number (of people)	Percentage
< 30 Minutes	25,825	94%
30-59 Minutes	1,190	4%
60 or More Minutes	450	2%
Total	27,465	100%

Table 48 - Travel Time

Data Source: 2011-2015 ACS

Education

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,080	150	1,175
High school graduate (includes equivalency)	6,455	355	1,970
Some college or Associate's degree	8,075	340	2,370
Bachelor's degree or higher	6,515	95	905

Table 49 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age (number of people)

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	110	44	50	205	495
9th to 12th grade, no diploma	750	815	330	955	720
High school graduate, GED, or alternative	2,170	2,220	1,540	5,060	3,865
Some college, no degree	2,210	2,410	1,835	3,715	2,350
Associate's degree	335	970	625	1,605	430
Bachelor's degree	380	1,630	1,130	2,505	1,630
Graduate or professional degree	10	610	635	1,295	745

Table 50 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months (in dollars)

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	13,635
High school graduate (includes equivalency)	23,253
Some college or Associate's degree	30,013
Bachelor's degree	38,083
Graduate or professional degree	53,355

Table 51 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Located within the “Golden Triangle” region of agriculture in Montana, the economic base of the city has long been perceived as a regional center for farming needs and healthcare. Data from Table 45 above, however, indicates that this Agriculture, Mining, Oil & Gas Extraction business sector employs only 1% of workers within the city limits and represents 70 jobs.

Education and Health Care Services contain the largest number of workers (5,225) and jobs (5,967) in Great Falls, while Retail Trade and Arts, Entertainment, and Accommodations rank second and third among major employment sectors with 3,846 workers (4,883 jobs) and 3,830 workers (4,322 jobs), respectively.

Describe the workforce and infrastructure needs of the business community.

The Great Falls Development Authority (GFDA) is the primary economic development organization in the community and coordinates its activities with organizations such as the City of Great Falls, Cascade County, the Great Falls International Airport Authority, the Great Falls Chamber of Commerce and various educational institutions. GFDA’s mission is to grow and diversify the Great Falls economy and support the creation of high wage jobs.

GFDA provides a number of key services to assist business development and ensure the creation/retention of higher wage job opportunities. GFDA’s Community Development Finance Institution (CDFI) provides gap and bridge financing assistance for entrepreneurs and businesses. Additionally, their Community Development Corporation (CDC) provides SBA 504 loans. The Small Business Development Center (SBDC) is also housed within GFDA and provides valuable training and technical assistance to businesses, particularly to new startup efforts. Additionally, the GFDA operates a Brownfield Revolving Loan Fund, which provides critical assistance for property owners in identifying and cleaning up previously contaminated properties so they can be redeveloped safely for future use.

Finally, GFDA provides training on procuring government contracts for local businesses through its Procurement Technical Assistance Center (PTAC).

GFDA has two revolving loan funds that originated from CDBG allocations. These revolving loan funds continue to be used by GFDA for the creation of new jobs for persons from low to moderate income households.

As more of the population approaches 55 or older, there may be shortages of entry level workers and an increase in an aging workforce. According to the 2018 American Community Survey, an estimated 18,237 individuals (more than 30% of the population) are age 55 or over, an increase of nearly 10% since 2010, when the Census counted 16,741 individuals age 55 or over.

Travel time is not an issue in the Great Falls community; 94% of workers have a commute less than 30 minutes. Infrastructure (utilities and roads) is generally available to support continued economic growth in the community. Important rail access has been added to the City's AgriTech industrial park. Significant investments have been made to improve the City's Water and Wastewater Plants to keep up with growing demands.

Moving forward, the following workforce needs have been identified: 1) closing the gap between wages and cost of living, 2) meeting the challenge of providing training and upskills to an increasingly aging work force, 3) finding ways to integrate homemakers, disabled individuals, and the underemployed back into the workforce, and 4) increasing the community's overall population growth rate and new job opportunities.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Despite the community's slow rate of population growth, Great Falls has the advantage of having a stable base of employment through its health care sector, military affiliation, and strategic advantage in capturing agriculture related industries. This allows the community to weather downward trends in the national economy. Unfortunately, economic conditions in Great Falls are suffering in 2020 due to the COVID-19 pandemic. This has led to such impacts as large cutbacks in air travel for the Great Falls International Airport, business closures, evictions, and across the board reductions in revenue for sectors depending on tourism and commerce. This economic downturn will significantly affect the community's use of federal entitlement funds.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to Table 50, which considers Educational Attainment by Age, 90% of the 46,384 individuals counted have attained at least a high school diploma or equivalent. 58% of the total represented have attended some college or earned college degrees. According to Table 51, those with graduate or professional degrees record the highest median earnings, an estimated \$53,355. Median earnings are lowest for those without a high school diploma or equivalency.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Rural Dynamics, Inc., (RDI) is the primary financial education resource within the city. RDI's Assets for Montana project assists families with savings accounts, the use of tax credits, financial education and will expand a website and network of non-profit organizations focused on building assets. RDI holds financial education workshops and free financial literacy classes and administers a youth financial literacy program and Montana Foster Child Independence Program. This agency also provides income tax assistance to help eligible low income people file their federal tax returns and provides matched savings incentive. Families are provided with financial literacy training, one-on-one counseling, and assistance for down payment.

Opportunities, Inc., provides a wide variety of programs to assist very low and low income people. The Human Service Resource Center within Opportunities, Inc., provides emergency services related to food, housing, clothing, eye care, medical care, prescriptions, dental care and transportation. Opportunities, Inc., administers the following programs which focus on assisting people out of poverty:

- Family Self-sufficiency Program which teaches participants how to become self-sufficient;
- Work Force Investment Act Program which provides dropout, low income, at risk and special needs young adults ages 16 through 22 with year round, full-time employment; and
- HeadStart Program which provides education of preschool-age children, child care, parent education, job training, continuing education, GED preparation, life skills classes, assistance with applying for financial aid for college and coordination with other community services.

Opportunities, Inc., provides assistance to low income households through the Low Income Energy Assistance Program and the Weatherization Program which gives financial assistance to low income families to help with utility bills, furnace repair/replacement and other energy efficiency services.

The YWCA of Great Falls offers services that promote self-sufficiency, reduce violence and achieve equal opportunities for people. Services include life skills training classes and women's health workshops. Vouchers are available to community service organizations for used clothing.

Young Parents Education Center provides on-site developmental day care, family support and outreach, pre-vocational activities and parenting/child development education to assist pregnant and parenting teens and young adults to build self-sufficiency.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)? If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Sweetgrass Development is a private, non-profit corporation created in 2004 to support economic development in the counties of Glacier, Cascade, Pondera, Teton, and Toole, as well as the Blackfeet Nation. It is diverse area that includes a large metropolitan area (Great Falls), small towns, rural farming areas, several Hutterite Colonies, and the Blackfeet Reservation.

The most recent [Comprehensive Economic Development Strategy](#) covers planning years 2017-2021. The Executive Summary of the plan describes economic strengths and weaknesses of the region as follows:

“The SWOT analysis revealed economic strengths of the region including a stable agricultural economic base, strong road and rail transportation systems, ample local infrastructure and proximity to Glacier National Park. Weaknesses include challenges recruiting and retaining skilled workers, lack of workforce housing, limited value-added agriculture and a need for economic diversification. Employers and community leaders are concerned with the aging workforce and the fact few young people are returning to replace workers when they retire.”

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The Community Planning Development mapping tool ([CPD Maps](#)) provided by HUD identifies a concentration of low income households experiencing any of the four severe housing problems in the city’s downtown area, specifically in Census Tracts 4, 7, and 108, with 40-80% of households residing in those tracts experiencing at least one of four severe housing problems. As mentioned elsewhere in this report, HUD uses the following four categories to make such determinations: housing unit lacks complete kitchen facilities; housing unit lacks complete plumbing facilities; household is severely overcrowded (more than 1.5 persons per room); and household is severely cost burdened (monthly housing costs (including utilities) exceed 50% of monthly income).

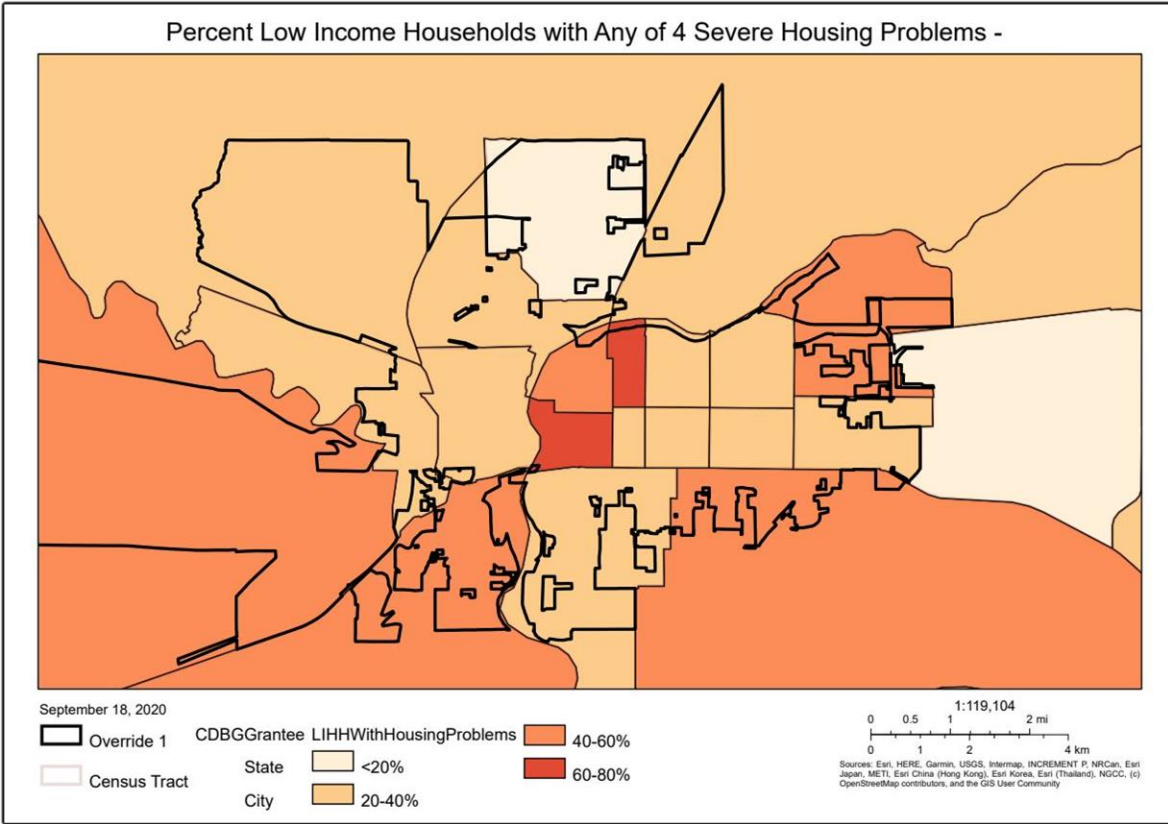


Figure 3 – Percent of Low Income Households with Any of 4 Severe Housing Problems
 Data Source: U.S. Department of Housing and Urban Development, CPD Maps

Data tools within the CPD Maps indicate the percentage of low income households in Census Tracts 4, 7, and 108 with any one of the four severe housing problems are 45.76%, 63.77 %, and 43.48%, respectively.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The population of Great Falls is largely White/Non-Hispanic, with minorities representing 12.9% of the total population. American Indian/Alaska Natives make up the largest minority group at 5.8% of the total population, while persons of Hispanic origin make up 4.6% of the population. Asian and Black or African American residents represent less than 1% of the city’s population.

HUD Minority Neighborhood: This is defined as a neighborhood in which the percentage of persons of a particular racial or ethnic minority is at least 20 points higher than that minority's percentage in the housing market as a whole; the neighborhood's total percentage of minority persons is at least 20 points higher than the total percentage of minorities for the housing market area as a whole; or in the case of a

metropolitan area, the neighborhood's total percentage of minority persons exceeds 50 percent of its population.

The most racially-diverse census tract in the region is Tract 7 in the lower south downtown area, where 40% of the 842 total households is made up of minority populations. American Indian/Alaska Native represent the largest minority population in the tract at 12.9%, while persons with Hispanic origin represent 11.97% of the tract's population. In the lower north downtown area (Tract 108), 26% of the tract's 1,546 households are minority households. Again, American Indian/Alaska Native and persons of Hispanic origin represent the largest minority groups in the tract at 13.75% and 6.17%, respectively. Areas of racial and ethnic concentrations exist relative to the small percentage of overall population they represent, but there are no census tracts in the City of Great Falls that qualify as a HUD Minority Neighborhood.

CPD Maps identify areas of low income households across Great Falls as depicted in the map below. The largest percentage of low income households is in the lower north downtown area in Census Tract 108, where nearly 70% of households are low to moderate income. Other tracts in the downtown area have concentrations of low income households, ranging from 30-50% per tract.

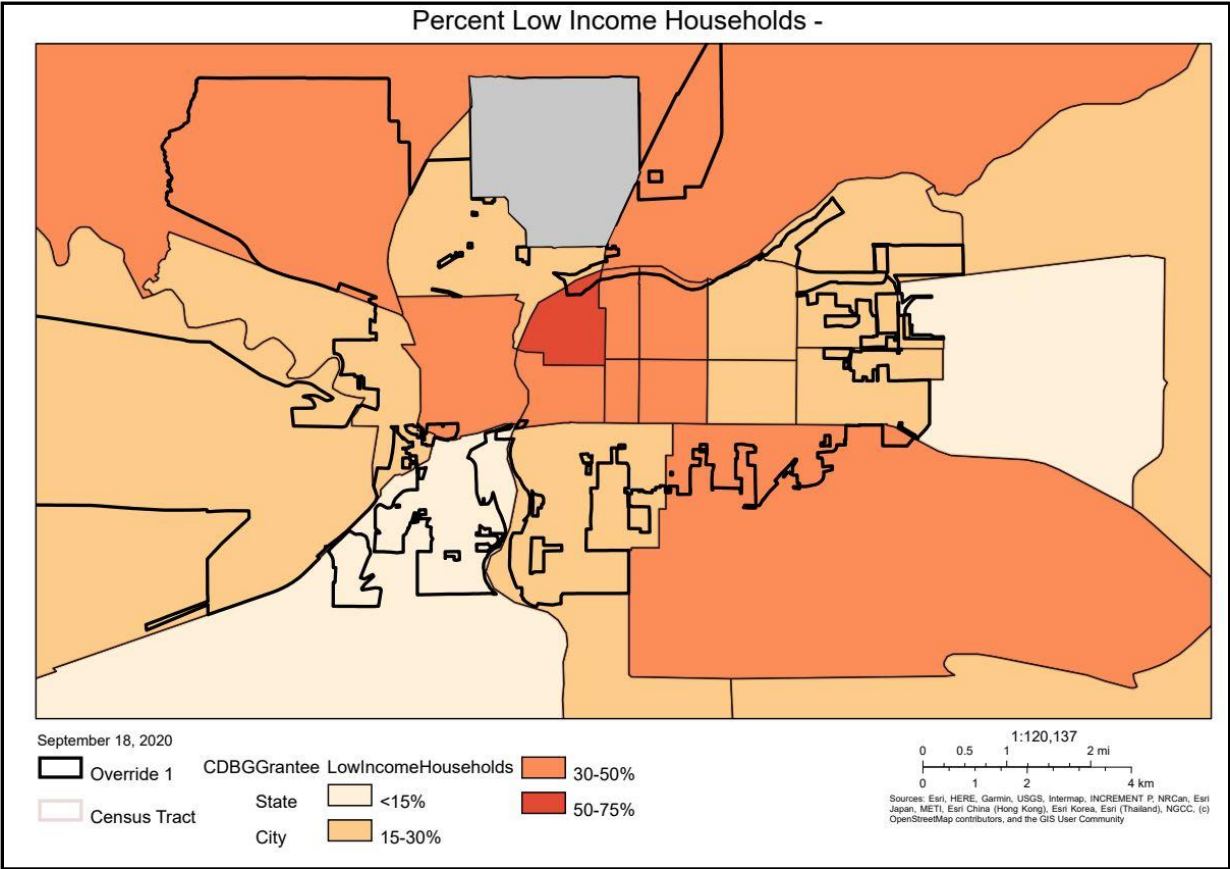


Figure 4 – Percent of Low Income Households, Data Source: U.S. Department of Housing and Urban Development, CPD Maps

What are the characteristics of the market in these areas/neighborhoods?

Census Tracts 108, 7, 8, 9, and 16 are all designated as Low to Moderate Income areas, and all at some point were included as part of a HUBZone (Tract 8 has since been reclassified). Census Tract 108 contains the city’s historic main street, Central Avenue, and the Central Business Historic District, which is recognized as a National Register Historic District by the National Park Service. Quoting the U.S. Small Business Administration (SBA) website:

The program encourages economic development in historically underutilized business zones - "HUBZones" - through the establishment of preferences. SBA's HUBZone program is in line with the efforts of both the Administration and Congress to promote economic development and employment growth in distressed areas by providing access to more federal contracting opportunities.

HUBZones Great Falls



Figure 5 – HUBZones in Great Falls
Data Source: [\(HUBZone Mapping\)](#)

Are there any community assets in these areas/neighborhoods?

Census Tract 108 contains the city's historic main street, Central Avenue, and the Central Business Historic District. Tract 108 also contains the Great Falls Historic Railroad District (extending south into Tract 7), Great Falls Northside Residential Historic District and the city's two central parks, Gibson Park and Riverside Park. The Great Falls Housing Authority's main site is located in Tract 9.

The Great Falls Business Improvement District (BID) has focused its activities on façade and interior building improvements; cleaning, maintenance and beautification; new business activity; and residential development in the downtown area. BID provides financial support for façade improvements, new tenant rent payment, and interior renovation projects. Additionally, the BID is active in supporting the beautification and increased vibrancy of downtown through outdoor art projects. They also have a community ambassador program and are a key part of the Downtown Business Watch program which educates people about various safety issues.

The BID will coordinate efforts with organizations such as the City, the GFDA, Chamber of Commerce, Downtown Great Falls Association and NeighborWorks for business development and revitalization of the downtown area.

The City Historic Preservation Officer and the Great Falls-Cascade County Historic Preservation Advisory Commission will continue to promote the use of investment tax credits for certified rehabilitation as an important tool for revitalization of the downtown area. The City will continue to be an active participant in the Downtown Development Partnership and will work to incentivize downtown revitalization. The City, BID, GFDA, the Chamber of Commerce and Great Falls Tourism are actively collaborating on the development of a community wayfinding sign plan to promote enhanced tourism and revitalization of the city's urban core.

Are there other strategic opportunities in any of these areas?

The Downtown Master Plan was adopted in October 2011 in an effort to revitalize several tracts within the downtown core and to consolidate revitalization efforts among interest groups within Great Falls, including the City, nonprofit agencies, and community leaders. The Downtown Master Plan study area extends fifteen blocks east of the Missouri River and encompasses portions of Tracts 4, 7, 8, and 108. The Plan was developed around four community Working Groups:

Vitality: Downtown's role as the center of commerce, culture, and community events—year-round, throughout the day, and into the night.

Livability: the enrichment of the physical, social, and personal well-being of Downtown residents, employees, and visitors.

Character: the physical elements that create a unique sense of place that distinguishes the Downtown area from other parts of the city.

Mobility: the ability of residents, employees, and visitors to have the option of using multiple modes of transportation to reach Downtown destinations in a safe and efficient manner.

These working groups later comprised the Downtown Development Partnership (DDP), an inter-agency cooperative group which meets monthly to discuss issues specific to this area.

The Montana Main Street program, through the Montana Department of Commerce, awards grants to affiliate communities (which include Great Falls) upon providing a quarterly Community Reinvestment Report. All activities within the Downtown Master Plan area are included and consist of all building rehabilitations, volunteer activities, and new businesses. The DDP has been extremely successful in obtaining these grants, which have been successful in implementing the downtown outdoor dining “pedlet” program, a Downtown Block Visioning study, and (in process) development of the community Wayfinding Sign Study.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The 2018 ACS estimates 75% of Great Falls households have a broadband internet subscription. The City has not yet determined what portion of low and moderate income households make up this percentage of the population.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

According to broadband deployment information released by the Federal Communications Commission (FCC) in June 2019, there are nine broadband internet service providers in the Great Falls area offering service at speeds greater than or equal to 25/3 Mbps. The FCC map below indicates area access to broadband services as well as the number of fixed residential service providers.

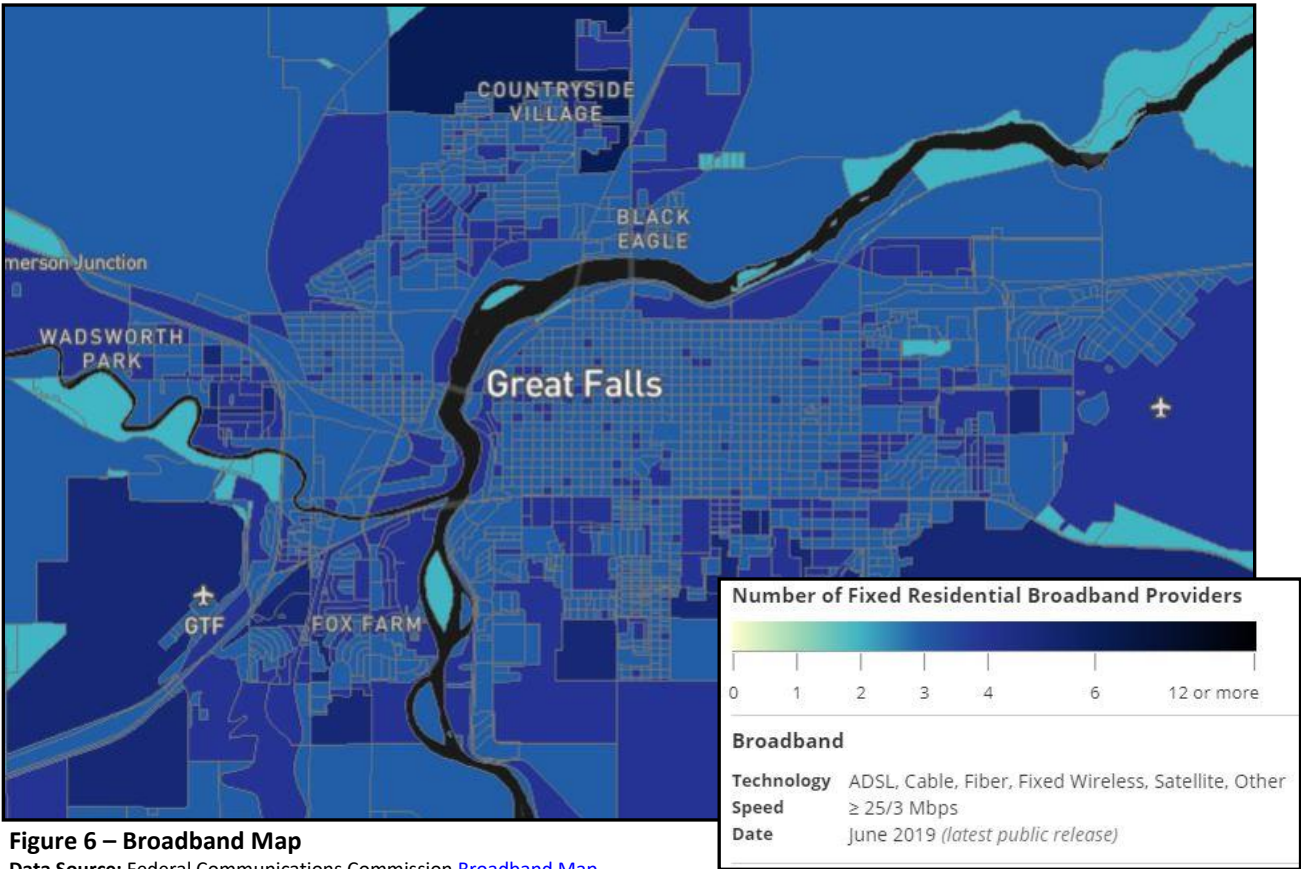


Figure 6 – Broadband Map
Data Source: Federal Communications Commission [Broadband Map](#)

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

According to the 2017 Montana Climate Assessment, annual average temperatures in the state have risen 2-3 degrees Fahrenheit since 1950. This is approximately double the rate of the nation as a whole. Annual average temperatures are projected to increase 4.5-6.0 degrees Fahrenheit by the middle of the century and 5.6-9.8 degrees Fahrenheit by the end of the century. The anticipated results of rising temperatures in the state include reduced snowpack, shifts in streamflow patterns, increases in frequency and severity of wildfires, and added strain on the state's water supplies.

Governor Bullock issued an executive order on July 1, 2019, creating the Montana Climate Solutions Council and joining the state of Montana to the U.S. Climate Alliance. The Council completed the [Montana Climate Solutions Plan](#) in August 2020, which outlines recommendations and strategies to prepare Montanans for climate impacts, reduce greenhouse gas emissions, foster innovation and advanced manufacturing across Montana's economy, and address the needs of communities in transition through appropriate economic development and workforce strategies.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The Missouri and Sun Rivers run through Great Falls, and the community has suffered severe flooding events in past decades. In particular, major past flooding events caused significant damage to west side neighborhoods that housed a number of low-moderate income residents. After the significant flooding event of the Sun River in 1975, a 7.5 mile levee system was constructed and completed in 1984. This has significantly reduced the severity of community flooding.

The City's Land Development Code contains up to date floodplain regulations that significantly restrict the amount of residential development that can take place in designated flood hazard areas. Additionally, the City has a dedicated staff person who is a Certified Floodplain Manager. The City participates in the *National Flood Insurance Program Community Rating System*, which means that its flood insurance program meets all requirements of the Federal Emergency Management Agency (FEMA). Despite the City's rigorous floodplain regulations and program management, there are pre-existing dwelling units, particularly older mobile home parks, which are located in floodplain areas.

Section 5 | Strategic Plan

SP-05 Overview

Based on data contained in this report as well as input the City has received from the community, the City of Great Falls chose seven (7) objectives or goals to implement the 2020-2024 Consolidated Plan. The goals identified in relation to community needs are: Public Services, Housing Rehabilitation, Economic Development, Affordable Housing, Fair Housing, Public Facilities and Improvements, and Planning and Administration.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

The geographic area for the entitlement city, Great Falls, Montana, is outlined as the area within the city limits as established by the City of Great Falls. The city does not have any census tract areas of minority concentration based on Federal Financial Institutions Examination Council (FFIEC) data. However, the city does have areas of low-income concentration, which are defined as areas where 51% of the population has income at or below 80% AMI.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction.

The City of Great Falls does not allocate funding priorities based on a geographic preference. Funding priorities are based on community need and the number of individuals or households that can benefit from the limited amount of funding available. Some allocations are based on an area need and focus efforts in LMI areas with 51% LMI residents, based on HUD's area benefit calculation tool. That is the only geographic distinction that is made by the City of Great Falls.

SP-25 Priority Needs - 91.215(a)(2)

All needs identified by the City are considered high priority. Each is listed below and none ranks higher than the other.

Priority Needs

Priority Need	Priority Level	Income Level	Family Types	Homeless Categories	Non-Homeless Special Needs
Public Services	High	Extremely Low, Low, Moderate	Large Families, Families with Children, Elderly, Public Housing Residents	Chronic Homelessness, Individuals, Families with Children, Mentally Ill, Chronic Substance Abuse, Veterans, Persons with HIV/AIDS, Victims of Domestic Violence, Unaccompanied Youth	Elderly, Frail Elderly, Persons with Mental Disabilities, Persons with Physical Disabilities, Persons with Developmental Disabilities, Persons with Alcohol or Other Addictions, Persons with HIV/AIDS and their Families, Victims of Domestic Violence, Non-housing Community Development
Priority Need	Priority Level	Income Level	Family Types	Homeless Categories	Non-Homeless Special Needs
Affordable Housing	High	Extremely Low, Low, Moderate	Large Families, Families with Children, Elderly, Public Housing Residents	Chronic Homelessness, Individuals, Families with Children, Mentally Ill, Chronic Substance Abuse, Veterans, Persons with HIV/AIDS, Victims of Domestic Violence, Unaccompanied Youth	Elderly, Frail Elderly, Persons with Mental Disabilities, Persons with Physical Disabilities, Persons with Developmental Disabilities, Persons with Alcohol or Other Addictions, Persons with HIV/AIDS and their Families, Victims of Domestic Violence

Priority Need	Priority Level	Income Level	Family Types	Homeless Categories	Non-Homeless Special Needs
Housing Rehabilitation	High	Extremely Low, Low, Moderate	Large Families, Families with Children, Elderly, Public Housing Residents	Chronic Homelessness, Individuals, Families with Children, Mentally Ill, Chronic Substance Abuse, Veterans, Persons with HIV/AIDS, Victims of Domestic Violence	Elderly, Frail Elderly, Persons with Mental Disabilities, Persons with Physical Disabilities, Persons with Developmental Disabilities, Persons with Alcohol or Other Addictions, Persons with HIV/AIDS and their Families, Victims of Domestic Violence
Priority Need	Priority Level	Income Level	Family Types	Homeless Categories	Non-Homeless Special Needs
Fair Housing	High	Extremely Low, Low, Moderate	Large Families, Families with Children, Elderly, Public Housing Residents	Chronic Homelessness, Individuals, Families with Children, Mentally Ill, Chronic Substance Abuse, Veterans, Persons with HIV/AIDS, Victims of Domestic Violence, Unaccompanied Youth	Elderly, Frail Elderly, Persons with Mental Disabilities, Persons with Physical Disabilities, Persons with Developmental Disabilities, Persons with Alcohol or Other Addictions, Persons with HIV/AIDS and their Families, Victims of Domestic Violence
Priority Need	Priority Level	Income Level	Family Types	Homeless Categories	Non-Homeless Special Needs
Economic Development	High	Extremely Low, Low, Moderate	Large Families, Families with Children, Public Housing Residents		Persons with Mental Disabilities, Persons with Physical Disabilities, Persons with Developmental Disabilities,

					Persons with Alcohol or Other Addictions, Persons with HIV/AIDS and their Families, Victims of Domestic Violence, Non-housing Community Development
<i>Description: Provide funding for projects which create decent paying jobs with benefits for persons from low to moderate income households. The City of Great Falls will fund economic development projects which will result in the creation and retention of jobs for low to moderate income people.</i>					
Priority Need	Priority Level	Income Level	Family Types	Homeless Categories	Non-Homeless Special Needs
Public Facilities and Improvements	High	Extremely Low, Low, Moderate Middle	Large Families, Families with Children, Elderly, Public Housing Residents	Chronic Homelessness, Individuals, Families with Children, Mentally Ill, Chronic Substance Abuse, Veterans, Persons with HIV/AIDS, Victims of Domestic Violence, Unaccompanied Youth	Elderly, Frail Elderly, Persons with Mental Disabilities, Persons with Physical Disabilities, Persons with Developmental Disabilities, Persons with Alcohol or Other Addictions, Persons with HIV/AIDS and their Families, Victims of Domestic Violence, Non-housing Community Development
	<i>Description: Provide public facility and infrastructure assistance, including but not limited to handicap accessibility, energy efficiency improvements, and removal of slum and blighted properties to provide a suitable living environment. The City of Great Falls will prioritize meeting handicap accessibility requirements in public facilities and infrastructure.</i>				
Priority Need	Priority Level	Income Level	Family Types	Homeless Categories	Non-Homeless Special Needs
Planning and Administration	High				
	<i>Description: City staff to administer, manage, and monitor CDBG and HOME funded activities.</i>				

SP-30 Influence of Market Conditions – 91.215 (b)

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Median Contract Rent has increased which equates to greater housing costs for renters. The increase in rent negatively affects many of Great Falls’ lowest income residents and many depend on rental assistance.
TBRA for Non-Homeless Special Needs	The search for affordable housing is complicated for individuals facing serious disabilities or other special situations. Both the public and government agencies have become increasingly aware of the need to work with the private sector and non-profit organizations to develop viable housing options for people with special needs. An important component of successfully addressing housing needs is integrating low income and special needs housing units into the community. In addition, people with disabilities or who have other special needs require supportive services concurrent with housing assistance.
New Unit Production	The City has worked with local developers and non-profit agencies to produce new housing opportunities. Unfortunately, the number of new affordable units is still smaller than the demand from low and moderate income residents. Costs for building new housing have greatly increased in recent years. The building codes require over-engineered foundations and this may be a significant cost; however, it is necessary because of the clay formation underlying much of the city. The current zoning and setback requirements can be restrictive for developing affordable housing in situations where developers wish to use odd-size or small lots or construct high density. Additionally, no affordable housing incentives such as reduced lot sizes and setbacks or waived building permit fees are available to developers of affordable housing. Currently, no affordable housing zoning ordinances exist. The City has been successful working with NeighborWorks to use PUD zoning to achieve higher density housing (Rockcross Commons/Meriwether Crossing). This approach will continue in the future as NeighborWorks needs additional lots for affordable housing development.
Rehabilitation	Housing units that are affordable to residents within certain income groups often have physical problems making the units ineligible for financing. Rehabilitation of these units will help bring them up to code, improve physical appearance and maintain affordability.
Acquisition, including preservation	The basic housing affordability problem for many residents is the disparity between income levels and housing costs, especially for low and moderate income people. Average housing prices have grown faster than income levels, making it difficult or impossible for many families to save enough for a down payment or to afford the monthly cost of a mortgage, interest, insurance and taxes. This problem is worse for people with poor credit histories, especially those people with low and moderate incomes. The Great Falls-

Cascade County Historic Preservation Advisory Commission (HPAC) is included in all projects throughout the area that have historic considerations. This ensures that historic preservation is considered at all levels of City and County decision-making related to the demolition or renovation of structures in historic districts or those that may be eligible for historic designation due to their age.

Table 54 – Influence of Market Condition

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

The following table describes the City of Great Falls’ CDBG & HOME anticipated resources to carry out the goals of the Consolidated Plan.

Program	Source of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan
		Annual Allocation:	Program Income:	Prior Year Resources:	Total:	
CDBG	public - federal	\$808,347	\$300,327	\$81,333	\$1,190,007	\$3,200,000
<i>Uses of Funds</i>	<i>Acquisition, Economic Development, Housing, Public Improvements, Public Services, Admin and Planning</i>					
<i>Description</i>	<i>CDBG funds are anticipated to be \$800,000 annually for the program years 2020-2024.</i>					
HOME	public - federal	\$280,426	\$453,901	\$823,185	\$1,557,512	\$1,120,000
<i>Uses of Funds</i>	<i>Acquisition, Homebuyer Assistance, Rehabilitation (Multifamily & Homeowner), New Construction (Multifamily & Homeowner), Admin and Planning</i>					
<i>Description</i>	<i>HOME funds are anticipated to be \$280,000 annually for the program years 2020-2024.</i>					

Table 55 – Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

Federal funding will be leveraged with the support of state and local funds as well as outside (private) sources of funding. Both CDBG and HOME projects can maximize local impact with leveraged local resources among area providers.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The City of Great Falls does not anticipate that publicly owned land will be utilized to address needs identified in the Consolidated Plan. However, it is anticipated that the City will be an annual applicant for funds to address public buildings, active transportation needs (sidewalks and trails), as well as public park facilities.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Geographic Area Served
City of Great Falls	Government	Jurisdiction
<i>Entity's Role</i>	<i>Economic Development, Non-homeless Special Needs, Planning, Neighborhood Improvements, Public Facilities, Public Services</i>	
Great Falls Housing Authority	PHA	Jurisdiction
<i>Entity's Role</i>	<i>Public Housing</i>	

Table 56 - Institutional Delivery Structure

Assess Strengths and Gaps in the Institutional Delivery System

The City is a public entity whose purpose relative to housing and other categories pertinent to CDBG and HOME grant funding involve such areas as planning, financing, code enforcement, zoning enforcement, building inspection, plan review and overall community development. The City’s financial resources for assistance are the CDBG and HOME programs. In addition to having its own housing programs, the City allocates federal funds to housing and non-profit agencies to address housing, economic development, public facility and public services issues. These programs are administered through the Planning & Community Development Department with support, as necessary, from other departments within the City of Great Falls. Policy oversight is provided by the City Commission. Administrative oversight is provided by the City’s department director and the City Manager.

The City works in conjunction with the various entities described in the previous section (such as local housing, community development and social service providers) and groups such as the Continuum of Care for Homelessness to ensure the Consolidated Plan accurately reflects the needs of the community. The City Grant Committee, comprised of staff professionals who are familiar with CDBG and HOME Program requirements, provides application funding recommendations, and the City Commission makes

the final decision on the direction the City will take to meet the needs identified in the Consolidated Plan.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X

Table 57 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

The various entities previously described have a history of collaboration with the City in seeking to meet the needs of low income and at-risk populations, including service needs of the homeless and chronically homeless. This collaboration has become increasingly crucial as funding resources have decreased at most governmental levels. The City anticipates being able to implement the programs/projects proposed in the Consolidated Plan unless federal funds become unavailable, reduced or delayed for a substantial period of time. The City works in conjunction with local housing, community development and social service providers, as well as groups such as the Continuum of Care for Homelessness, to ensure the Consolidated Plan accurately reflects the needs of the community.

Describe the strengths and gaps of the service delivery system for special needs populations and persons experiencing homelessness, including, but not limited to, the services listed above.

Individuals experiencing homelessness and persons with HIV have clear gaps in services. However, service gaps evident for persons with HIV are partially due to the low level of HIV/AIDS population currently in Great Falls. The jurisdiction does not currently receive HOPWA funding, and City-County Health Services provides health and treatment related services to those with HIV rather than providing housing assistance as HOPWA is intended. Gaps in homeless services may be explained by the Great Falls Rescue Mission being the primary emergency shelter and provider of homeless services in the community. As a faith-based organization, the Rescue Mission prefers not to accept federal funding for their projects and is financially supported almost exclusively with donations. Thus, no CDBG funds have been used to support or increase service delivery to homeless individuals.

Locally, the turnover of some non-profit agency leadership due to lack of available funding or retirements have created a gap in experience and knowledge in the local workforce. Mentorship and replacing these key community leaders is essential for maintaining current level of service.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

Coordination between local nonprofit agencies and services is essential to overcoming gaps. Discussing current best practices and success stories through collaborative meetings will avoid duplication or gaps in services provided and avoid agencies competing against each other for scarce CDBG/HOME funding dollars when applying yearly.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Services	2020	2024	Homeless, Non-Homeless Special Needs, Non-Housing Community Development	City of Great Falls	Public Services	CDBG: \$475,000	Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
2	Affordable Housing	2020	2024	Affordable Housing, Homeless, Non-Homeless Special Needs	City of Great Falls	Affordable Housing	HOME: \$1,000,000	Homeowner Housing Added: 10 Household Housing Unit Direct Financial Assistance to Homebuyers: 35 Households Assisted
3	Housing Rehabilitation	2020	2024	Affordable Housing, Public Housing, Non-Homeless Special Needs	City of Great Falls	Housing Rehabilitation	CDBG: \$700,000	Rental units rehabilitated: 40 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit
4	Fair Housing	2020	2024	Affordable Housing, Public Housing, Homeless, Non-Homeless Special Needs	City of Great Falls	Affordable Housing, Fair Housing, Public Services	CDBG: \$125,000	Public service activities other than Low/Moderate Income Housing Benefit: 600 Persons Assisted
5	Economic Development	2020	2024	Non-Housing Community Development, Economic Development	City of Great Falls	Economic Development	CDBG: \$300,000	Jobs created/retained: 15 Jobs Businesses assisted: 10 Businesses Assisted
6	Public Facilities and Improvements	2020	2024	Public Housing, Non-Homeless Special Needs, Non-Housing Community Development	City of Great Falls	Public Facilities and Improvements	CDBG: \$1,300,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Planning and Administration	2020	2024	Planning and Administration	City of Great Falls	Planning and Administration	CDBG: \$800,000 HOME: \$140,000	

Table 58 – Goals Summary

Goal Descriptions

1	Goal Name	Public Services
	Goal Description	Provide support to public service agencies’ operating programs that benefit low to moderate income persons. The City of Great Falls will provide CDBG funds to social service agencies for activities that service low to moderate income people or areas.
2	Goal Name	Affordable Housing
	Goal Description	Increase and preserve affordable housing opportunities for very low to moderate income renters, homeowners, first-time homebuyers, and those experiencing homelessness. This includes affordable housing efforts that require funding to remediate properties negatively affected by slum and blighted conditions.
3	Goal Name	Housing Rehabilitation
	Goal Description	Provide construction and rehabilitation assistance for very low to moderate income homeowners, rental property owners and the Public Housing Authority. The City will focus on upgrading the City’s housing stock to meet standard building codes to provide and sustain safe, affordable housing through its revolving loan fund. The City of Great Falls will address Public Housing Authority rehabilitation or modernization projects with the use of CDBG funding.
4	Goal Name	Fair Housing
	Goal Description	Provide funding for activities that affirmatively further fair housing. The City of Great Falls will fund activities that include, but are not limited to fair housing education, counseling, outreach, and referrals pertaining to the laws, rights, and responsibilities related to housing and housing-related transactions, as well as service activities that reduce and remove barriers to fair housing choice.
5	Goal Name	Economic Development
	Goal Description	Provide funding for projects which create decent paying jobs with benefits for persons from low to moderate income households. The City of Great Falls will fund economic development projects which will result in the creation and retention of jobs for low to moderate income people.
6	Goal Name	Public Facilities and Improvements
	Goal Description	Provide public facility and infrastructure assistance, including but not limited to handicap accessibility, energy efficiency improvements, and removal of slum and blighted properties to provide a suitable living environment. The City of Great Falls will prioritize meeting handicap accessibility requirements in public facilities and infrastructure.
7	Goal Name	Planning and Administration
	Goal Description	City staff to administer, manage, and monitor CDBG and HOME funded activities.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2).

The City of Great Falls estimates the number of LMI families to be as follows:

- Assistance to first-time home buyers (35 households served)
- Affordable Housing Construction & Rehab (10 households served)
- City's Revolving Loan Fund (30 households served)

This amounts to approximately 75 households served, not including current services provided in subsidized housing.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable.

Activities to Increase Resident Involvement

The Great Falls Housing Authority (GFHA) encourages tenants to be involved in the management of public housing through having two tenants on the Housing Authority Board of Commissioners. Resident board members serve two-year terms. All members serve without compensation.

In addition to preparing and distributing quarterly newsletters that offer residents seasonal information, updates, and reminders, GFHA hosts public hearings to obtain input from residents as to their needs and opinions, including those related to the annual plan and proposed rehabilitation of housing units. The information obtained from these hearings is considered in the annual grant application submitted by GFHA.

In-depth information regarding GFHA can be found in the Needs Assessment and Housing Market Analysis (Sections 3 and 4) of this Consolidated Plan (NA-35 Public Housing; MA-25 Public and Assisted Housing).

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

Not applicable. The Great Falls Housing Authority is not currently designated as troubled.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Great Falls first adopted a zoning ordinance to regulate the use of land and buildings in 1930. The most recent comprehensive update of the City’s zoning and subdivision regulations occurred when the Unified Land Development Code was adopted in 2005. The new code implements the City’s Growth Policy, Missouri River corridor plan, neighborhood plans and the City’s Long Range Transportation Plan. The purposes of the code are: 1) to ensure that all development is guided by and gives consideration to the Growth Policy; 2) to provide clear, consistent standards, regulations and procedures for the review and approval of all proposed development within the city; and, 3) to safeguard the public health, safety and general welfare by establishing minimum standards for design and development.

The City subjects development applications to subdivision regulations, zoning and land use controls and annexation policies. Such codes and policies are designed to create orderly development; provide adequate services including transportation, utilities, and fire and police protection; and promote public health, safety and general welfare.

Costs for building new housing have greatly increased in recent years, but this is due to other factors previously described rather than the cost of meeting code requirements. Existing home prices greatly increased due to low housing stock. The City’s Chief Building Official reports there is also the perception that costs of new building permits are high and require a time-consuming process. However, the total estimated cost for construction permits to build a house was approximately 1% of the structure’s value. The building codes may require engineered foundations and this could be a significant cost; however, it is necessary because of the clay formation underlying much of the city. The City works with homeowners to educate them on ways to reduce the cost of permitting whenever possible. The timeline for residential permitting is currently at a 7-day turnaround time based on quality of drawing submittals. There is good accessibility to plans examiners and access to inspectors when needed.

The current zoning and setback requirements can be restrictive for developing affordable housing in situations where developers wish to use odd-size or small lots or construct high density housing. Additionally, no affordable housing incentives such as reduced lot sizes, setbacks or waived building fees are available to developers of affordable housing. Due to land prices and infrastructure costs, smaller lots are being developed for condensed housing at this time. As noted previously in this Plan, the City

and NeighborWorks have partnered by using Planned Unit Development zoning to bring both affordable multifamily units and owner occupied homes into the Great Falls market.

Traditionally, mobile/manufactured housing has allowed low income families to purchase housing when a conventional home may be out of reach. However, there is limited availability of vacant affordable single lots, mobile home courts will not accept homes that are older than five years, and a zoning change would be required if a new mobile home subdivision were to be developed. There appears to be the demand for an affordable housing option such as improvements to existing mobile/manufactured home parks or development of a new mobile/manufactured home subdivision. Some of those proposed upgrades are cost prohibitive due to many existing parks being located in the floodplain.

In Montana, property tax is the only way authorized by the legislature for cities to raise money to provide local government services and finance schools. Therefore, the tax burden falls on property owners. The cost of building new housing is also affected by the concept that the user pays. The developer of new housing must pay the full cost of extending water and sewer services, connecting to city utilities and putting in curbs, gutters, sidewalks and paved streets. Meeting storm water quality requirements mandated by the Federal government has increasingly affected the feasibility of some housing development proposals. While these requirements affect the cost of housing, these standards also dictate the quality, permanence, safety and environmental aspects of a community.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The foundation for the City's fair housing program is the Analysis of Impediments to Fair Housing Choice. The most recent Analysis of Impediments is being conducted as a statewide effort among the State of Montana Department of Commerce and Montana's three CDBG entitlement cities: the City of Billings, the City of Missoula, and the City of Great Falls.

In effort to remove and reduce barriers to affordable housing and housing choice, the City will assist in preserving and increasing access to affordable housing for renters and homeowners through the following CDBG and HOME-funded programs:

CDBG:

- City Revolving Loan Program: City-administered loans for code-related repairs, improvements, and water and sewer upgrades to improve the quality of homeowner and rental housing stock for low to moderate income households
- Projects and activities for the development of affordable housing, including funding for site acquisition and the remediation of properties negatively affected by slum and blighted conditions
- Fair Housing outreach and education

HOME:

- First-time Homebuyer Assistance: downpayment and gap financing assistance for income-eligible households. This program is administered by NeighborWorks Great Falls with HOME program income.
- Projects and activities that fund the development of new construction or rehabilitation of homeowner and rental housing

As part of its fair housing outreach and education activities, the City will distribute pamphlets about fair housing and equal opportunity, landlord and tenant law, accessibility guidelines and HUD programs community-wide, free of charge. Current information will also be available on the City and Housing Authority websites. Fair housing education programs will be presented quarterly at NeighborWorks Great Falls, and the City will provide fair housing information and referral services to landlords and tenants as requested.

The City's Fair Housing Specialist will be involved with activities that pertain to public housing through a partnership between the City of Great Falls and the Housing Authority. Housing Authority procedures that pertain to federal and state landlord and tenant law for public housing will be reviewed. Investigations will be conducted about tenant complaints. When requested by HUD, workshops will be presented to provide information to tenants about their responsibilities and rights under state and federal law.

The City's Chief Building Official will provide a summary of accessibility requirements to each individual who requests an architectural and engineering plan review through the City Planning and Community Development Department. These handouts will include the HUD Accessibility Guidelines *Seven Technical Requirements* pamphlet and a summary listing of the Fair Housing Act accessibility requirements and the Section 504 of the Rehabilitation Act of 1973 accessibility requirements.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Continuum of Care (CoC) group participates in the annual homeless Point-in-Time Count, which is undertaken to identify the number and demographics of homeless people in the state. On the night of January 31, 2019, there were 223 people counted as homeless in Great Falls. Of the total, 200 were in an emergency shelter, 13 were in transitional housing, and 10 were unsheltered.

Although the City does not receive CoC or Emergency Solutions Grant (ESG) funds to directly impact homelessness, 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. A complete list of homeless service and outreach providers is included in Section 4 of this report (MA-30 Homeless Facilities and Services).

Addressing the emergency and transitional housing needs of homeless persons

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. It is difficult to delineate the specific numbers of beds available for emergency shelter versus transitional housing as the organization does not use governmental funding and is not restricted by specific programming requirements; therefore, they can be flexible regarding bed usage. Whether a specific bed is used for emergency or transitional shelter is driven by actual need that particular day. 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 homeless, 70 of which, on average, are children.

The YWCA Mercy Home, the primary provider of emergency/transitional housing and supportive services for victims of domestic abuse, has the capacity to house 30 women & children at one time; supportive services include crisis intervention, support groups, information and referral, group counseling, personal advocacy, parenting classes, 911 cell phone lending program, transportation, legal advocacy, resume building & employment coaching. 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.

Alliance for Youth's Youth Resource Center 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.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Chronically Homeless: As noted previously, the Great Falls Rescue Mission is the primary emergency shelter provider in Great Falls. Opportunities, Inc., receives Emergency Solutions Grant (ESG) funding and offers emergency assistance through rapid re-housing and homeless prevention services.

Families with Children: To meet growing need for shelter services for homeless families, the Great Falls Rescue Mission completed construction of the Cameron Family Center in November of 2016. The Cameron Family Center can serve approximately 134 people experiencing homelessness, 70 of which, on average, are children.

Veterans: Volunteers of America provides individualized service coordination to veterans who are homeless or at risk of being homeless through rapid rehousing, homelessness prevention, and emergency shelter as funding allows. St. Vincent de Paul's Grace Home offers transitional housing for homeless veterans, as well as employment and other general assistance.

Unaccompanied Youth: Young Parents Education Center provides on-site developmental day care, family support and outreach, pre-vocational activities and parenting/child development education to assist pregnant and parenting teens and young adults to build self-sufficiency. Alliance for Youth's Youth Resource Center 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.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Opportunities, Inc., is the central intake point for social service providers in Great Falls. This agency provides a wide range of services for homeless and low income people. Opportunities, Inc., will provide

referral, limited case management and designated payee's status for Social Security recipients to prevent people from becoming homeless. This agency will collaborate with the Center for Mental Health to provide services for homeless individuals who have mental illness by referral for emergency services and direct assistance services.

Kairos Youth Services, Inc., provides emergency shelter, transitional housing and supportive services as noted in the previous chart. Supportive services will include housing, meals, recreational programming, tutoring, coping skills training, independent living skills training, individual treatment planning, case management and individual, group and family counseling. Kairos will operate aftercare/early intervention mentoring programs with the Eighth Judicial District Youth Court, administer the Montana Foster Care Independence Program in Region 2 and provide Psychiatric Residential Treatment Facility Program services.

A sampling of other agencies who will provide a variety of services for people who are homeless or threatened with homelessness include the Great Falls Community Food Bank, St. Vincent de Paul, Great Falls Rescue Mission, Salvation Army and many churches. In addition, numerous programs through government departments such as the Cascade County Office of Public Assistance will work toward meeting the needs of homeless people.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

All CDBG and HOME funded housing project sites which have visual paint deterioration where rehabilitation will take place will be tested by a certified risk assessor for the presence of lead-based paint using the XRF Technology Lead Analyzer. On any sites that test positive, only contractors certified in safe work practices will be used for abatement. Clearance tests will be performed by an Environmental Protection Agency (EPA) certified risk assessor and a certified laboratory after interim controls are completed.

The City will pay for lead-based paint testing on all projects through its housing rehabilitation programs, only adding cost to homeowners if a contractor needs to be hired.

Lead-based paint hazards will be taken into consideration on all pertinent CDBG-funded projects being undertaken by sub-grantees.

NeighborWorks Great Falls will comply with all HUD lead safe requirements on all City-funded housing rehabilitation projects for properties constructed prior to 1978. NWGF is a certified abatement company and has staff that is certified in lead safe practices. NWGF will have certified inspectors from the Housing

Authority do initial tests using the XRF Lead Analyzer to check for the presence of lead-based paint in all projects involving a building constructed prior to 1978. If lead-based paint is found, NWGF staff or subcontractors certified in lead safe practices will do abatement or mitigation and obtain laboratory clearance tests from an EPA certified risk assessor after the abatement is completed.

The Housing Authority will provide all new tenants with lead-based paint hazard reduction information and will include lead-based paint considerations in their policies. Lead-based paint hazards will be taken into consideration as part of the Housing Choice voucher program inspections which are done for private rentals. This process will include initial testing using the XRF Analyzer on all houses built prior to 1978 when peeling paint is present and children will be in the home. Safe work practices and clearance testing will be undertaken when the presence of lead-based paint is found.

The Housing Authority has retained an engineering consulting firm to address lead-based paint testing and mitigation, if required, at the main site rehabilitation project. The Housing Authority will provide information regarding previous lead-based paint testing to the City as each building is vacated, along with any clearance test results if abatement is required.

How are the actions listed above related to the extent of lead poisoning and hazards?

Preventive and rehabilitative measures will be taken in all CDBG and HOME funded housing and public facilities projects that serve young children to ensure the extinction of lead-based paint hazards. All rehabilitation projects in which the building was constructed before 1978 will address lead-based paint regulations. Information about lead-based paint hazards will be provided to all people who apply for City housing rehabilitation loans. If lead-based paint is found during initial testing on a project where families with children under the age of six reside, they will be referred for testing for lead-based paint exposure.

How are the actions listed above integrated into housing policies and procedures?

Lead-based paint hazards will be taken into consideration on all pertinent CDBG-funded projects being undertaken by sub-grantees.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Rural Dynamics, Inc., (RDI) is a non-profit organization which provides programs designed to assist low to moderate income people to obtain financial security. RDI was awarded grant funds through the Northwest Area Foundation several years ago to provide programs to help people get out of poverty. RDI will use these grant funds locally to provide credit building loans, enroll participants in a small business individual development account program and maintain a support group for people

participating in financial security programs. RDI will hold financial education workshops, provide free financial literacy classes for low income people and administer a youth financial literacy program. The agency will also partner with local agencies to provide income tax assistance sites to assist eligible low income people file their federal tax returns and claim earned income tax credits.

Opportunities, Inc. will provide a wide variety of programs to assist very low and low income people, including administration of the following programs which focus on assisting people out of poverty:

- Work Force Investment Act Program: Provides year-round, full-time employment services for high-school dropouts, those with low incomes, and at risk and special needs young adults ages 16 through 22
- HeadStart Program: Provides education of preschool-age children, child care, parent education, job training, continuing education, GED preparation, life skills classes, assistance with applying for financial aid for college and coordination with other community services
- Low Income Energy Assistance Program and Weatherization Program: Provides financial assistance to low income families to help with utility bills, furnace replacement/repair and other energy efficiency services

Young Parents Education Center will provide on-site developmental day care, family support and outreach, pre-vocational activities and parenting/child development education to assist pregnant and parenting teens and young adults to build self-sufficiency.

The YWCA of Great Falls will offer services that promote self-sufficiency, including life skills training classes, women's health workshops and self-defense training.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

The Consolidated Plan is a guiding document for the next five years within the community, and affordable housing is a crucial portion of the Plan, as indicated in the goals set forth in the Strategic Plan and expressly stated in the Executive Summary. The Montana Continuum of Care is the coordinating agency for the chronically homeless and for those at risk of homelessness, but local agencies such as the Great Falls Rescue Mission are essential in supporting those goals.

The City of Great Falls' goals, programs and policies are aligned with local nonprofit, faith-based and private businesses to provide decent, safe, and affordable housing as stated in the goals and objectives. The Consolidated Plan, citizen participation process for every Annual Action Plan, and the monthly coordination meetings between service and housing providers aim to align agency goals with those stated in the Consolidated Plan. Assistance to LMI persons will be guided by the input provided to create the affordable housing objectives outlined in this Plan.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City will be responsible for managing the day-to-day operations of the CDBG and HOME programs. This includes monitoring the performance of all CDBG and HOME subrecipients by reviewing program agreements and requirements with grant subrecipients prior to project start, monitoring projects through project completion, and obtaining required documents prior to paying out full grant funds.

Grant award letters for each CDBG and HOME Program funding agreement will include language regarding the need for timeliness in project implementation. See the following Performance Measurement section regarding actions which will be taken to monitor performance as related to meeting priorities and objectives set forth in the Consolidated Plan. All entities receiving CDBG and HOME funding are required to provide quarterly project updates and project completion information which includes individual and community benefit.

All CDBG subrecipients other than City departments will be monitored on-site at least once during the grant activity period. All CDBG subrecipients receiving and retaining program income will be monitored on-site annually to assure compliance with CDBG regulations.

All rental housing developed with the use of HOME funds will be monitored for property standard requirements and rent restrictions in accordance with HOME requirements and periods of affordability.

All CDBG Revolving Loan Program rental rehabilitation projects undertaken by the City will be monitored in the first year of residency and again in the second year as required by the program policies of the City Rental Improvement Loan Program to verify that rents are being kept within the required range.

All projects which involve construction contracts of more than \$2,000 will be monitored to assure compliance with Davis-Bacon Act regulations.

A current listing of local minority business enterprises (MBEs) taken from the Montana Department of Transportation website will be provided to all subrecipients who will be procuring services with CDBG grant funds. Subrecipients will be encouraged to submit a request for proposal directly to any appropriate MBEs. Bids for an amount over \$80,000 will be required to advertise in a regional newspaper.

Section 6 | Annual Action Plan

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

All staff activities used in creating and implementing the Annual Action Plan are provided from the 20% of CDBG funds allotted for Administrative spending.

The expected resources include the annual allocations of CDBG and HOME Federal Grant Funds that Great Falls receives as an Entitlement City. The grant amounts are actual allocations for Program Year 2020. If the grant funding or program income comes in above or below the expected amounts identified in the Priority Table below, the project allocations (AP-38 Projects Summary) will be adjusted.

Anticipated Resources

Program	Source of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan
		Annual Allocation:	Program Income:	Prior Year Resources:	Total:	
CDBG	public - federal	\$808,347	\$300,327	\$81,333	\$1,190,007	\$3,200,000
<i>Uses of Funds</i>	<i>Acquisition, Economic Development, Housing, Public Improvements, Public Services, Admin and Planning</i>					
<i>Description</i>	<i>CDBG funds are anticipated to be \$800,000 annually for the program years 2020-2024.</i>					
HOME	public - federal	\$280,426	\$453,901	\$823,185	\$1,557,512	\$1,120,000
<i>Uses of Funds</i>	<i>Acquisition, Homebuyer Assistance, Rehabilitation (Multifamily & Homeowner), New Construction (Multifamily & Homeowner), Admin and Planning</i>					
<i>Description</i>	<i>HOME funds are anticipated to be \$280,000 annually for the program years 2020-2024.</i>					

Table 59 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funding will be leveraged with the support of local, state, and outside (private) sources of funding. Both CDBG and HOME projects can maximize their local impact within the Great Falls community when combined with leveraged local resources among area providers.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

None appropriate.

AP-20 Annual Goals and Objectives

Goals Summary Information

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Services	2020	2024	Homeless, Non-Homeless Special Needs, Non-Housing Community Development	City of Great Falls	Public Services	CDBG: \$95,000	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
2	Affordable Housing	2020	2024	Affordable Housing, Homeless, Non-Homeless Special Needs	City of Great Falls	Affordable Housing	HOME: \$400,000	Homeowner Housing Added: 3 Household Housing Unit Direct Financial Assistance to Homebuyers: 7 Households Assisted
3	Housing Rehabilitation	2020	2024	Affordable Housing, Public Housing, Non-Homeless Special Needs	City of Great Falls	Housing Rehabilitation	CDBG: \$140,000	Rental units rehabilitated: 1 Household Housing Unit Homeowner Housing Rehabilitated: 5 Household Housing Unit
4	Fair Housing	2020	2024	Affordable Housing, Public Housing, Homeless, Non-Homeless Special Needs	City of Great Falls	Affordable Housing, Fair Housing, Public Services	CDBG: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit: 120 Persons Assisted

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Economic Development	2020	2024	Non-Housing Community Development, Economic Development	City of Great Falls	Economic Development	CDBG: \$60,000	Jobs created/retained: 3 Jobs Businesses assisted: 2 Businesses Assisted
6	Public Facilities and Improvements	2020	2024	Public Housing, Non-Homeless Special Needs, Non-Housing Community Development	City of Great Falls	Public Facilities and Improvements	CDBG: \$260,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
7	Planning and Administration	2020	2024	Planning and Administration	City of Great Falls	Planning and Administration	CDBG: \$161,669 HOME: \$28,042	

Table 60 – Goals Summary

Goal Descriptions

1	Goal Name	Public Services
	Goal Description	The City of Great Falls will provide CDBG funds to social service agencies for activities that provide services for low to moderate income people or areas. The City will focus efforts on meeting the needs of our homeless population, health/mental health needs, and underserved youth this Program Year. Applications will not be limited to these activities; however, the City will give priority to applications that directly address homelessness, health/mental health, and youth services.
2	Goal Name	Affordable Housing
	Goal Description	Increase and preserve affordable housing opportunities for very low to moderate income renters, homeowners, first-time homebuyers, and those experiencing homelessness.
3	Goal Name	Housing Rehabilitation
	Goal Description	Provide construction and rehabilitation assistance for very low to moderate income homeowners, property owners and the Public Housing Authority. The City will focus on upgrading the City’s housing stock to meet standard building codes to provide and sustain safe, affordable housing through its revolving loan fund. The City of Great Falls will address Public Housing Authority rehabilitation or modernization with the use of CDBG funding.
4	Goal Name	Fair Housing
	Goal Description	Provide funding for activities that affirmatively further fair housing. The City of Great Falls will fund activities that include but are not limited to fair housing education, counseling, outreach, and referrals pertaining to the laws, rights, and responsibilities related to housing and housing-related transactions, as well as service activities that reduce and remove barriers to fair housing choice.
5	Goal Name	Economic Development
	Goal Description	All Economic Development Activities this Program Year will be carried out by GFDA through the administration of their already established CDBG Revolving Loan Fund for the purpose of job creation and retention for low to moderate income households. This program operates on program income from CDBG.
6	Goal Name	Public Facilities and Improvements
	Goal Description	Provide public facility and infrastructure assistance to provide a suitable living environment. The City of Great Falls will prioritize meeting handicap accessibility requirements in public facilities and infrastructure. There will be a focus on funding activities that are associated with public parks, public safety, public recreation as well as slum and blight removal this program year with the understanding that efforts are not limited solely to these priorities.
7	Goal Name	Planning and Administration
	Goal Description	City staff to administer, manage, and monitor CDBG and HOME funded activities.

AP-35 Projects – 91.220(d)

Introduction

The City of Great Falls will strategically focus on seven projects for funding from the CDBG and HOME program, which includes funding for administration and planning at the HUD limit.

The Fair Housing Program will be a partnership with the Great Falls Housing Authority. The City will also utilize CDBG funds to carry out the Revolving Loan Fund Program as well as support the Fair Housing Specialist position.

Staff will adjust the recommendations based on Timeliness need. The City is required to have no more than 1.5 times its annual allocation plus program income by May 2nd of every year. Therefore, staff will respond to this HUD requirement as needed, while remaining within the identified and approved priorities.

Program Year 2020 Projects

	Project Name
1	2020 Public Services
2	2020 Residential Housing Rehabilitation
3	2020 Public Facilities and Improvements
4	2020 Fair Housing Program
5	2020 HOME Investment Partnership Program Projects
6	2020 HOME-NeighborWorks Direct Assistance to Homebuyers
7	2020 HOME CHDO Projects
8	2020 Great Falls Development Authority Job Creation
9	2020 CDBG/HOME Administration

Table 61 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.

The funding allocation priorities recommended are primarily driven by community input through a community survey, neighborhood council meetings, focus group meeting, public hearing, and public comment period. Staff intentionally provided multiple avenues of public engagement to ensure the priority-setting process was community driven and inclusive. The City of Great Falls’ recommendation is to respectfully utilize the community's input in setting these priorities. These community-identified priorities allow for strategic funding in areas of need and will be used by Staff as a guideline for awards

throughout the year.

AP-38 Project Summary

Project Summary Information

1	Project Name	2020 Public Services
	Target Area	City of Great Falls
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$95,000
	Description	The City of Great Falls will provide CDBG funds to social service agencies for activities that provide services for low to moderate income people or areas. The City will focus efforts on meeting the needs of our homeless population, health/mental health needs, and underserved youth this Program Year. Applications will not be limited to these activities; however, the City will give priority to applications that directly address homelessness, health/mental health, and youth services.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1000 LMI individuals will benefit from the proposed activity.
	Location Description	City of Great Falls
	Planned Activities	The City will focus efforts on meeting the needs of our homeless population, health/mental health needs, and underserved youth this Program Year. Applications will not be limited to these activities; however, the City will give priority to applications that directly address homelessness, health/mental health, and youth services.
2	Project Name	2020 Residential Housing Rehabilitation
	Target Area	City of Great Falls
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Housing Rehabilitation Affordable Rental Housing
	Funding	CDBG: \$140,000

	Description	Provide construction and rehabilitation assistance for very low to moderate income homeowners, property owners and the Public Housing Authority. The City will focus on upgrading the City’s housing stock to meet standard building codes to provide and sustain safe, affordable housing through its revolving loan fund. The City of Great Falls will address Public Housing Authority rehabilitation or modernization with the use of CDBG funding.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	6 LMI households will benefit from this proposed activity.
	Location Description	City of Great Falls
	Planned Activities	Provide construction and rehabilitation assistance for very low to moderate income homeowners, property owners and the Public Housing Authority. The City will focus on upgrading the City’s housing stock to meet standard building codes to provide and sustain safe, affordable housing through its revolving loan fund. The City of Great Falls will address Public Housing Authority rehabilitation or modernization with the use of CDBG funding.
3	Project Name	2020 Public Facilities and Improvements
	Target Area	City of Great Falls
	Goals Supported	Public Facilities and Improvements
	Needs Addressed	Public Facilities and Improvements
	Funding	CDBG: \$260,000
	Description	Provide public facility and infrastructure assistance to provide a suitable living environment. The City of Great Falls will prioritize meeting handicap accessibility requirements in public facilities and infrastructure. There will be a focus on funding activities that are associated with public parks, public safety, public recreation as well as slum and blight removal this program year with the understanding that efforts are not limited solely to these priorities.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	These projects will primarily provide an area benefit to LMI families, an estimated 2000 residents.
	Location Description	City of Great Falls
	Planned Activities	Provide public facility and infrastructure assistance to provide a suitable living environment. The City of Great Falls will prioritize meeting handicap accessibility requirements in public facilities and infrastructure. There will be a focus on funding activities that are associated with public parks, public safety, public recreation as well as slum and blight removal this program year with the understanding that efforts are not limited solely to these priorities.
4	Project Name	2020 Fair Housing Program
	Target Area	City of Great Falls
	Goals Supported	Public Services, Fair Housing, Affordable Housing
	Needs Addressed	Public Services, Fair Housing, Affordable Housing
	Funding	CDBG: \$25,000
	Description	This is a shared position with the Great Fall Housing Authority to provide funding for activities that affirmatively further fair housing. The City of Great Falls will fund activities that include but are not limited to fair housing education, counseling, outreach, and referrals pertaining to the laws, rights, and responsibilities related to housing and housing-related transactions.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	120 LMI Families will benefit from the proposed activity.
	Location Description	City of Great Falls
	Planned Activities	The City of Great Falls will fund activities that include but are not limited to fair housing education, counseling, outreach, and referrals pertaining to the laws, rights, and responsibilities related to housing and housing-related transactions, as well as service activities that reduce and remove barriers to fair housing choice.

5	Project Name	2020 HOME Investment Partnership Program Projects
	Target Area	City of Great Falls
	Goals Supported	Affordable Housing Housing Rehabilitation
	Needs Addressed	Affordable Housing Housing Rehabilitation
	Funding	HOME: \$100,000
	Description	Allocate HOME Investment Partnership Program (HOME) funds towards new construction and homeownership. HOME funds will be granted to continue the City's mission to improve and grow the community's affordable housing stock. HOME funding can be utilized towards building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	At least 2 Low-Income Households will benefit from this project.
	Location Description	City of Great Falls
Planned Activities	Allocate HOME Investment Partnership Program (HOME) funds towards new construction and homeownership. HOME funds will be granted to continue the City's mission to improve and grow the community's affordable housing stock. HOME funding can be utilized towards building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people.	
6	Project Name	2020 HOME-NeighborWorks Direct Assistance to Homebuyers
	Target Area	City of Great Falls
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$300,000
	Description	NeighborWorks Great Falls will utilize HOME program income to provide direct assistance to first-time homebuyers.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	7 LMI Families will benefit from the proposed activity.
	Location Description	City of Great Falls
	Planned Activities	NeighborWorks Great Falls will utilize HOME program income to provide direct assistance to first-time homebuyers.
7	Project Name	2020 HOME CHDO Project
	Target Area	City of Great Falls
	Goals Supported	Affordable Housing Housing Rehabilitation
	Needs Addressed	Affordable Housing Housing Rehabilitation
	Funding	HOME: \$42,063.90
	Description	15% set-aside for HOME CHDO Project
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	At least 1 Low-Income Households will benefit from this project.
	Location Description	City of Great Falls
	Planned Activities	Activities to increase affordable housing stock.
8	Project Name	2020 GFDA Job Creation
	Target Area	City of Great Falls
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	HOME: \$60,000

	Description	All Economic Development Activities this Program Year will be carried out by GFDA through the administration of their already established CDBG Revolving Loan Fund for the purpose of job creation and retention for low to moderate income households. This program operates on program income from CDBG.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	3 LMI jobs created/retained and 2 business assisted.
	Location Description	City of Great Falls
	Planned Activities	All Economic Development Activities this Program Year will be carried out by GFDA through the administration of their already established CDBG Revolving Loan Fund for the purpose of job creation and retention for low to moderate income households. This program operates on program income from CDBG.
9	Project Name	2020 CDBG/HOME Administration
	Target Area	City of Great Falls
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$161,669.40 HOME: \$28,042.60
	Description	City staff to administer, manage, and monitor CDBG and HOME funded activities.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	n/a - City staff to administer, manage, and monitor CDBG and HOME funded activities.
	Location Description	City of Great Falls
	Planned Activities	City staff to administer, manage, and monitor CDBG and HOME funded activities.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The geographic area for the entitlement city, Great Falls, Montana, is outlined as the area within the city limits as established by the City of Great Falls. Minority populations represent less than 14% of the city’s total population, and the population of minority groups is greater in Census Tracts 3, 4, 7, and 108 when compared to the rest of the city. However, Great Falls does not have any areas of minority concentration according to Federal Financial Institutions Examination Council (FFIEC) data or as defined by HUD Minority Neighborhoods. The city does, however, have areas of low-income concentration, which are defined as areas where 51% of the population has income at or below 80% AMI.

Geographic Distribution

Target Area	Percentage of Funds
City of Great Falls	100

Table 62 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Great Falls does not allocate funding priorities based on a geographic needs. Funding priorities are based on community need and the number of individuals or households that can benefit from the limited amount of funding available. Some allocations are based on an area need and focus efforts in LMI areas with 51% LMI residents as calculated using the HUD area benefit calculation tool. That is the only geographic distinction made by the City of Great Falls.

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Great Falls will be using CDBG and HOME funds to support a number of affordable housing

projects within the city limits.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	15
Special-Needs	0
Total	15

Table 64 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	2
Rehab of Existing Units	6
Acquisition of Existing Units	7
Total	

Table 65 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

The City of Great Falls relies on the Great Falls Housing Authority (GFHA) to provide public housing within the City. The GFHA will responsibly and respectfully provide safe, basic, affordable housing for qualified residents.

GFHA currently manages five public housing sites and two affordable housing sites. These facilities provide 490 units to income qualifying residents through the GFHA’s subsidized housing program and another 32 units that are not subsidized but are affordable to low/moderate income households through the GFHA’s affordable housing programs.

GFHA is also a manager for Housing Choice Vouchers, formerly known as the Section 8 Program. This program allows private landlords to contract with the GFHA, who inspects the units for Housing Quality Standards and subsidizes the rent for the approved tenant.

Actions planned during the next year to address the needs to public housing

The Housing Authority will continue its multi-year rehabilitation project at the main site (MT2-1 and MT2-2) which involves upgrading the overhead electrical distribution system, street lights, sewer mains, water mains and gas distribution systems for 356 units and major interior renovation of 156 units. The

units will be demolished down to the studs and rebuilt, including new roofs; windows; doors; walls; flooring; and electrical, plumbing and heating systems. Exterior sewer, water and electrical services will also be replaced. This modernization project began in 2015 and is expected to take 10 to 15 years to complete, contingent upon funding.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

GFHA encourages tenants to be involved in the management of public housing through having two tenants on the Housing Authority Board of Commissioners. Resident board members serve two-year terms. All members serve without compensation.

GFHA does not provide direct involvement in supporting homeownership. However, they connect tenants who are interested in homeownership to other organizations within the City that provide financial management training, homeownership training, and other forms of assistance.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

The Great Falls Housing Authority is not currently designated as troubled.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City will assist with the facilitation of the local Continuum of Care for Homelessness (CoC) group. The CoC group will meet monthly throughout the upcoming year to expand understanding of the services needed by those who are homeless, to facilitate consolidation and coordination of homeless services and to improve service delivery to homeless people. The City will provide support to the meetings. The CoC meetings will provide a networking opportunity and assist in keeping funding options open for future HUD homeless grant funds.

The trend of gradually increasing numbers and needs of homeless people continues in Great Falls. In particular, the Great Falls Rescue Mission continues to see a significant increase in the number of families seeking assistance.

The City will encourage application for federal homeless grant funds for projects assisting homeless people through the Montana Continuum of Care Coalition (MT CoCC) statewide application process. The MT CoCC is a statewide group which addresses homelessness issues and is the main vehicle for organizations in Montana to apply for federal homeless grant funds. The local CoC Chair will be the local

liaison with the MT CoCC. If local agencies pursue projects through the MT CoCC, the CoC will support all appropriate proposals.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

The City of Great Falls does not provide direct assistance to homeless outreach programs. There are a number of agencies within the city that provide special outreach services for homeless persons and their individual needs. The City will continue to work with these organizations to reduce and eventually end homelessness. Opportunities, Inc., continues to be a great resource for the city, facilitating a number of local, state, and federal programs to assist with homelessness. Additionally, NeighborWorks Great Falls, Habitat for Humanity, Rural Dynamics, Inc., St. Vincent de Paul of North Central Montana, Volunteers of America, Alliance for Youth, and YWCA, among others, provide services to help prevent homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Great Falls will provide grant funding to address the housing needs of homeless persons through public service activities and its housing rehab program.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Great Falls Rescue Mission (Rescue Mission) is the primary emergency shelter provider in Great Falls. It is difficult to delineate the specific numbers of beds available for emergency shelter versus transitional housing, as the organization does not use governmental funding and is not restricted by specific programming requirements. As a result, the Mission can be flexible regarding bed usage. Whether a specific bed is used for emergency or transitional shelter is driven by actual need on that particular day. Overall, there are 52 beds available in the men's shelter and 65 beds in the women's shelter. In an emergency such as life threatening weather, the Rescue Mission will also provide additional mats on the floor for men and women and foldaway cribs for children.

The Rescue Mission has recently constructed the Cameron Family Center, a ~43,000 square foot facility that accommodates 114 beds and focuses on housing homeless families. The beds are set up in 28 rooms with private bathrooms to provide a more private place for families to be together. The facility also has space available for supportive services including a medical/dental clinic, year-round youth

programs, and coordinated social services.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Opportunities, Inc., provides assistance with eviction prevention and counseling. The City Fair Housing Specialist provides opportunities for training for landlords and tenants on how to avoid evictions. NeighborWorks Great Falls offers foreclosure prevention counseling and financial assistance as well as rental counseling, while Habitat for Humanity offers foreclosure prevention for their partner families. Additionally, Young Parents Education Center offers individual counseling and group classes to help young adults with life skills, referrals to avoid eviction, assistance with rental applications, and coordination with landlords to prevent eviction and homelessness. The Center for Mental Health provides individual counseling and assistance for people being discharged from mental health facilities.

Discussion

The Center for Mental Health has an adult case manager who will provide outreach and wellness checks for chronically homeless people. The Center provides outreach to the mentally ill homeless population and conducts evaluations to determine whether symptoms of a mental disorder are evident. The agency coordinates with organizations such as Opportunities, Inc., Office of Public Assistance, Great Falls Rescue Mission, Salvation Army, and St. Vincent DePaul to provide assistance with housing, food, clothing and payee services.

Opportunities, Inc., provides support to chronically homeless people through screening for homelessness issues during intake, referrals, limited case management, financial assistance, and job training assistance.

The YWCA provides 30 different human service agencies with vouchers for chronically homeless people to use at its used clothing store. The YWCA Mercy Home offers emergency shelter and supportive services for women and children who are victims of domestic violence. The Mercy Home can accommodate 30 women and children. The support services provided include crisis intervention, support groups, information and referral, group counseling, personal advocacy, parenting classes, a 911 cell phone lending program, transportation, legal advocacy, resume building and employment coaching.

The Indian Family Health Clinic provides community resource information through group sessions

provided by staff members.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

Great Falls first adopted a zoning ordinance to regulate the use of land and buildings in 1930. The last comprehensive update of these regulations occurred when the Unified Land Development Code was adopted in 2005. The current zoning and subdivision code implements the City's growth policy, Missouri River Corridor Plan, neighborhood plans and Long Range Transportation Plan. The purposes of the code are: 1) to ensure that all development is guided by and gives consideration to the Growth Policy; 2) to provide clear, consistent standards, regulations and procedures for the review of all proposed development within the city; and, 3) to safeguard the public health, safety and general welfare by establishing minimum standards for design and development.

The City reviews development applications to ensure that they are consistent with subdivision regulations, zoning and land use controls and annexation policies. Such codes and policies are designed to create orderly development; provide adequate services including transportation, utilities, and fire and police protection; and promote public health, safety and general welfare.

Costs for building new housing have greatly increased in recent years, but this is due to other factors previously described rather than the cost of meeting code requirements. Existing home prices greatly increased due to low housing stock. The City's Chief Building Official reports there is also the perception that costs of new building permits are high and require a time-consuming process. However, the total estimated cost for construction permits to build a house is approximately 1% of the structure's value. The building codes may require engineered foundations and this could be a significant cost; however, this is necessary because of the clay formation underlying much of the city. The City works with homeowners to educate them on ways to reduce the cost of permitting whenever possible. The timeline for residential permitting is currently averaging approximately a 7-day turnaround time based on the quality of drawing submittals. There is good accessibility to plans examiners and access to inspectors when needed.

The current zoning and setback requirements can be restrictive for developing affordable housing in situations where developers wish to use odd-size or small lots or construct high density housing. Additionally, no affordable housing incentives such as reduced lot sizes, setback standards or waived building fees are available to developers of affordable housing. Due to land prices and infrastructure costs, smaller lots are being developed for condensed housing at this time. Additionally, the City has worked very successfully with NeighborWorks Great Falls to use the Planned Unit Development process to create customized development standards to support higher density affordable housing

development. As result of this partnership, NeighborWorks has successfully completed the Rockcross Apartments project (124 affordable rental units) as well as initiated construction on its Meriwether Crossing subdivision. This subdivision will lead to the eventual addition of 80 affordable, owner-occupied homes into the City's affordable housing inventory.

Traditionally, mobile/manufactured housing has allowed low income families to purchase housing when a conventional home may be out of reach. However, there is limited availability of vacant affordable single lots, mobile home courts will not accept homes that are older than five years, and a zoning change would be required if a new mobile home subdivision were to be developed. There appears to be the demand for an affordable housing option such as improvements to existing mobile/manufactured home parks or development of a new mobile/manufactured home subdivision. Some of those proposed upgrades are cost prohibitive due to some existing mobile home parks being located in the floodplain.

In Montana, property tax is the only way authorized by the legislature for cities to raise money to provide local government service and finance schools. Therefore, the tax burden falls on property owners. The cost of building new housing is also affected by the concept that the user pays. The developer of new housing must pay the full cost of extending water and sewer services, connecting to city utilities and putting in curbs, gutters, sidewalks and paved streets. While these requirements affect the cost of housing, these standards are also important to positively impact the quality, permanence, safety and environmental aspects of the Great Falls community.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Great Falls City Commission sets policy addressing barriers to affordable housing for the city. The Planning and Community Development Department (PCD) deals with all policies related to land use, zoning ordinances, building codes, growth limitations, and fees and charges. The Department researches policy questions and looks for best practices in following the policies set forth by the Commission. Recommendations to the Administration and the Commission are made with input from the public as well as stakeholders that are interested in the policies.

PCD completed an update to the City's Growth Policy in 2013. The Growth Policy strengthened and highlights existing initiatives while creating the pathway for others. It is utilized for guidance in land use, service delivery, policy making and decision making regarding annexation, rezoning, and other discretionary land use decisions. It is anticipated that the Growth Policy document will be updated during the timeframe of the 2020-2024 Consolidated Plan. This update will address future housing and

community development needs.

AP-85 Other Actions – 91.220(k)

Introduction

The Planning and Community Development (PCD) department administers the CDBG and HOME grant funds that the City is allocated each year. For the 2020/2021 program year, PCD will administer more than one million dollars in funding for projects in public services, affordable housing, housing rehabilitation, fair housing, economic development, and public facilities. These funds come from both federal dollars and program income.

Actions planned to address obstacles to meeting underserved needs

The City will collaborate with non-profit agencies and other governmental departments to seek funding to fill the gaps needed to make projects financially feasible so they can serve low to moderate income families. Efforts will be made to work with social service and housing agencies to encourage collaboration when providing supportive services and housing services. In addition, ongoing technical support and coordination with housing providers and social services agencies will assist with meeting federal requirements in as timely, efficient manner as possible to avoid delays in obtaining federal funding.

Actions planned to foster and maintain affordable housing

Affordable housing will be one of the priorities to be addressed by the City. The City will focus efforts for affordable housing with both HOME and CDBG Funding. The overall housing strategy is described in detail in the Consolidated Plan. The strategy was developed based on a market analysis, an assessment of housing needs and extensive community involvement.

By regulation, at least 15% of HOME funds must be set-aside for a Community Housing Development Organization (CHDO). As NeighborWorks Great Falls is currently the only CHDO in the community, they will be allocated at least 15% of HOME funds for the upcoming year.

Actions planned to reduce lead-based paint hazards

Preventive and rehabilitative measures will be taken in all CDBG and HOME funded housing and public facilities projects that serve young children to ensure the extinction of lead-based paint hazards. All rehabilitation projects in which the building was constructed before 1978 will address lead-based paint regulations. Information about lead-based paint hazards will be provided to all people who apply for City housing rehabilitation loans. If lead-based paint is found during initial testing on a project where families with children under the age of six reside they will be referred for testing for lead-based paint

exposure.

All CDBG and HOME funded housing project sites which have visual paint deterioration where rehabilitation will take place will be tested by a certified risk assessor for the presence of lead-based paint using the XRF Technology Lead Analyzer. On any sites that test positive, only contractors certified in safe work practices will be used for abatement. Clearance tests will be performed by an Environmental Protection Agency (EPA) certified risk assessor and a certified laboratory after interim controls are completed.

The City will pay for lead-based paint testing on all projects through the City's housing rehabilitation programs, with homeowners only incurring greater costs if a contractor has to be hired. The City will provide outreach activities for lead-based paint hazards through notifying contractors of the availability of lead-based paint certification classes if certified private companies hold such classes during the upcoming year. Lead-based paint hazards will be taken into consideration on all pertinent CDBG-funded projects being undertaken by sub-grantees.

Actions planned to reduce the number of poverty-level families

All planned 2020/2021 activities will promote the reduction of poverty-level families by providing resources and opportunities to assist low-income individuals to be able to grow and prosper. One specific example is the 15% of the CDBG Budget, approximately \$120,000, will be allocated to provide public services to reduce the number of poverty-level families. This will provide funding toward public service projects that specifically focus on addressing barriers in the areas of Youth Services/Childcare, Alcohol and Drug Treatment/Healthcare/Suicide Prevention/Mental health, Senior Services, Homelessness, and Housing Counseling and Education. The Public Service priorities were identified by the received community feedback. All public service projects must be new and/or expanding services that benefit low-to-moderate income persons.

The City will also work with Opportunities, Inc., which provides a number of programs to assist LMI families.

Actions planned to develop institutional structure

The City has no plans at this time to make any significant institutional structure changes. The Planning and Community Development Department will continue to further develop and implement best practices to streamline the administration of federal funds. It is anticipated that the City will expand the size of its staff Grant Committee and also modify its grant application process to implement a compressed grant application cycle as opposed to allowing grants to be filed throughout the program year.

Actions planned to enhance coordination between public and private housing and social

service agencies

In addition to the formal structure inherent in administering CDBG and HOME funds, the City will pursue informal communication and coordination with public and private housing agencies, other government agencies, private businesses, non-profit community agencies and other entities who work to meet the housing assistance and support service needs of low income and moderate income people in the community. The City will coordinate with local agencies to help reduce duplication of programs, to emphasize efficient service delivery for local, state and federal programs and to identify and overcome gaps in the institutional structure for carrying out the previously described strategies developed to address the priority needs.

The nine Neighborhood Councils will meet on a regular basis to discuss neighborhood issues. It is anticipated that local, non-profit agencies and governmental departments will use Neighborhood Council meetings as a forum to disseminate information about their organizations. There will be an ongoing agenda item at all City Commission meetings to give Neighborhood Council members an opportunity to report on specific issues of concern. The Neighborhood Councils will hold three Council of Council meetings in the upcoming year to discuss matters of citywide importance. The City Communications Specialist serves as the Neighborhood Council coordinator and will communicate regularly with City management on issues brought up by the Neighborhood Councils. The Communications Specialist will actively participate in a variety of groups and committees to help increase governmental coordination with community members.

The Continuum of Care for Homelessness will meet in an ongoing effort to identify needs and coordinate delivery of services for people experiencing homelessness. The City will continue its close working relationship with the Great Falls Housing Authority. This relationship will include such aspects as sharing of staff, review of loan requests, environmental clearances and fair housing activities. The City Commission appoints the Housing Authority Board of Commissioners and the City Manager appoints the Executive Director of the Housing Authority. Housing Authority staff is made up of City employees. The Housing Authority Board acts as a loan committee and reviews loan requests for the City's CDBG-funded housing rehabilitation programs. This agreement was last reviewed in July 2013. The City will complete environmental reviews for all Housing Authority sponsored construction and rehabilitation projects; therefore, the City will be aware of and review any proposed development projects or proposed demolition of public housing units.

The City will work with private and public organizations to foster communication and delivery of information to the public regarding housing and social services to be provided.

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following Table also identifies program income that is available for use.

**Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table of this section. The following Table also identifies program income that is available for use.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Great Falls does not intend to use any other form of investment beyond eligible activities listed in 24 CFR 92.205(a).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

All City HOME funds used as subsidies augmenting the affordable purchase by low to moderate income first-time homebuyer families of newly constructed or rehabilitated single family homes will be through NeighborWorks Great Falls (NHS) for its Owners in Partnership (OIP) program where NeighborWorks Great Falls operates as the owner and developer of the properties. NeighborWorks Great Falls is the City's only Community Housing Development Organization (CHDO). All City HOME funds used for first-time homebuyers down payment and closing cost assistance will be through NeighborWorks Great Falls in its role as a HOME grant subrecipient. The HOME funds will be secured with a deed restriction. Each down payment assistance grant to homebuyers is secured with a deed restriction stating that if the house is sold, the grant monies must be returned.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

A Deed Restriction will be used to enforce HOME Program requirements and contain the following provisions:

- Principal residency requirement (including a separate Home Occupancy Agreement signed by the borrower)
- Recapture provision based on net proceeds available from sale (voluntary or involuntary)
- Deed Restriction will be executed at time of closing and recorded at that time. An agreement between NeighborWorks Great Falls and the City of Great Falls ensures that the CHDO complies with all recapture provisions established, most recently updated in 2015. It notes when and how recapture is scheduled to occur. While a deed restriction acts as the primary agreement between borrower and lender, information provided in the Program Income Policy clearly states the terms of recapture to the prospective homeowner, the required length of affordability, and strongly associates responsibility to (ultimately) the Participating Jurisdiction, the City of Great Falls. This policy is attached to this 2020-2024

Consolidated Plan as Appendix C.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Great Falls has no current plans to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

From: [Shyla Patera](#)
To: [Tonya Shumaker](#); [Alicia Eatherly](#); [Craig Raymond](#); [Thomas Micuda](#); [Tom Osborn](#); [Krista Artis](#)
Subject: City of Great Falls 2020 -2024 Consolidated plan
Date: Tuesday, November 24, 2020 11:24:48 AM
Importance: High

My name is Shyla Patera. I am an Independent Living Specialist employed by North Central Independent Living Services, Inc. Our agency is an Independent Living Center and disability advocacy agency that serves north central Montanans with disabilities. I wish to submit written comment regarding the 2020-2024 City of Great Falls Consolidated Plan.

NCILS wishes to commend the City of Great Falls for its housing work regarding city residents with disabilities and others in housing crisis to find more stability in their individual housing situations. However, NCILS feels that more needs to be done regarding physical accessibility, visitability, and universal design both in our rental and homebuyer housing stock. Montana Housing and the Community Development Division should undertake an assessment of not only its physical housing stock, but also the programs, policies, and partnerships it is forming to ensure that all are accessible and being utilized by those with disabilities that may need the programs most. Community shelters, public housing and LIHTC units should be accessible to all including those with mobility, sensory, and chemical disabilities. The City and potential CDBG applicants for Home CDBG funds need to focus on visitability and universal design in new construction, but we also need to focus on financing home modifications in older homes.

In regards to housing and homeless issues, NCILS asks that people with disabilities and veterans who have experienced homelessness have a seat in our Continuum of Care planning meetings. NCILS staff sees opportunities for partnership and collaboration offered by the FUSE grant and Supportive Housing work that members of the COC are pursuing. In regard to short term COVID 19, issues, NCILS would like to see the City of Great Falls ask HUD for a relaxing of HUD rules regarding move in into HUD subsidized accessible units. We need to encourage Congressional funding of and HUD flexibilities in the use of said funding and vouchers so that OPP INC and the Great Falls Housing Authority can apply for and utilize HUD Mainstream Housing Vouchers, Tenant Based Rental Assistance For those on Medicaid and those applying for Medicaid Services the City need to ask and partner with DPHHS, our HCBS waiver our Montana statewide CoC to ensure the City is not discharging to homelessness.

NCILS hopes that city subdivision designers, CDBG applicants, and community advocates can support programs which will assist accessible parking including enforcement and modification of Montana code to include language regarding van accessible aisle ways. Advocates are also asking some clarification in definition as to what constitutes Public Rights of Way versus commercially developed or private property development occurs when

sidewalks are non continuous or in need of pavement preservation repair.

As a first step NCILS asks that pandemic plans include accessibility in transit and other community systems so that a citizen of Great Falls can stay in their homes following treatment for COVID-19 as well as any other disability. We encourage that City the not only to write a pandemic plans, but also ask the city of great ADA transition plans to assist communities in securing accessible transportation options.

NCILS would encourage that the City partner with Montana Department of Transportation and the Community Development Division to partner with cities ,towns and prospective CDBG applicants to highlight accessible community planning in community MPO planning processes. I know that there his been some discussion on which standard for accessibility in Montana communities should be enforced. NCILS would recommend using PROWAG. NCILS would also hope that pedestrian and accessibility needs could be considered in the Statewide Transit Management Plan. NCILS hopes that traffic signals and timing studies are undertaken as future community roadways are repaired. Roadways need wider shoulders on our interstates,urban roads and community connecter roads where possible.

To facilitate employment of people of people with disabilities , NCILS encourages partnerships between Great Falls Development Authority and the Great Falls Vocational Rehabilitation to promote telework where possible as well as employment in competitive integrated employment settings and competitive wages. Employers and employees should provide PPE. Thank you .

Shyla Patera

IL Specialist North Central Independent Living Services, Inc..

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Black Eagle, Montana 59414

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Commission Meeting Date: December 1, 2020

**CITY OF GREAT FALLS
COMMISSION AGENDA REPORT**

Item: Public Hearing – Resolution 10378 to annex the south 153.4 feet of the N1/2 SW1/4 SW1/4 NW1/4 excepting the West 30.0 feet which is County road in Section 35, T21N, R3E, P.M.M., Cascade County, Montana; the adjoining right-of-way of 6th Street NW; the adjoining right-of-way of Skyline Drive NW extended to the west right-of-way line of 6th Street NW; and Ordinance 3226 to assign R-6 Multi-family High Density zoning

From: Lonnie Hill, Planner I, Planning and Community Development

Initiated By: Joshua Johns, Skyline Heights, LLC

Presented By: Craig Raymond, Director, Planning and Community Development

Action Requested: City Commission adopt Resolution 10378, adopt Ordinance 3226, and approve the Improvement Agreement

Public Hearing:

1. Mayor conducts public hearing, pursuant to OCCGF 1.2.050 and Title 17, Chapter 16, Article 6.
2. Mayor closes public hearing and asks the will of the Commission.

Suggested Motion:

Commissioner moves:

- I. “I move that the City Commission (adopt/deny) Resolution 10378 to annex the property as legally described in the Staff Report including the adjoining right-of-way of Skyline Drive NW and 6th Street NW and the accompanying Findings of Fact, and (approve/deny) the Improvement Agreement; all subject to the Conditions of Approval being fulfilled by the applicant.”

Mayor requests a second to the motion, Commission discussion, and calls for the vote.

And;

- I. “I move that the City Commission (adopt/deny) Ordinance 3226 to assign R-6 Multi-family High Density zoning for the property as legally described in the Staff Report and the accompanying Findings of Fact, subject to the Conditions of Approval being fulfilled by the applicant.”

Mayor requests a second to the motion, Commission discussion, and calls for the vote.

Staff Recommendation:

At the conclusion of a public hearing held on October 13, 2020, the Planning Advisory Board/Zoning Commission recommended the City Commission approve the annexation of the subject property with conditions of approval. The Zoning Commission recommended the City Commission approve the establishment of R-6 zoning for the subject property.

Staff also recommends approval of the annexation of the subject property including the adjoining right-of-way, and assignment of R-6 zoning subject to the fulfillment of the following conditions of approval:

Conditions of Approval for Annexation and Establishment of Zoning:

1. **General Code Compliance.** The proposed project shall be developed consistent with the conditions in this report, and all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
2. **Improvement Agreement.** The applicant shall abide by the terms and conditions as well as pay all fees specified in the attached Improvement Agreement for the Subject Property. The Improvement Agreement must be signed by the applicant and recorded at the Cascade County Clerk and Recorder.
3. **Land Use & Zoning.** Development of the property shall be consistent with the allowed uses and specific development standards of the R-6 Multi-family High Density zoning district.
4. **Utilities.** The final engineering drawings and specifications for public improvements for the subject property shall be submitted to the City for review and approval.

Summary:

The applicant, Skyline Heights, LLC, is proposing annexation and establishment of R-6 Multi-family High Density zoning for an approximately 2.15 acres parcel generally located southeast of the intersection of Skyline Drive NW and 6th Street NW and legally described in the Staff Report. The subject property is adjacent to the City limits of Great Falls on the south and east. The proposed development includes four three-story 12-plex multi-family buildings for a total of 48 residential units. Parking for the project will be provided by an off-street parking lot with 72 parking spaces and 2 driveway approaches to Skyline Drive NW. The project is expected to be built in phases over multiple years.

Public Notice for the City Commission Public Hearing was published in the *Great Falls Tribune* on November 15, 2020, and a notice was sent in the mail to neighbors within 150 feet of the subject property.

Background:**Annexation by Petition Request:**

The subject property consists of approximately 2.15 acres and is contiguous to the existing City limits to the south and to the east. The subject property is located within Cascade County with Urban Residential zoning and currently undeveloped. Existing single-family residential homes within the City are located to the east and a City owned water distribution facility is located to the south. There is a large tract of land north of Skyline Drive NW within Cascade County with Urban Residential zoning that is currently used for agricultural purposes, but is anticipated for future annexation and development. West of 6th Street NW is another tract of land within Cascade County with Urban Residential zoning that is currently owned and operated by the Missouri River Horseman. The adjacent right-of-way of both

Skyline Drive NW and 6th Street NW are required to be annexed as part of the request, including the entire intersection of these two streets.

The basis for decision for an annexation by petition request is listed in OCCGF § 17.16.7.050. The decision of the City Commission shall at a minimum consider the criteria which are attached as *Findings of Fact/Basis of Decision – Annexation by Petition*.

Establishment of Zoning Request:

The subject property is proposed for establishment of R-6 Multi-family High Density zoning. The R-6 zoning district aligns with specific goals and objectives within the Growth Policy, including encouraging a diverse, safe, and affordable supply of housing in the City. This project will expand the supply of residential apartments and encourage a variety of housing types and densities so that residents can choose by price or rent, location and place of work.

The proposed R-6 zoning also aligns with appropriate uses for the location of the site. The proposed project is located at the corner of 6th Street NW and Skyline Drive NW, both of which function as collector streets. Generally, intersections of higher classification streets are appropriate for higher intensity of use. In this case, the location of an apartment complex adjacent to collector streets is advantageous to connect these residents to the greater community via 6th Street NW. In addition, the required improvements associated with developing the site are cost prohibitive to single-family residential use. The applicant will be responsible for extending utility mains and roadway improvements per City requirements. The commercial nature of the project will create perpetual revenue that can offset the cost of the improvements over time, which would not be possible with the development of single-family lots on the subject property.

The basis for decision on zoning map amendments is listed in OCCGF § 17.16.40.030 of the Land Development Code. The decision of City Commission shall at a minimum consider the criteria which are attached as *Findings of Fact/Basis of Decision – Zoning Map Amendment*.

Required Improvements:

Water Main Improvements. The owner agrees to extend a sixteen (16) inch public water main through the public right-of-way of Skyline Drive NW from the existing sixteen (16) inch main to the east and run to the western boundary of the subject property. The improvement is to be owned and maintained by the City upon completion. The City shall pay for the costs associated with upsizing the water main.

Sanitary Sewer Main Improvements. Installation of a public sanitary sewer main shall extend from the existing eight (8) inch main located near the southeast corner of the City water plant. The line shall run north to the right-of-way of Skyline Drive NW and run west to the western boundary of the Subject Property. The improvement is to be owned and maintained by the City upon completion.

Roadway and Sidewalk Improvements. The owner agrees to construct Skyline Drive NW from the existing improved roadway section to the east to the intersection of 6th Street NW. Construction of this street shall include curb and gutter. The owner additionally agrees to install sidewalk, boulevard landscaping and trees along the south side of Skyline Drive NW along the frontage of the subject property. The owner agrees to dedicate the westernmost ten (10) feet of the Subject Property for use of public right-of-way of 6th Street NW.

Future Improvements:

The owner agrees to pay for its proportionate share of future improvements to 6th Street Northwest and its intersection with Skyline Drive Northwest when such improvements are deemed necessary by the City of Great Falls.

Traffic Analysis:

Existing Traffic Volumes: There are two regularly counted traffic volume count locations on 6th Street NW – one north of the subject property on the gravel section, and one south of the property near the crest of the hill. Additionally, a special count was taken in April 2015 on Skyline Drive NW, just west of 3rd Street NW, providing an indicator of traffic volume on Skyline Drive NW. Additionally, intersection volumes were counted in January 2020. The traffic for each location is shown on Table 1, along with the expected growth from the development.

Trip Generation: Using a trip generation rate from the ITE Trip Generation Manual, 9th Ed., a development of this type would be expected to generate an average of 6.65 trips per dwelling unit on a weekday, for a **total estimated average of 320 trips per weekday**.

Traffic from the proposed development during “peak hour” – that is, the hour of the day generating the highest traffic – is expected to be generated at the rate of .67 vehicles per dwelling unit for a one hour period generally between 4 and 6 PM. For the 48 units, **this equates to 33 vehicles during that hour** (Source: *ITE Trip Generation Manual, 9th Ed., Land Use: Apartment (220)*).

Trip Distribution: All of the trips generated by the site would use Skyline Drive NW due to the proposed location of the driveways. Because the most direct connection to the greater community is via 6th Street NW, it is expected that the majority of trips generated by the development would go/come from the west and south. For analysis of the probable impact of the proposed development, it is estimated that 80% of the trips would use Skyline Drive NW and 6th Street NW to the west/south, 20% would use Skyline Drive NW to the east, and a negligible number of new trips would use Skyline Drive and 6th Street NW to the west/north.

Peak Hour Traffic: Because the exits are proposed onto Skyline Drive NW, and assuming the direction of 80% of the trips generated by the development would be to/from the west, the **peak-hour volume on the east leg of the intersection would grow approximately 19% to around 170 vehicles**. The same number of vehicles are expected upon the south leg of the intersection, as well. Table 1 shows the projected growth by road segment.

Because nearly all of the movements through the intersection are north-to-east and west-to-south (movements that do not conflict), there is little peak-hour delay at the intersection. With the maximum estimated growth of 27 peak-hour trips, the west-bound traffic would increase to 86 – or, an average of around three vehicles every two minutes – up from around two vehicles every two minutes.

TABLE 1

STREET SEGMENT	VOLUME (DAILY)	PROJECTED GROWTH (DAILY)	PROJECTED VOLUME (DAILY)	VOLUME (PEAK HOUR)	PROJECTED GROWTH (PEAK HOUR)	PROJECTED VOLUME (PEAK HOUR)
Skyline Dr. east of the site	1,927	64	1,991	220	6	226
Skyline Dr. west of the site	1,927	256	2,183	143	27	170
6 th St. NW south of the site	1,696	256	1,952	147	27	174
6 th St. NW north of the site	369	0	369	30	0	30

Note: all numbers are vehicle trips per day (DAILY) or vehicle trips per peak hour (PEAK HOUR)

Traffic Recommendations/Conclusions: The existing street network has sufficient capacity to accommodate the traffic that would be generated by the proposed development. Upgrading Skyline Drive NW to urban standards, with sidewalk, would ensure a safe, connected system would be in place. No additional traffic control would be necessary.

Provision of bicycle storage facilities at each of the 12-plexes is recommended and encouraged. Such facilities would be installed in compliance with Title 17, Chapter 36 of the OCCGF.

Due to the upgrade of the roadway to urban standards and development of the subject property, establishment of final posted speeds on Skyline Drive NW should be performed after development of the subject development and reconstruction of Skyline Drive NW. Posted speeds on 6th Street NW are not expected to be immediately affected by the development.

Neighborhood Council Input:

The subject property is adjacent to Neighborhood Council #3. The applicant presented to the Council on October 1, 2020. The Council met again for a special meeting on October 8, 2020 to adopt a letter which was provided to the Planning Advisory Board/Zoning Commission prior to their meeting and is provided as an attachment to this staff report.

Fiscal Impact:

Water and Sewer service will be provided by the City, and the cost of the connection improvements will be borne by the applicant per the agreed upon terms of the attached Improvement Agreement. Roadway improvements of Skyline Drive NW will also be borne by the applicant. Once the roadway and utilities are constructed they will be dedicated to and maintained by the City. In addition, City Police and Fire response will be provided. The City Commission should consider the impact that expansion of the city limits has on the ability to provide key emergency services at an acceptable level. The annexation will increase the City’s tax base and increase revenue.

Alternatives:

The City Commission could deny the annexation and zoning map amendment request. For these actions, the City Commission must provide separate Findings of Fact/Basis of Decision for the denial of the annexation and establishment of zoning.

Concurrences:

Representatives from the City's Public Works, Fire, and Legal Department have been involved throughout the review and approval process for this project and will continue to participate throughout the permit approval process. Both Engineering and Environmental Divisions of Public Works and the Legal Department have collaborated on the submitted Improvement Agreement and the proposed infrastructure improvements.

Attachments/Exhibits:

- Location Map
- Resolution 10378
- Resolution 10378 Exhibit A
- Findings of Fact/Basis of Decision – Annexation
- Ordinance 3226
- Ordinance 3226 Exhibit A
- Findings of Fact/Basis of Decision – Zoning Map Amendment
- Allowable Uses by District for R-6
- Lot Area and Dimensional Standards for R-6
- Preliminary Site Plan
- Project Narrative
- Improvement Agreement
- Neighborhood Council #3 Letter

RESOLUTION 10378

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, TO EXTEND THE BOUNDARIES OF THE CITY OF GREAT FALLS TO INCLUDE THE SOUTH 153.4 FEET OF THE N1/2 SW1/4 SW1/4 NW1/4 EXCEPTING THE WEST 30.0 FEET WHICH IS COUNTY ROAD IN SECTION 35, T21N, R3E, P.M.M., CASCADE COUNTY, MONTANA AND THE ADJOINING RIGHT-OF-WAY OF 6TH STREET NW AND THE ADJOINING RIGHT-OF-WAY OF SKYLINE DRIVE NW EXTENDED TO THE WEST RIGHT-OF-WAY LINE OF 6TH STREET NW IN ACCORDANCE WITH THE PROVISION OF SECTION 7-2-4601, MONTANA CODE ANNOTATED.

* * * * *

WHEREAS, the City of Great Falls is a city incorporated under the laws of the State of Montana, and having a population of more than ten thousand (10,000) is a city of the first class; and

WHEREAS, there is contiguous to said City, but without the boundaries thereof, a certain tract of land situated in the County of Cascade, State of Montana, and described as follows:

The south 153.4 feet of the N1/2 SW1/4 SW1/4 NW1/4 excepting the West 30.0 feet which is County road in Section 35, T21N, R3E, P.M.M., Cascade County, Montana, and also the adjoining right-of-way of 6th Street NW and the adjoining right-of-way of Skyline Drive NW extended to the west right-of-way line of 6th Street NW; and,

all as shown on the map attached hereto marked "Exhibit A", and by this reference made a part hereof; and

WHEREAS, Section 7-2-4601, Montana Code Annotated, provides that whenever the owners of real property contiguous to any incorporated city of the first class petition to have said property made a part of the municipal corporation, such lands may be embraced within the corporate limits thereof and the boundaries of such city of the first class extended so as to include the same; and

WHEREAS, Skyline Heights, LLC, the owner of the hereinabove described property has submitted a petition to have the subject property annexed to the City of Great Falls; and

WHEREAS, the Great Falls Planning Advisory Board/Zoning Commission conducted a public hearing on October 13, 2020, to consider said annexation and assignment of zoning of R-6 Multi-family High Density district and, at the conclusion of said hearing, passed a motion recommending the City Commission annex and assign said zoning to the property legally described as the south 153.4 feet of the N1/2 SW1/4 SW1/4 NW1/4 excepting the West 30.0 feet which is County road in Section 35, T21N, R3E, P.M.M., Cascade County, Montana, and also the adjoining right-of-way of 6th Street NW and the adjoining right-of-way of Skyline Drive NW extended to the west right-of-way line of 6th Street NW; and,

WHEREAS, the City Commission finds that it is to the best interest of the City of Great Falls and its inhabitants to proceed with the incorporation of said territory into the City of Great Falls; and

WHEREAS, all of the proceedings herein have been conducted in strict compliance with and in conformity to the laws of the Montana Code Annotated, Title 7, Chapter 2, Part 46, Annexation by Petition, and all conditions, acts, and actions required to be performed precedent to and in the passage and adoption of this resolution have been properly and legally done, and performed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA:

That the boundaries of the City of Great Falls, Montana, be, and the same are hereby extended so as to embrace and include within the corporate limits of said city, all of the land hereinabove described, included as: “The south 153.4 feet of the N1/2 SW1/4 SW1/4 NW1/4 excepting the West 30.0 feet which is County road in Section 35, T21N, R3E, P.M.M., Cascade County, Montana, and also the adjoining right-of-way of 6th Street NW and the adjoining right-of-way of Skyline Drive NW extended to the west right-of-way line of 6th Street NW” as shown on attached “Exhibit A.”

BE IT FURTHER RESOLVED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA:

That the Cascade County Clerk and Recorder is hereby authorized and directed to change the appropriate boundaries of the City of Great Falls, Montana, to include said tract of land; and

That this Resolution shall become effective from and after the date of the filing of said document in the office of the Cascade County Clerk and Recorder.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on this 1st day of December, 2020.

Bob Kelly, Mayor

ATTEST:

Darcy Dea, Deputy City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

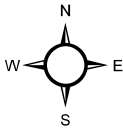
Sara R. Sexe, City Attorney



Resolution 10378 - Proposed Annexation



City Limits



FINDINGS OF FACT/BASIS OF DECISION – ANNEXATION

The south 153.4 feet of the N1/2 SW1/4 SW1/4 NW1/4 excepting the West 30.0 feet which is County road in Section 35, T21N, R3E, P.M.M., Cascade County, Montana; and also the adjoining right-of-way of 6th Street NW and the adjoining right-of-way of Skyline Drive NW extended to the west right-of-way line of 6th Street NW

PRIMARY REVIEW CRITERIA:

The basis for decision on annexation is listed in the Official Code of the City of Great Falls § 17.16.7.050 of the Land Development Code. The recommendation of the Planning Advisory Board and the decision of the City Commission shall at a minimum consider the following criteria:

1. The subject property is contiguous to the existing City limits.

The subject property is contiguous to the existing City limits to the south and to the east.

2. The proposed annexation is consistent with the City’s growth policy.

The proposed annexation is consistent with the overall intent and purpose of the 2013 City Growth Policy Update. This project is strongly supported by the Social and Physical portions of the Growth Policy, specifically the goals and principles to 1) encourage a diverse, safe, and affordable supply of housing in the City and 2) encourage a balanced mix of land uses throughout the City.

Additionally, the annexation specifically supports the following goals and policies:

Social – Housing

- Soc1.4.2 Expand the supply of residential opportunities including single family homes, apartments, manufactured homes, and assisted living facilities.
- Soc1.4.6 Encourage a variety of housing types and densities so that residents can choose by price or rent, location and place of work.
- Soc1.4.12 When annexing land for residential development, consider the timing, phasing and connectivity of housing and infrastructure development.

Physical – Zoning

- Phy4.2.5 Promote orderly development and the rational extension of infrastructure and City services.

Physical - Efficient Infrastructure

- Phy4.3 Optimize the efficiency and use of the City’s public facilities and utilities.
- Phy4.3.2 Plan for the provision of appropriate infrastructure improvements, where needed, to support development.

3. The proposed annexation is consistent with applicable neighborhood plans, if any.

The subject property is located adjacent to Neighborhood Council #3. There is no adopted neighborhood plan for Neighborhood Council #3, or any other Council within the City. The application presented to Neighborhood Council #3 on October 1, 2020. The Council met again for a special meeting on October 8, 2020 to adopt a letter to be presented to the Planning Advisory Board/Zoning Commission.

4. The proposed annexation is consistent with other planning documents adopted by the City Commission, including a river corridor plan, transportation plan, and sub-area plans.

The subject property is not located within any adopted plan or sub-area planning areas. The proposed improvements for all roads related to the development are consistent with City transportation planning documents and City standards. At this time, estimated traffic generation counts were provided for the development and an analysis of those counts have been included in the agenda report.

5. The City has, or will have, the capacity to provide public services to the subject property.

The City Public Works Department has verified that capacity is adequate to provide public utility services to the subject property. A more detailed description of the various public utility services that will be provided to the development has been outlined in the Agenda Report as well as in the Improvement Agreement.

The adjacent properties to the east and south are currently receiving law enforcement and fire protection service from the City of Great Falls. The improvements will provide access to the subject property being annexed through the construction of two driveways connected by a drive isle. Providing street, law enforcement, and fire protection services is expected to be a manageable cost to the City. Because this development is on the outskirts of the urban area, the City will need to plan the future of emergency response to the area.

6. The subject property has been or will be improved to City standards.

As part of the proposed annexation, the property is required to be developed to City standards. Skyline Drive NW will be improved to City standards to include curb and gutter. Water and sewer mains will be extended along Skyline Drive NW to the western edge of the property and will be designed and installed to City standards. Improvement of 6th Street NW will be deferred until the City designs and improves a larger section of the roadway, at which point the applicant will be required to pay its proportionate share of roadway improvements. Any future improvements to the subject property will also comply with City code requirements.

7. The owner(s) of the subject property will bear all of the cost of improving the property to City standards and or/ the owner(s) has signed an agreement waiving the right of protest to the creation of a special improvement district created to pay, in whole or in part, any necessary improvement.

An Improvement Agreement for the subject property has been drafted and attached to the Agenda Report. This agreement outlines the responsibilities and costs for various improvements, and addresses the creation of any special improvement districts.

8. The subject property has been or will be surveyed and officially recorded with the County Clerk and Recorder.

The subject property is being surveyed and officially recorded with the County Clerk and Recorder as part of the requirements of the project.

9. The City will provide both water and sewer service to each of the uses in the subject property that may require potable water and waste water treatment and disposal.

Water and sewer service will be extended to the subject property as part of the required improvements. The subject property will connect to these mains for City services.

10. The subject property is not located in an area the City Commission has designated as unsuitable for annexation.

The subject property is not located in an area the City Commission has designated as unsuitable for annexation.

11. The subject property is not located in another city or town. (See: 7-2-4608 (1), MCA)

The subject property is not located in another city or town.

12. The subject property is not used in whole or in part for agriculture, mining, smelting, refining, transportation, or any other industrial or manufacturing purpose or any purpose incidental thereto. (See: 7-2-4608 (2), MCA)

The subject property is not used for the uses listed above. The subject property is located within Cascade County with Urban Residential zoning and currently undeveloped. Existing single-family residential homes within the City are located to the east and a City owned water distribution facility is located to the south. There is a large tract of land north of Skyline Drive NW within Cascade County with Urban Residential zoning that is currently used for agricultural purposes, but is anticipated for future annexation and development. West of 6th Street NW is another tract of land within Cascade County with Urban Residential zoning that is currently owned and operated by the Missouri River Horseman.

ORDINANCE 3226

AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF R-6 MULTI-FAMILY HIGH DENSITY TO THE SOUTH 153.4 FEET OF THE N1/2 SW1/4 SW1/4 NW1/4 EXCEPTING THE WEST 30.0 FEET WHICH IS COUNTY ROAD IN SECTION 35, T21N, R3E, P.M.M., CASCADE COUNTY, MONTANA AND THE ADJOINING RIGHT-OF-WAY OF 6TH STREET NW AND THE ADJOINING RIGHT-OF-WAY OF SKYLINE DRIVE NW EXTENDED TO THE WEST RIGHT-OF-WAY LINE OF 6TH STREET NW.

* * * * *

WHEREAS, the property owner, Skyline Heights, LLC, has petitioned the City of Great Falls to annex the subject property, consisting of ±2.15 acres, as legally described above; and,

WHEREAS, Skyline Heights, LLC has petitioned the City of Great Falls to assign a zoning classification of R-6 Multi-family High Density to the south 153.4 feet of the N1/2 SW1/4 SW1/4 NW1/4 excepting the West 30.0 feet which is County road in Section 35, T21N, R3E, P.M.M., Cascade County, Montana, upon annexation to the City; and,

WHEREAS, the Great Falls Zoning Commission conducted a public hearing on October 13, 2020, to consider the assignment of zoning of R-6 Multi-family High Density district and, at the conclusion of said hearing, passed a motion recommending the City Commission assign R-6 zoning to the property legally described as the south 153.4 feet of the N1/2 SW1/4 SW1/4 NW1/4 excepting the West 30.0 feet which is County road in Section 35, T21N, R3E, P.M.M., Cascade County, Montana, and also the adjoining right-of-way of 6th Street NW and the adjoining right-of-way of Skyline Drive NW extended to the west right-of-way line of 6th Street NW; and,

WHEREAS, notice of assigning said zoning classification to the subject property was published in the *Great Falls Tribune* advising that a public hearing on this zoning designation would be held on the 1st day of December, 2020, before final passage of said Ordinance herein; and,

WHEREAS, following said public hearing, it was found and decided that the assignment of R-6 zoning on said properties meets the Basis of Decision requirements in the Official Code of the City of Great Falls (OCCGF), Section 17.16.40.030, and that the said zoning designation be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA:

Section 1. It is determined that the herein requested R-6 zoning request meets the criteria and guidelines cited in Mont. Code Ann. §76-2-304, and Section 17.16.40.030 of the OCCGF.

Section 2. That the zoning classification of “R-6 Multi-family High Density” be assigned to the south 153.4 feet of the N1/2 SW1/4 SW1/4 NW1/4 excepting the West 30.0 feet which is County road in Section 35, T21N, R3E, P.M.M., Cascade County, Montana; and also the adjoining right-of-way of 6th Street NW and the adjoining right-of-way of Skyline Drive NW extended to the west right-of-way line of 6th Street NW as shown in “Exhibit A”, subject to the setbacks, and other development standards and by this reference made a part hereof, as well as all other applicable regulatory codes and ordinances.

Section 3. This ordinance shall be in full force and effect thirty (30) days after its passage and adoption by the City Commission.

ACCEPTED by the City Commission of the City of Great Falls, Montana on first reading November 4, 2020.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading December 1, 2020.

Bob Kelly, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

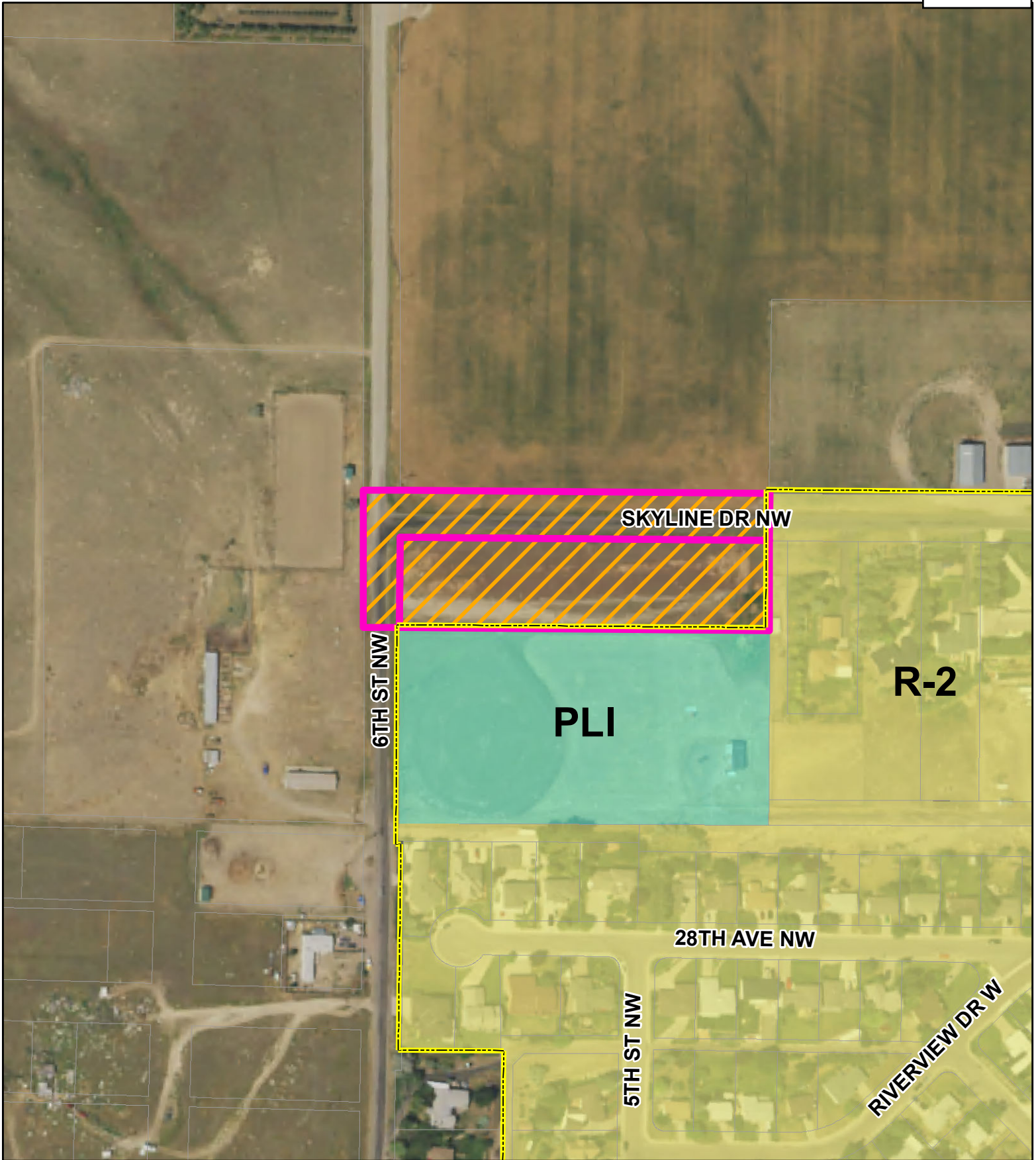
Sara Sexe, City Attorney

State of Montana)
County of Cascade : ss
City of Great Falls)

I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the City Commission, Ordinance 3226 on the Great Falls Civic Center posting board and the Great Falls City website.

Lisa Kunz, City Clerk

(CITY SEAL)



Ordinance 3226 - Proposed R-6 Zoning



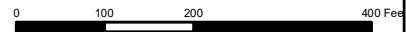
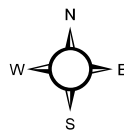
R-2 Single-family Medium Density



PLI Public Lands and Institutional



City Limits



FINDINGS OF FACT – ZONING MAP AMENDMENT

The south 153.4 feet of the N1/2 SW1/4 SW1/4 NW1/4 excepting the West 30.0 feet which is County road in Section 35, T21N, R3E, P.M.M., Cascade County, Montana; and also the adjoining right-of-way of 6th Street NW and the adjoining right-of-way of Skyline Drive NW extended to the west right-of-way line of 6th Street NW

PRIMARY REVIEW CRITERIA:

The basis for decision on zoning map amendments is listed in Official Code of the City of Great Falls (OCCGF) § 17.16.40.030 of the Land Development Code. The recommendation of the Zoning Commission and the decision of City Commission shall at a minimum consider the following criteria:

1. The amendment is consistent with and furthers the intent of the City's growth policy.

The proposed annexation is consistent with the overall intent and purpose of the 2013 City Growth Policy Update. This project is strongly supported by the Social, Environmental and Physical portions of the Growth Policy, specifically the goals and principles to 1) encourage a diverse, safe, and affordable supply of housing in the City and 2) encourage a balanced mix of land uses throughout the City.

Additionally, the annexation specifically supports the following goals and policies:

Social – Housing

- Soc1.4.2 Expand the supply of residential opportunities including single family homes, apartments, manufactured homes, and assisted living facilities.
- Soc1.4.6 Encourage a variety of housing types and densities so that residents can choose by price or rent, location and place of work.
- Soc1.4.12 When annexing land for residential development, consider the timing, phasing and connectivity of housing and infrastructure development.

Physical – Zoning

- Phy4.2.5 Promote orderly development and the rational extension of infrastructure and City services.

Physical - Efficient Infrastructure

- Phy4.3 Optimize the efficiency and use of the City’s public facilities and utilities.
- Phy4.3.2 Plan for the provision of appropriate infrastructure improvements, where needed, to support development.

2. The amendment is consistent with and furthers adopted neighborhood plans, if any.

The subject property is located adjacent to Neighborhood Council #3. There is no adopted neighborhood plan for Neighborhood Council #3, or any other Council within the City. The application presented to Neighborhood Council #3 on October 1, 2020. The Council met again for a special meeting on October 8, 2020 to adopt a letter to be presented to the Planning Advisory Board/Zoning Commission.

3. The amendment is consistent with other planning documents adopted by the City Commission, including the river corridor plan, transportation plan and sub-area plans.

The subject property is not located within any adopted plan or sub-area planning areas. The proposed improvements for all roads related to the development are consistent with City transportation planning

documents and City standards. At this time, estimated traffic generation counts were provided for the development and an analysis of those counts have been included in the agenda report.

4. The code with the amendment is internally consistent.

The proposed establishment of R-6 zoning is internally consistent. The proposed R-6 zoning aligns with appropriate uses for the location of the site. The proposed project is at the corner of 6th Street NW and Skyline Drive NW, both of which function as collector streets. Generally, intersections of higher classification streets are appropriate for higher intensity of use. In this case, the location of 48 apartment units adjacent to collector streets is advantageous to connect these residents to the greater community via 6th Street NW. In addition, the required improvements associated with developing the site are cost prohibitive to single-family residential use. The applicant will be responsible for extending utility mains and roadway improvements per City requirements. The commercial nature of the project will create the revenue that can offset the cost of the improvements over time, which would not be possible with the development of single-family lots.

5. The amendment is the least restrictive approach to address issues of public health, safety, and welfare.

There are no existing public health, safety, or welfare issues that have been identified for the subject property. The zoning assignment will have no impact on these issues.

6. The City has or will have the financial and staffing capability to administer and enforce the amendment.

The City has the financial and staffing capability to administer and enforce the amendment if it is approved.

Exhibit 20-1. Principal Uses by District

Use	R-6	Special Standards
Agriculture, horticulture, nursery	-	17.20.6.005
Mobile home/park	-	17.20.6.010
Residence, single-family detached	P	
Residence, zero lot line	P	17.20.6.020
Residence, two-family	P	
Residence, multi-family	P	17.20.6.040
Residence, townhouse	P	17.20.6.050
Residence, manufactured/factory-built	P	17.20.6.060
Retirement home	P	
Community residential facility, type I	P	
Community residential facility, type II	P	
Day care center	C	
Emergency shelter	-	
Family day care home	P	
Group day care home	P	
Nursing home	C	
Campground	-	17.20.6.070
Hotel/motel	-	
Micro-brewery	-	
Restaurant	-	

Tavern	-	17.20.6.080
Agriculture sales	-	
Auction sales	-	
Construction materials sales	-	
Convenience sales	-	
General sales	-	
Manufactured housing sales	-	
Off-site liquor sales	-	
Secondhand sales	-	
Shopping center	-	
Administrative services	-	
Commercial kennel	-	17.20.6.090
Financial services	-	
Funeral home	-	
General services	-	
Professional services	C	
Sexually-oriented business	-	17.20.6.100
Veterinary clinic, large animal	-	
Veterinary clinic, small animal	-	17.20.6.110
Large equipment rental	-	
Small equipment rental	-	
General repair	-	

Vehicle fuel sales	-	
Vehicle repair	-	17.20.6.120
Vehicle sales and rental	-	
Vehicle services	-	
Agricultural commodity storage facility	-	
Climate controlled indoor storage	-	
Fuel tank farm	-	
Mini-storage facility	-	17.20.6.130
Freight terminal	-	
Warehouse	-	
Casino, type I	-	17.20.6.140
Casino, type II	-	17.20.6.150
Indoor entertainment	-	
Indoor sports and recreation	-	
Golf course/driving range	C	
Miniature golf	-	
Outdoor entertainment	-	
Park	P	
Recreational trail	P	
Administrative governmental center	-	
Animal shelter	-	17.20.6.160
Cemetery	C	17.20.6.170
Civic use facility	C	

Community center	C	
Community cultural facility	C	
Community garden	P	17.20.6.175
Public safety facility	C	
Worship facility	C	17.20.6.180
Health care clinic	-	
Health care facility	-	
Health care sales and services	-	
Commercial education facility	-	
Educational facility (K—12)	C	17.20.6.200
Educational facility (higher education)	-	
Instructional facility	-	
Composting facility	-	17.20.6.210
Recycling center	-	17.20.6.220
Solid waste transfer station	-	17.20.6.230
Amateur radio station	P	17.20.6.240
Telecommunication facility		17.20.6.250
Concealed facility	C	
Unconcealed facility	-	
Co-located facility	-	
Utility installation	C	
Airport	-	
Bus transit terminal	-	

Heli-pad	-	17.20.6.260
Parking lot, principal use	-	
Parking structure	-	
Railroad yard	-	
Taxi cab dispatch terminal	-	
Contractor yard, type I	-	17.20.6.270
Contractor yard, type II	-	17.20.6.280
Artisan shop	-	
Industrial, heavy	-	
Industrial, light	-	
Industrial park	-	
Junkyard	-	17.20.6.290
Light manufacturing and assembly	-	17.20.6.300
Motor vehicle graveyard	-	17.20.6.310
Motor vehicle wrecking facility	-	17.20.6.320

- The use is not permitted in the district

C The use is allowed through the conditional use process

P The use is permitted in the district by right, consistent with the development standards contained in Article 6 of this chapter, as appropriate

(Ord. No. 3056, § 1, 8-17-2010; Ord. No. 3068, § 2, 4-5-2011; Ord. No. 3087, § 1(Exh. A), 6-19-2012, eff. 7-19-2012; Ord. 3166, 2017)

Exhibit 20-2. Accessory uses by district

Use	R-6	Special Standards
Accessory living space	P	17.20.7.010
Agriculture, livestock	-	17.20.7.080
ATM, exterior	-	17.20.7.020
Bed and breakfast	C	17.20.7.030
Fences	P	17.20.7.040
Gaming, accessory	-	17.20.7.050
Garage, private	P	17.20.7.060
Home occupation	P	17.20.7.070
Private stable/barn	-	17.20.7.080
Residence, accessory	-	17.20.7.085
Roadside farmer's market	-	17.20.7.090
Storage containers	-	17.20.7.100
Wind-powered electricity systems	P	17.20.7.110

- The use is not permitted in the district

C The use is allowed in the district through the conditional use process

P The use is permitted in the district by right, consistent with the development standards contained in Article 7 of this chapter, as appropriate

(Ord. No. 3034, § 1, 7-21-2009; Ord. No. 3056, § 1, 8-17-2010; Ord. No. 3087, § 1(Exh. A), 6-19-2012, eff. 7-19-2012)

Exhibit 20-3. Temporary uses by district (see 17.20.8.010 for Special Standards)

Use	R-6	Special Standards
Garage sales	P	17.20.8.015
Itinerant outdoor sales	-	17.20.8.020
On-site construction office	P	17.20.8.030
On-site real estate sales office	P	17.20.8.040
Outdoor entertainment, temporary	-	
Sidewalk café	-	17.20.8.050
Sidewalk food vendor	-	17.20.8.060

- The use is not permitted in the district

C The use is allowed in the district through the conditional use process

P The use is permitted in the district by right, consistent with the development standards contained in Article 8 of this chapter, as appropriate

(Ord. No. 3056, § 1, 8-17-2010)

Article 4 - LOT AREA AND DIMENSIONAL STANDARDS

Sections:

17.20.4.010 - Generally.

Lots and buildings shall conform to the dimensional standards specified in Exhibit 20-4.

17.20.4.020 - Exceptions.

The following are exemptions to the standards:

1. The requirements for the rear yard on through lots do not apply when the area of such required rear yard is provided elsewhere on the lot.
2. Every part of a required yard shall be open from its lowest points to the sky unobstructed, except for the projections of sills, belt courses, cornices, and ornamental features not to exceed four (4) inches.
3. Open or lattice enclosed fire escapes, fireproof outside stairways, and solid floored balconies opening upon fire towers, projecting into a yard not more than five (5) feet or into a court not more than three and one-half (3½) feet and the ordinary projections of chimneys and flues shall be permitted where the same are so placed as not to obstruct the light and ventilation.
4. An unenclosed front porch on a single family residence may extend into the front yard setback up to nine (9) feet, provided the porch does not occupy more than sixty (60) percent of the width of the main part of the house.
5. Steps and eaves are allowed to encroach into the front and side yard setbacks.

Exhibit 20-4. Development standards for residential zoning districts (see footnotes [4], [5] & [7] for general standards)

Standard	R-6
Residential density	500 sq. feet of lot area per dwelling unit
Minimum lot size for newly created lots	7,500 sq. feet
Minimum lot width for newly created lots	50 feet
Lot proportion for newly created lots (maximum depth to width)	2.5:1
Maximum building height of principal building	65 feet
Maximum building height of detached private garage [1]	24 feet, but may not be higher than the uppermost elevation of the principal building
Maximum building height of other accessory buildings	12 feet

Minimum front yard setback [2]	15 feet
Minimum side yard setback [3]	5 feet; 10 feet if adjoining a R-1, R-2, R-3 district
Minimum rear yard setback [7]	15 feet
Maximum lot coverage of principal and accessory buildings	Corner lot: 70% Other types: 60%

[1] Attached private garages are considered a part of the principal building for application of height and setback development standards.

[2] An unenclosed front porch on a single family residence may extend into the front yard setback up to nine (9) feet, provided the porch does not occupy more than sixty (60) percent of the length of the main part of the house.

(Ord. 2950, 2007)

[3] See Section 17.20.6.020 for side yard requirements for zero lot-line projects and Section 17.20.7.010 for accessory buildings with accessory living spaces.

[4] Smaller lots and reduced setbacks and frontages may be accomplished through a Planned Unit Development (PUD).

[5] An existing structure that does not meet the setback requirements stated above can be rebuilt on its original foundation or the original foundation location.

[6] For townhouses, see Section 17.20.6.050 for additional and superseding requirements.

(Ord. 2950, 2007)

[7] Permitted accessory structures and buildings shall have a minimum rear setback of 2 feet in all residential zoning districts.

(Ord. 2950, 2007)

NOT FOR CONSTRUCTION

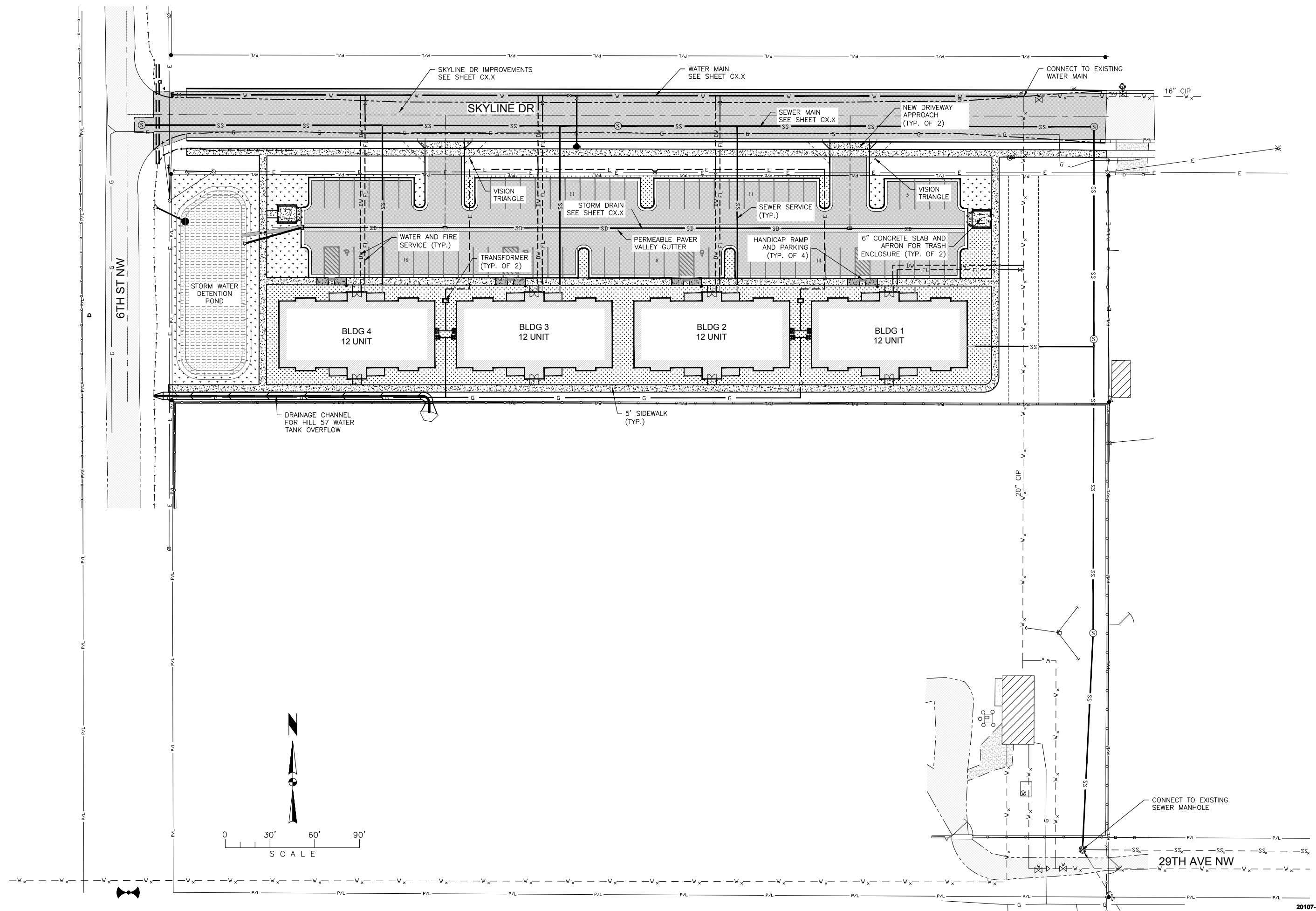
REV	DATE	REVISION



DRAWN BY: MWC
DESIGNED BY: RCB
QUALITY CHECK:
DATE: 7/27/2020
JOB NO. 20-107
FIELDBOOK

SKYLINE HEIGHTS APARTMENTS
GREAT FALLS, MONTANA
PRELIMINARY SITE LAYOUT PLAN

J:\2020\20-107 Skyline Apt 6th NW_Skyline Dr\CADD\CIVIL\20107-PRELIMINARY SITE LAYOUT.dwg, 7/30/2020 5:33:06 PM, RCB1



SKYLINE HEIGHTS APARTMENTS
S35, T21 N, R03 E, IN SW4NW4 MK 30
2.19 ACRES

PROJECT DESCRIPTION:

- ◇ FOUR NEW 12-PLEX UNITS ARE PROPOSED TO BE CONSTRUCTED ON THE EXISTING LOT IN CASCADE COUNTY.
- ◇ THE LOT IS CURRENTLY ZONED URBAN RESIDENTIAL AND IS PROPOSED TO BE ANNEXED INTO THE CITY LIMITS WITH A ZONING OF R-6.
- ◇ THE SITE WILL BE REGRADED FOR ACCESS, PARKING, AND DRAINAGE.
- ◇ SKYLINE DRIVE WILL BE IMPROVED TO FULL CITY ROAD STANDARDS.



IMPROVEMENT AGREEMENT FOR SKYLINE HEIGHTS APARTMENTS DEVELOPMENT, LEGALLY DESCRIBED AS THE SOUTH 153.4 FEET OF THE N1/2 SW1/4 SW1/4 NW1/4 EXCEPTING THE WEST 30.0 FEET WHICH IS COUNTY ROAD IN SECTION 35, T21N, R3E, P.M.M., CASCADE COUNTY, MONTANA

The following is a binding Agreement dated this _____ day of _____, 2020, between Joshua Johns, hereinafter referred to as "Owner", and the City of Great Falls, Montana, a municipal corporation of the State of Montana, hereinafter referred to as "City", regarding the requirements for the annexation of a tract of land into the corporate limits of the City legally described as the south 153.4 feet of the N1/2 SW1/4 SW1/4 NW1/4 excepting the West 30.0 feet which is County road in Section 35, T21N, R3E, P.M.M., Cascade County, Montana, hereinafter referred to as "Subject Property". The Owner agrees to, and is bound by, the provisions of this Agreement, and by signing this Agreement, therefore agrees to terms applicable to the Subject Property. The City is authorized to enter into this Agreement by §§ 17.68.010-040 of the Official Code of the City of Great Falls (OCCGF).

1. Purpose. The purpose of this Agreement is to ensure that certain improvements are made and certain conditions are fulfilled by the Owner, as required by the City's approval of the annexation and supporting documents. Generally, this Agreement:

1.1 Declares that the Owner is aware of and has properly accounted for any natural conditions that may adversely affect the development of the Subject Property;

1.2 Insulates the Subject Property from the impact of changes in the City's zoning regulations, provided that no substantial changes in the development of the Subject Property are proposed;

1.3 Requires the Owner to guarantee that the agreed-upon improvements contained in this agreement are made in a timely manner by providing the financial securities required by the Official Code of the City of Great Falls (OCCGF);

1.4 Provides for the inspection and warranty of the required improvements before they are accepted for operation and maintenance by the City;

1.5 Waives protest and appeal by the Owner and its successors against the creation of special improvement districts that would provide and maintain necessary infrastructure;

1.6 Establishes how necessary changes of final construction plans required by the Agreement may be made with the approval of the City;

1.7 Contemplates reimbursements to the Owner when neighboring properties that benefit from certain improvements made by the Owner are developed;

1.8 Embodies certain conditions that are imposed by the City upon approval of the annexation of the Subject Property in order to facilitate their enforcement; and

1.9 Indemnifies the City from challenges to its approval of the annexation of the Subject Property and holds it harmless from errors and omissions in the approval and oversight of the improvements

relating to development of the Subject Property.

2. Duration. The term of this Agreement begins at the date here above written and with the exceptions stated below, ends at the time the warranty required by Section 12 of this Agreement on the required improvements installed by the Owner, expires and the funds securing that warranty are released.

2.1 If Work Does Not Begin. This Agreement may be amended if final construction plans for the Development are not submitted for approval within three years of the date of the City Manager's signature on this Agreement.

2.2 Failure to Build. The Owner's failure to complete improvements in accordance with the final construction plans may result in the City retaining the security required in Section 13 of this Agreement. It may also void this Agreement and the vested rights established by Section 9, below.

2.3 Failure to Pay. The Owner's failure to make timely payment of its share of any of the required improvements listed in Section 10, below, voids the Agreement and the vested rights established by Section 10. It may also result in the City attempting to collect the amount due by any lawful means.

3. Supporting Documents. Each of the following supporting documents are to be submitted for review and approval by the City.

3.1 Certificate of Survey. The Certificate of Survey Number _____, to be filed on record in the Clerk and Recorder's Office of Cascade County, Montana, upon approval by the City of Great Falls.

3.2 Construction Documents. Engineering drawings, specifications, reports and cost estimates (preliminary and final), prepared for the Subject Property, consisting of documents for, but not limited to the public sanitary sewer, water, storm drain, and street improvements. Construction documents shall be designed in compliance with the City's Standards for Design and Construction Manual.

3.3 As Built Drawings. "As Built" reproducible 4 mil mylar drawings and one electronic copy of public infrastructure, private utilities, and drainage facilities shall be supplied to the City of Great Falls; and one electronic copy of public infrastructure, private utilities, and drainage facilities shall be supplied to the City of Great Falls upon completion of the construction.

3.4 Legal Documentation. Legal documents, including but not limited to any articles of incorporation, bylaws, covenants, and declarations establishing the authority and responsibilities of owners relating to the Subject Property, which may be recorded in the Clerk and Recorder's Office of Cascade County, Montana.

4. Changes. The Owner understands that failure to install required improvements in accordance with the final construction plans approved for the development of the Subject Property is a breach of, and may void, this Agreement. The Owner also understands that such failure is a violation of the OCCGF and is subject to the penalties provided for such violations. The City recognizes, however, that minor changes are often necessary as construction proceeds and the Administrator (the Administrator is the person or persons charged by the City Manager with the administration of this improvement agreement) is hereby authorized to allow minor changes to approved plans, as provided below:

4.1 Minor Changes. Minor changes to engineering documents and such revisions to the engineering drawings as are deemed appropriate and necessary by the Administrator and which do not materially affect the hereinabove mentioned Subject Property, can be made as follows:

4.1.1 Before making changes, the Owner must submit revised plans to the Administrator for review. Failure to do this before the proposed change is made may be considered by the City to be a breach of this Agreement and a violation of the OCCGF. The Administrator shall respond to all proposed changes within fifteen (15) days of receipt of the revised plans.

4.1.2 Based on a review of the revised plans, the Administrator may permit minor dimensional changes provided they do not result in a violation of the conditions of approval for the annexation of the Subject Property or the OCCGF.

4.1.3 Based on a review of the revised plans, the Administrator may permit substitutions for proposed building and construction materials provided that the proposed substitute has the same performance and, for exterior materials, appearance as the originally approved material.

4.1.4 Minor changes in the location and specifications of the required public improvements may be permitted by the Administrator. The Owner must submit revised plans showing such changes to the Administrator. Revised plans are not accepted until approved by the Administrator.

4.2 Substantial Changes. Substantial changes are not permitted by this Agreement. A new public review and permitting process will be required for such changes. "Substantial Change" versus "Minor Change" is described as follows in order to further clarify what may be permitted as a "Minor Change":

4.2.1 A substantial change adds one or more lots; changes the approved use; changes the location or extent of the area proposed to be cleared, graded, or otherwise disturbed by more than 4,000 square feet (a smaller change in the area that will be cleared, graded, or otherwise disturbed may be treated as a minor dimensional change); changes the location, extent, or design of any required public improvement, except where a minor change is approved by the Administrator; changes the approved number of buildings, structures or units; or the size of any building or structure by more than 10%. A smaller change in the size of a lot, building, or structure may be treated as a minor dimensional change.

5. Fees. The Owner understands that it is required to pay the following fees as they come due. The absence of any fee from this Agreement which is lawfully charged by the City in connection with construction activity associated with the Subject Property shall not constitute a waiver by the City.

5.1 Recording Fees. The Owner is responsible for all recording fees at the rate charged by Cascade County at the time a document or plat is submitted for recording.

5.2 Engineering Inspections. The Owner is responsible to pay all applicable engineering fees established by Resolution of the City of Great Falls or its successors.

5.3 Permit Fees. The Owner or subsequent developer is responsible to pay all applicable planning and building permit fees established by Resolution of the City Commission of the City of Great Falls.

5.4 Connection and Construction Fees. Water service tapping and water and sewer service connection fees will be paid at the times of tapping and connections.

5.5 Storm Drain Fee. The Owner is responsible to pay a storm drain fee in the amount of \$250 per acre for the Subject Property. This would equal a total of **\$537.50** for the total 2.15 acres of the Subject Property. The total storm drain fee is to be paid to the City no later than 30 days after City Commission action to annex the Subject Property into the City.

5.6 Application Fees. In addition to the fees outlined above, application fees paid by the Owner are: the \$2,000.00 application fee for establishment of zoning, the \$500.00 application fee for annexation, and the \$200.00 application fee for an administrative plat which have been paid prior to this Agreement.

6. Site Conditions. The Owner warrants that it has conducted site investigations sufficient to be aware of all natural conditions, including, but not limited to, flooding, slopes, and soils characteristics, that may affect the installation of improvements on the site and its development for the approved use. The Owner further warrants that all plans submitted pursuant to this Agreement and all applications for building permits within the development will properly account for all such conditions. The Owner holds the City harmless for natural conditions and for any faults in their own assessment of those conditions.

7. On-Site Improvements. The on-site improvements required prior to certificate of occupancy of any structure built upon the Subject Property shall include everything required to provide water, sanitary sewer, sanitary sewer industrial pretreatment (as applicable), fire protection, storm drainage, storm water quality treatment, access, and other requirements as may be required by OCCGF. Access for purposes of emergency vehicles shall be installed to the City specifications prior to the issuance of any building permits for the Subject Property. The Owner shall provide public utility easements for all required public utilities. The Owner agrees to install on-site stormwater quality and quantity improvements consistent with City standards and submitted plans approved by the City of Great Falls, where applicable. Stormwater quantity and quality control measures must comply with standards of the City of Great Falls Storm Drainage Design Manual. The design, installation, inspection, and maintenance responsibilities of these improvements shall be approved by the City of Great Falls. Additionally, an enforceable operation and maintenance agreement with the City and the Owner is required to ensure private stormwater control measures function properly.

8. Permits. This Agreement must be approved by the City Commission and signed by the City Manager and the Owner before permits for any work will be approved, including, but not limited to, grading for streets or trenching for the installation of utilities.

9. Vested Rights. The approval of this Agreement by the City create a vested right that protects the Owner from changes in the zoning regulations of Title 17 of the OCCGF until this Agreement expires, as provided in Section 2 of this Agreement. This vested right does not exempt the Owner from compliance with other provisions of the OCCGF, including specifically those intended to prevent and remediate public nuisances, nor does it protect the Owner from changes in the City's building codes and fees, development fees, and inspection fees. This vested right does not exempt the owner from compliance with changes to state and

federal requirements. This vested right may be voided, in whole or in part, if the Owner proposes substantial changes in the approved final construction plans of the development of the Subject Property.

10. Required Public Improvements. The public improvements required for the development of the Subject Property shall be installed as shown on the final construction plans that are submitted to and approved by the City of Great Falls prior to issuance of the Certificate of Occupancy. As an alternative, the Owner may provide a financial security for said improvements as prescribed in Section 13. Any reimbursements owed to the Owner for the installation of public improvements are outlined in Section 14. Any reimbursements to be paid by the Owner for previously installed public improvements are outlined in Section 15.

10.1 Water. The Owner hereby agrees to extend a sixteen (16) inch public water main through the public right-of-way of Skyline Drive Northwest from the existing sixteen (16) inch main to the east and run to the western boundary of the Subject Property consistent with City standards and submitted plans approved by the City of Great Falls, including the addition of the required fire hydrant(s). The improvements shall be in accordance with City and Montana Department of Environmental Quality standards and approved plans and specifications. Any portion of water main service located outside of the public right-of-way shall be located in a minimum 20-foot wide public utility easement, the location of which shall be approved by the City. The improvement is to be owned and maintained by the City upon completion. The new water main installed as part of this project are required to be sixteen (16) inches rather than eight (8) inches in diameter. The City shall pay for the costs associated with upsizing the water main.

10.2 Sanitary Sewer. Installation of a public sanitary sewer main shall extend from the existing eight (8) inch main located near the southeast corner of the City water distribution facility. The line shall run north to the right-of-way of Skyline Drive Northwest and run west to the western boundary of the Subject Property consistent with City standards and submitted plans approved by the City of Great Falls. The improvements shall be in accordance with City and Montana Department of Environmental Quality standards and approved plans and specifications. Any portion of sewer main service located outside of the public right-of-way shall be located in a minimum 20-foot wide public utility easement, the location of which shall be approved by the City. The improvement is to be owned and maintained by the City upon completion.

10.3 Roadways and Sidewalks. The Owner agrees to construct Skyline Drive Northwest from the existing improved roadway section to the east to the intersection of 6th Street Northwest. Design and installation shall be consistent with City standards and submitted plans approved by the City of Great Falls. Construction of this street shall include curb and gutter. All street improvements are to be owned and maintained by the City upon completion. The Owner additionally agrees to install sidewalk, boulevard landscaping and trees along the south side of Skyline Drive Northwest along the frontage of the subject property.

As part of this agreement, the Owner agrees to dedicate the westernmost ten (10) feet of the Subject Property for use of public right-of-way of 6th Street Northwest. Improvements to 6th Street Northwest may be constructed at a future date when deemed necessary by the City.

11. Future Required Public Improvements. The Owner agrees to pay for its proportionate share of future improvements to 6th Street Northwest and its intersection with Skyline Drive Northwest when such improvements are deemed necessary by the City of Great Falls.

12. Warranty, Ownership and Inspection of Public Improvements. The Owner is responsible for the repair or replacement of any faults in the materials or workmanship of the required on-site and off-site public improvements for a period of two years from the date those improvements are accepted for maintenance by the City. This warranty will be enforced by the City retaining 10% of the security required by Section 13 of this Agreement for the two-year warranty period. That sum will be released at the end of two years unless the parties are involved in a dispute about the condition, repair, or replacement of any of the required improvements, in which case funds will be held by the City until that dispute is resolved. The release of warranty funds follow the procedure established in Section 13 of this Agreement for the release of securities.

Installation of all public streets, sidewalks, curb ramps, water, sewer, storm drain, and other public improvements for the Subject Property shall be subject to the City's inspection policy in place at the time of installation.

13. Security for Public Improvements. The Owner shall, upon approval of the annexation, and before the installation of the required public improvements listed in this Agreement, provide the City with a performance bond, an irrevocable letter of credit, or another form of security acceptable to the Administrator in an amount equal to one hundred thirty-five percent (135%) of the costs of the required public improvements.

The security required by this section shall be returned or released upon acceptance of the required improvements, except as provided in Section 14. Following the final required inspection and City Approval of the public improvements, the Director of Public Works shall promptly inform the Administrator, in writing, that all improvements have been inspected and are acceptable for maintenance by the City. If all other improvements relating to the development of the Subject Property are in compliance with all conditions of approval, this Agreement, and the OCCGF, the Administrator shall then instruct the City Clerk to release the security to the Owner, minus the retained portion to be held in warranty as required by Section 12 of this Agreement.

14. Reimbursements owed to Owner. Except as set forth herein, the City will assist in obtaining reimbursements due from other adjacent or benefitted property owners under this Agreement; however, the Owner remains responsible for any legal enforcement of the terms of this Agreement. The Owner shall provide the City with documentation and proof of its actual out-of-pocket costs for the installation of the hereinabove mentioned public improvements within four (4) months after approval and acceptance thereof by the City. In the event of the Owner's failure to provide the City with said cost data, the City shall not be obliged to undertake collection of future reimbursements provided for herein, and the responsibility for collection thereof shall be that of the Owner, its heirs, successors and assigns. Failure of the Owner to provide the City with said cost data for reimbursement as herein required shall in no way alter the obligation of any other party to make reimbursement as provided for herein. Said failure will affect only the City's obligation to assist in collection thereof.

15. Maintenance Districts. The Owner hereby agrees to waive its right to protest and appeal the lawful creation by the City of maintenance districts for any proper purpose including, but not limited to, fire hydrant and street maintenance and shall pay the proportionate share of the costs associated with said maintenance districts as they may be applied to the Subject Property.

16. Park District. Owner acknowledges that the Subject Property is, by operation of law and pursuant to Resolution No. 10238, adopted by the City Commission on June 5, 2018, included within the boundaries of the Great Falls Park District Number 1. Owner acknowledges that property within the Great Falls Park District Number 1, including the Subject Property, is subject to annual assessments for the purposes of the Great Falls Park District Number 1 in amounts to be determined by the City Commission each year, in accordance with Resolution No. 10238, as it may be amended or supplemented.

17. Public Roadway Lighting. The Owner hereby agrees to waive its right to protest and appeal any future special lighting district for public roadway lighting facilities that service the Subject Property, and further agrees to pay for the installation of public roadway lighting which services the Subject Property that may be installed with or without a special lighting district.

18. City Acceptance and Zoning. In consideration of the terms of this Agreement, the City hereby accepts the Subject property for incorporation by annexation into the corporate limits of the City of Great Falls, Montana, with an assigned City zoning classification of R-6 Multi-family High Density for the Subject Property.

19. Limitation of Liability. The City will conduct a limited review of plans and perform inspections for compliance with requirements set forth in this agreement and/or in applicable law. The scope of such review and inspections will vary based upon development type, location and site characteristics. The Owner is exclusively responsible for ensuring that the design, construction drawings, completed construction, and record drawings comply with acceptable engineering practices, State requirements, and other applicable standards. The City's limited plans review and inspections are not substantive reviews of the plans and engineering. The City's approval of any plans or completed inspections is not an endorsement of the plan or approval or verification of the engineering data and plans. Neither the Owner, nor any third party may rely upon the City's limited review or approval.

The Owner shall indemnify, hold harmless and defend the City of Great Falls, its officers, agents, servants and employees and assigns from and against all claims, debts, liabilities, fines, penalties, obligations and costs including reasonable attorney fees, that arise from, result from or relate to obligations relating to that owner's properties described herein. Upon the transfer of ownership of the properties, the prior owner's (whether it is the Owner that signed this Agreement or a subsequent owner) indemnity obligation herein for the transferred properties is released as to that owner and the indemnity obligation runs to the new owner of the properties. Only the owner of the parcel of property at the time the City incurs the claim, debt, liability, fine, penalty, obligation or cost is obligated to indemnify, and no owner of properties is obligated to indemnify for adverse conditions on property owned by someone else. This indemnification by the Owner of the property shall apply unless such damage or injury results from the gross negligence or willful misconduct of the City.

20. Binding Effect. The provisions, covenants and terms of this Agreement shall run with the land and bind the present owners, their devisees, heirs, successors, and assigns; and any and all parties claiming by, through, or under them, shall be taken to agree and covenant with each of the parties to the Agreement, their devisees, heirs, successors and assigns, to conform to the provisions, covenants and terms of this Agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands and seal the day, month and year first hereinabove written.

THE CITY OF GREAT FALLS, MONTANA
A Municipal Corporation of the State of Montana

Gregory T. Doyon, City Manager

ATTEST:

Lisa Kunz, City Clerk

(Seal of City)

APPROVED FOR LEGAL CONTENT*:

Sara R. Sexe, City Attorney

*By law, the City Attorney may only advise or approve contract or legal document language on behalf of the City of Great Falls, and not on behalf of other parties. Review and approval of this document was conducted solely from the legal perspective, and for the benefit, of the City of Great Falls. Other parties should not rely on this approval and should seek review and approval by their own respective counsel.

Joshua Johns

By: _____

Its: _____

State of _____)

:ss.

County of _____)

On this _____ day of _____, in the year Two Thousand and Twenty, before me, the undersigned, a Notary Public for the State of _____, personally appeared _____, known to me to the persons whose names are subscribed to the instrument within and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____

(NOTARIAL SEAL)

October 9, 2020

Great Falls Planning Advisory Board/Zoning Commission
Planning and Community Development Office
Civic Center, Room 112, #2 Park Drive South
Great Falls, Montana 59401

Dear Planning Advisory Board/Zoning Commission members,

Neighborhood Council 3 held its regular monthly meeting on October 1, 2020. The district of NC3 includes the neighborhoods of Valley View, Riverview, Skyline, and Eagles Crossing.

The meeting agenda included the discussion of a proposed annexation of property located southeast of the intersection of 6th Street N.W. and Skyline Drive N.W. The proposed housing development would be assigned a city zoning classification of R-6, multi-family high density. The property owner, Mr. Josh Johns of Skyline Heights, LLC, stated his intent is to build four 12-plex apartment complexes and a parking lot at this location.

Several residents of our neighborhood voiced their concerns about this proposed development during the meeting.

Mr. Michael Winters, of 2609 6th Street N.W., stated that city planners were using figures that were flawed and underestimated concerning traffic on 6th Street N.W. He said the street was designed as a neighborhood street and not a feeder artery. Winters said that residents living on 6th Street N.W. have a problem backing out of their driveways now due to rude drivers on the road, adding that cars driving in icy conditions have slid onto homeowners yards during the winter. Winters said the street is not capable of handling additional traffic without improvements being made. He also said that large fire engines may encounter problems driving on the narrow roadway to get to fires burning in the area. Neighborhood Council 3 does not have a fire station located in its district.

Mrs. Bettie Ambuehl, of 774 33rd Avenue N.E., said dangerous ditches exist on Skyline Drive N.W., and there is no police presence in the area. She would like to see the city and county work together to fix these problems.

Mr. John Mizelle, of 1020 Valley View Drive, said the data is greatly skewed in favor of the proposed development and disputes the traffic count numbers that were presented. He would like to see 6th Street N.W. fixed before the complex is built.

City planning staff stated during the meeting that traffic will be split between 6th Street N.W. and Skyline Drive N.W. It is our opinion that the majority of the new vehicle traffic will use 6th Street N.W., as the speed limit increases from 25 mph to 30 mph after crossing Smelter Avenue N.W. and is a direct route to the Northwest Bypass. Traveling to and from the proposed development on Skyline Drive N.W. routes traffic that meanders through sections of Skyline and Riverview. The posted speed limit is restricted to 25 mph throughout these neighborhoods.

We support this development and recognize the need in Great Falls to provide affordable housing for low and moderate-income individuals and families, but we have concerns about the lack of fire protection in our district and the additional traffic that would be generated by the number of residents living in this 48-apartment complex.

If this apartment complex is built, we believe motor vehicle traffic in the Valley View, Riverview, and Skyline neighborhoods may be adversely impacted and safety hazards may be introduced to residents currently living in the area.

We request that the Great Falls Planning Advisory Board/Zoning Commission take our concerns into account and prioritize improvements to 6th Street N.W. as development continues in the district of Neighborhood Council 3. This road needs to be widened, curbs and gutters need to be installed, and a method to control vehicle speed must be created to make this a safe thoroughfare for future development.

Sincerely,

Sue Dickenson, Kathleen Gessaman, Sharron Mashburn, Eric Peterson
Great Falls Neighborhood Council 3 representatives



Commission Meeting Date: December 1, 2020

**CITY OF GREAT FALLS
COMMISSION AGENDA REPORT**

Item: Resolution 10379- A resolution by the City Commission of the City of Great Falls, Montana, authorizing the expenditure of approximately \$8,829,810 of funds from the downtown Urban Renewal Tax Increment Financing District towards the Civic Center Façade Renovation Project.

From: Craig Raymond, Director, Planning & Community Development

Initiated By: Craig Raymond, Director, Planning & Community Development

Presented By: Craig Raymond, Director, Planning & Community Development

Action Requested: City Commission conduct public hearing and adopt Resolution 10379

Public Hearing:

1. Mayor conducts public hearing, pursuant to OCCGF 1.2.050 and Title 17, Chapter 16, Article 6.
 2. Mayor closes public hearing and asks the will of the Commission.
-

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (adopt/deny) Resolution 10379, authorizing the expenditure of approximately \$8,829,810 of funds from the downtown Urban Renewal Tax Increment Financing District towards the Civic Center Façade Renovation Project.”

2. Mayor requests a second to the motion, Commission discussion, and calls for the vote.
-

Staff Recommendation: Staff recommends that the City Commission adopts Resolution 10379 which provides for the adequate financing of a much needed renovation to the Civic Center façade and roof.

Summary:

It is well documented that the Civic Center façade has been deteriorating for a number of years. Since at least 2011, city staff has been working towards developing a renovation project and secure adequate funding to finance the renovation. While the project has not formally gone out for public bid, it is estimated that the renovation construction cost will be approximately \$5.5 million. Contingency, underwriting costs and interest paid over time is estimated to bring the total cost to approximately \$8.8 million. In early 2020, the Great Falls City Commission directed staff to investigate and pursue the possible use of Tax Increment Finance (TIF) funds to be used as a guarantee in a bond sale. If approved,

Resolution 10379 authorizes the city to use TIF funds from the Downtown Urban Renewal Area in the amount of approximately \$8.8 million.

Background:

In 2011, Hessler Architects performed a full analysis of the Civic Center façade due to noticeable cracking and buckling of façade panels and brick mortar cracking. The Hessler report did a good job of detailing the likely cause of the failures and provided several recommendations for interim measures as well as full renovation strategies including destructive examinations. At the time, construction costs were estimated to be approximately \$3.5 million including architectural and engineering fees.

In 2016, CTA Architects was hired to review the Hessler report and to perform an additional analysis to check for progression of deterioration and cracking of the structural panels. CTA's findings were consistent with the Hessler report and also provided recommendations of structural panel replacement as caulking and filling of gaps would only temporarily alleviate water intrusion and destruction as the source of the structural failures was due to existing chloride ratios in the original concrete mixture which is eroding the panel rebar. In 2017, the city engaged CTA Architects to complete full architectural and engineering bid and construction drawings. CTA embarked on planning the renovation of the failed façade surfaces but also has included in its scope of work the replacement of the Civic Center roofing materials and roofing/building termination details.

Since 2017, staff and CTA Architects (now known as Cushing Terrell) have been briefing the City Commission on renovation plan progress and have identified various funding strategies for the Commission to consider. At the June 16, 2020 City Commission work session, the City Commission encouraged staff to pursue a TIF funding strategy that included utilizing the Downtown Urban Renewal TIF District to guarantee a bond sale and provide annual bond repayment. Since that time, city staff has been working with TIF counsel and bond underwriters to prepare for the TIF application approval and bond sale. Staff also prepared an amendment to the Downtown Urban Renewal Plan (DURP) in order to specifically include the Civic Center building and property as a viable and eligible property for TIF funding projects. On August 11, 2020, the City of Great Falls Planning Advisory Board found that the DURP amendment was consistent with the City's Growth Policy. On August 26, 2020, the Downtown Development Partnership (DDP) voted to recommend approval after staff presented the DURP amendment for consideration. The City Commission approved the DURP amendment on October 6, 2020 providing a greater level of transparency that the Civic Center Façade renovation was likely to be funded through the use of TIF funds.

Subsequent to the DURP amendment, Planning and Community Development staff prepared and submitted a formal TIF funding application. On October 28, 2020 the DDP again voted to support and recommended approval of the TIF application for funding of the façade renovation project. One suggested measure in that recommendation was to include all known estimated costs associated with the project including bond financing interest expenses. As such, staff revised the application to include said interest expenses. As such, the total application for TIF funding is approximately \$8.8 million. The exact figure will largely depend on the actual interest rates at the time the bond sale is completed. The attached amortization schedule shows that the estimated interest rate is 4% at this time.

Fiscal Impact:

The current increment gained annually in the downtown Urban Renewal Area is approximately \$1.2 million. As depicted in the attached amortization schedule, the annual debt service payments on the

bond once sold is estimated to be \$441,490.50 from the TIF fund. The balance will be available for other TIF eligible activities.

Alternatives:

The City commission may decide to deny Resolution 10379 and propose an alternative source of funds for the Civic Center façade and roof project.

Concurrences:

City staff has reviewed the proposal and recommends approval. The Planning Advisory Board concurred that the DURP amendment was consistent with the Growth Policy. The DDP recommended approval of the DURP amendment and subsequently voted to recommend the approval of this TIF funding application.

Attachments/Exhibits:

Resolution 10379

Revised TIF Funding Application

Estimated Loan Amortization Schedule

RESOLUTION 10379

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, AUTHORIZING THE EXPENDITURE OF APPROXIMATELY \$8,829,810 IN FUNDS FROM THE DOWNTOWN URBAN RENEWAL TAX INCREMENT FINANCE DISTRICT TOWARDS THE CIVIC CENTER FAÇADE RENOVATION PROJECT.

* * * * *

WHEREAS, under the provisions of the Montana Code Annotated, Title 7, Chapter 15, Parts 42 and 43, as amended, an urban renewal district may be established so that a municipality may undertake urban renewal projects therein, provide for the segregation and collection of tax increment with respect to taxes collected in such district, and apply all or a portion of the tax increment derived from such district to the payment of costs of such urban renewal projects; and

WHEREAS, the City Commission, in 2012, established the Downtown Urban Renewal Tax Increment Financing District to address blighted conditions and foster economic development; and

WHEREAS, in 2013 the City Commission approved the revised Tax Increment Financing Application forms and process to be followed, and criteria to be used when evaluating applications for use of tax increment financing funds; and

WHEREAS, the Civic Center is the “Crown Jewel” of the Downtown Urban Renewal Tax Increment Financing District; and

WHEREAS, there is a need for the renovation of the Civic Center to cure structural deficiencies, that includes the Façade and roof; and

WHEREAS, on October 1, 2020, the City of Great Falls Planning and Community Development Department submitted a Tax Increment Financing Application for Funds to assist with the Civic Center project; and

WHEREAS, the City of Great Falls' proposed Civic Center project will address the current need for structural repair and renovation; and

WHEREAS, on October 28, 2020, the Downtown Development Partnership voted in support and recommended approval of the TIF application for funding of the Civic Center project, in accordance with the City Commission approved process; and

WHEREAS, City Staff has assessed the merits of the projects in relation to the goals and objectives of the Amended and Restated Downtown Urban Renewal Plan, evaluated the project based on the evaluation criteria, and determined that expenditure of TIF funds in the amount of approximately \$8,829,810 for the purpose of financing the sale of bonds and finds that the proposed project is eligible and appropriate.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Great Falls, Montana:

Section 1. Approval. The City Commission hereby approves the expenditure of the requested Tax Increment Financing District funds as requested by the City of Great Falls in the amount of approximately \$8,829,810.

Section 2. Findings. Based on representations made to the City Commission to date and taking into consideration all comments received, including those made at a properly noticed City Commission meeting the City Commission does hereby make the following findings, determinations, and declarations regarding the Downtown Urban Renewal Tax Increment Financing District, which is hereinafter referred to as the District:

- (a) no persons will be displaced from their housing by the Project or the Infrastructure Improvements;
- (b) the Project and the Infrastructure Improvements substantially satisfy the review criteria of the funding application process and meet the purpose and goals of the Act, the District and Plan;
- (c) the Plan, to include the Project and the Infrastructure Improvements, conforms to the comprehensive plan or parts thereof for the City as a whole;
- (d) the Infrastructure Improvements constitute public improvements in accordance with the Act;
- (e) the Plan, to include the Project and the Infrastructure Improvements, will afford maximum opportunity, consistent with the sound needs of the City, as a

whole, for the rehabilitation or redevelopment of the District by private enterprise;
and

(f) a sound and adequate financial program exists for the financing of the
Infrastructure Improvements, as more particularly in Section 3 hereof.

Section 3. District Plan. A plan describing existing infrastructure, existing
infrastructure deficiencies, and development activities to be undertaken within the District.

Section 4. Effective Date. This Resolution shall be in full force and effect upon
passage and adoption by the City Commission.

PASSED AND ADOPTED by the City Commission of the City of Great Falls,
Montana, on this 1st day of December, 2020.

Bob Kelly, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

Sara Sexe, City Attorney

CITY OF GREAT FALLS



TAX INCREMENT FINANCING (TIF)

APPLICATION FOR FUNDS

**CITY OF GREAT FALLS
TAX INCREMENT FINANCING (TIF)
APPLICATION FOR FUNDS**

Project Name: Civic Center Façade & Roof Renovation

Date Submitted: 10/1/2020

Name of TIF District: Downtown Urban Renewal Area

APPLICANT INFORMATION

Name: Craig Raymond, Planning and Community Development Department, Civic Center Facilities Division, City of Great Falls.

Address: 2 Park Drive South, Great Falls, MT. 59403

Telephone: 406-455-8530

DEVELOPMENT INFORMATION

1. **Building Address:** 2 Park Drive South, Great Falls, MT. 59403
2. **Legal Description:** Margaret Park Civic Center Whittier Park, S11, T20 N, R03 E.
3. **Ownership:** City of Great Falls

Address: PO Box 59403, Great Falls, MT. 59403

4. **If property is not owned by the Applicant, list leasehold interest:** (*Attach evidentiary materials*).

Name: N/A

Address: N/A

5. **Existing/Proposed Businesses:** General governmental administrative services

Business Description: The Civic Center houses multiple administrative offices of city government.

6. **Employment:** Existing FTE Jobs: Currently there are 90.77 FTE's employed in the Civic Center and the administration of 506.68 FTE's across the city organization

New Permanent FTE Jobs created by project: None

Construction FTE jobs: 8-12

7. **Architectural/Engineering Firm:** Cushing Terrell, Great Falls

Address: 219 2nd Ave S. Great Falls, MT. 59405

Representative: Tony Houtz

8. Please provide a description of the Total Project Development (attach a narrative explanation).

Total Project Development involves removal and replacement of the majority of the existing precast concrete wall panels at the Civic Center. Existing brick masonry and most of the granite are to remain. Other aspects of the project are to reconstruct the front staircase, provide new railings that meet the current adopted building code, and replace the roofing membrane.

9. Please provide rehabilitation/construction plans (attach schematics, site and landscaping plans).

10. What is the development schedule or estimated completion date for the Total Project Development?

The Total Project Development is best defined as the entire development, not just the TIF improvements (please include project phasing if appropriate).

The project is scheduled to out for bid this winter. Likely December/January 2020-21. The optimal start of construction for a project like this will be early spring 2021 depending on contractor and material availability. Total duration once project begins is roughly 12 months.

11. Do you plan on asking for any other tax abatements, grants, tax credits or other forms of relief? If so, what type?

The City has applied for a \$500,000 historic preservation grant through the State of Montana that will not be announced until after the next legislative session. We also intend to pursue any other grants that the project may be eligible for. We do not intend to seek additional TIF funds at this time however it is possible that additional funds could be requested under a separate application if total project costs exceed estimates.

12. Please describe your funding needs and the anticipated timing schedule for your identified Eligible TIF Activities (example: *I will be fronting the costs of all identified TIF improvements and would like to be reimbursed incrementally as TIF funds become available; I am interested in utilizing bond financing to complete the identified project improvements and would like to be reimbursed with TIF funds as they become available, I need TIF funds immediately to complete the identified TIF improvements, etc.*)

Estimated project costs are \$6.0 million including contingency and misc bonding costs. We intend to seek bond financing using the TIF funds to cover the associated debt service annually.

13. Please indicate the amount of Public Infrastructure Need and the amount of Public Infrastructure being requested to be financed by the TIF District.

The entire Civic Center façade project is considered public infrastructure due to the unique nature of the building. We intend to fund 100% of the project that is not covered by miscellaneous grants that we may be eligible for through TIF financing.

TOTAL PROJECT DEVELOPMENT COSTS

The total project development cost is the cost to develop the entire project/site, and should include the cost of the TIF improvements.

Land and Site Preparation Improvements (Itemized)

1. Value of Land	\$ N/A
2. _____	\$ _____
3. _____	\$ _____
4. _____	\$ _____
5. _____	\$ _____

Subtotal **\$ N/A** _____

Construction/Rehabilitation Costs (Use general construction trade divisions)
(Total value of improvements)

1. Roof Replacement	\$ 573,635
2. Protective Canopy	\$ 119,432
3. General Requirements	\$ 2,312,576
4. Demolition	\$ 120,673
5. Concrete	\$ 83,321
6. Masonry	\$ 2,558,944
7. Metals	\$ 20,501
8. Specialties	\$ 18,670
9. HVAC	\$18,304
10. Electrical	\$53,134
11. Misc/Contingency	\$120,808

Subtotal **\$ 6,000,000**

Equipment Costs
(Total value of equipment)

1. N/A	\$ _____
--------	----------

Subtotal **\$ N/A**

Total Project Development Costs **\$ 6,000,000**

CERTIFICATION

I (we), Craig Raymond (please print), certify that the statements and estimates within this Application as well as any and all documentation submitted as attachments to this Application or under separate cover are true and correct to the best of my (our) knowledge and belief.

Signature



Title: Director, Planning & Community Development

Address: 2 Park Drive South, Great Falls, MT. 59403

Date: 9/24/2020

**Revised 11/5/2020 to include bond interest charges to total TIF expense request*

ESTIMATED LOAN AMORTIZATION SCHEDULE

ENTER VALUES

Loan amount	\$6,000,000.00
Annual interest rate	4.00%
Loan period in years	20
Number of payments per year	1
Start date of loan	1/1/2021
Optional extra payments	\$0.00

LOAN SUMMARY

Scheduled payment	\$441,490.50
Scheduled number of payments	20
Actual number of payments	1
Total early payments	\$0.00
Total interest	\$2,829,810.04

LENDER NAME

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULE D PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	ESTIMATED INTEREST	ENDING BALANCE	ESTIMATED CUMULATIVE INTEREST
1	1/1/2021	\$6,000,000.00	\$441,490.50	\$0.00	\$441,490.50	\$201,490.50	\$240,000.00	\$5,798,509.50	\$240,000.00
2	1/1/2022	\$5,798,509.50	\$441,490.50	\$0.00	\$441,490.50	\$209,550.12	\$231,940.38	\$5,588,959.38	\$471,940.38
3	1/1/2023	\$5,588,959.38	\$441,490.50	\$0.00	\$441,490.50	\$217,932.13	\$223,558.38	\$5,371,027.25	\$695,498.75
4	1/1/2024	\$5,371,027.25	\$441,490.50	\$0.00	\$441,490.50	\$226,649.41	\$214,841.09	\$5,144,377.84	\$910,339.84
5	1/1/2025	\$5,144,377.84	\$441,490.50	\$0.00	\$441,490.50	\$235,715.39	\$205,775.11	\$4,908,662.45	\$1,116,114.96
6	1/1/2026	\$4,908,662.45	\$441,490.50	\$0.00	\$441,490.50	\$245,144.00	\$196,346.50	\$4,663,518.44	\$1,312,461.46
7	1/1/2027	\$4,663,518.44	\$441,490.50	\$0.00	\$441,490.50	\$254,949.76	\$186,540.74	\$4,408,568.68	\$1,499,002.19
8	1/1/2028	\$4,408,568.68	\$441,490.50	\$0.00	\$441,490.50	\$265,147.75	\$176,342.75	\$4,143,420.93	\$1,675,344.94
9	1/1/2029	\$4,143,420.93	\$441,490.50	\$0.00	\$441,490.50	\$275,753.66	\$165,736.84	\$3,867,667.26	\$1,841,081.78
10	1/1/2030	\$3,867,667.26	\$441,490.50	\$0.00	\$441,490.50	\$286,783.81	\$154,706.69	\$3,580,883.45	\$1,995,788.47
11	1/1/2031	\$3,580,883.45	\$441,490.50	\$0.00	\$441,490.50	\$298,255.16	\$143,235.34	\$3,282,628.29	\$2,139,023.81
12	1/1/2032	\$3,282,628.29	\$441,490.50	\$0.00	\$441,490.50	\$310,185.37	\$131,305.13	\$2,972,442.91	\$2,270,328.94
13	1/1/2033	\$2,972,442.91	\$441,490.50	\$0.00	\$441,490.50	\$322,592.79	\$118,897.72	\$2,649,850.13	\$2,389,226.65
14	1/1/2034	\$2,649,850.13	\$441,490.50	\$0.00	\$441,490.50	\$335,496.50	\$105,994.01	\$2,314,353.63	\$2,495,220.66
15	1/1/2035	\$2,314,353.63	\$441,490.50	\$0.00	\$441,490.50	\$348,916.36	\$92,574.15	\$1,965,437.28	\$2,587,794.81
16	1/1/2036	\$1,965,437.28	\$441,490.50	\$0.00	\$441,490.50	\$362,873.01	\$78,617.49	\$1,602,564.26	\$2,666,412.30
17	1/1/2037	\$1,602,564.26	\$441,490.50	\$0.00	\$441,490.50	\$377,387.93	\$64,102.57	\$1,225,176.33	\$2,730,514.87
18	1/1/2038	\$1,225,176.33	\$441,490.50	\$0.00	\$441,490.50	\$392,483.45	\$49,007.05	\$832,692.88	\$2,779,521.92
19	1/1/2039	\$832,692.88	\$441,490.50	\$0.00	\$441,490.50	\$408,182.79	\$33,307.72	\$424,510.10	\$2,812,829.64
20	1/1/2040	\$424,510.10	\$441,490.50	\$0.00	\$424,510.10	\$407,529.69	\$16,980.40	\$0.00	\$2,829,810.04



Commission Meeting Date: December 1, 2020

**CITY OF GREAT FALLS
COMMISSION AGENDA REPORT**

Item: Resolutions 10380, 10381 and 10382 repealing and replacing Resolutions 10264, 10265 and 10266 for the Meriwether Crossing Subdivision for the purpose of adjusting the proposed phases of the project’s annexation.

From: Erin Borland, Planner III, Planning and Community Development

Initiated By: NWGF Development, LLC

Presented By: Craig Raymond, Director, Planning and Community Development

Action Requested: City Commission adopt Resolution 10380 repealing and replacing Resolution 10264, adopt Resolution 10381 repealing and replacing Resolution 10265, and adopt Resolution 10382 repealing and replacing 10266.

Suggested Motions:

1. Commissioner moves:

"I move that the City Commission (adopt/deny) Resolution 10380, repealing and replacing Resolution 10264 for the purpose of amending the annexation of the Meriwether Crossing Subdivision."

2. Mayor requests a second to the motion, public comment, Commission discussion, and calls for the vote.

3. Commissioner moves:

"I move that the City Commission (adopt/deny) Resolution 10381 repealing and replacing Resolution 10265 for the purpose of amending the annexation of the Meriwether Crossing Subdivision."

4. Mayor requests a second to the motion, public comment, Commission discussion, and calls for the vote.

5. Commissioner moves:

"I move that the City Commission (adopt/deny) Resolution 10382 repealing and replacing Resolution 10266 for the purpose of amending the annexation of the Meriwether Crossing Subdivision."

6. Mayor requests a second to the motion, public comment, Commission discussion, and calls for the vote.

Staff Recommendation: Because the applicant's funding for the project is contingent upon the proposed homes being constructed in the jurisdiction of Cascade County and then being annexed in 10-lot phases into the City, separate resolutions have been prepared by City staff to repeal and replace the original 10-lot annexations contained in Resolutions 10264, 10265 and 10266.

Staff recommends that the City Commission adopt Resolutions 10380, 10381, and 10382 in order to amend the timing and boundaries of annexation of the Meriwether Crossing Subdivision as depicted in the Resolution attachment.

Summary: The applicant, NeighborWorks Great Falls (NWGF), is proposing to revise the timing and sequence of annexing three of the phases of the Meriwether Crossing Subdivision. The Meriwether Crossing Subdivision, was approved by the City Commission on October 16, 2018 to be annexed into the City with Planned Unit Development zoning for the future development of 80 lots for the mutual self-help program and potential cottage homes. The 2018 agenda report has been attached for additional information on the project. Due to the applicant's project being dependent upon rural development funding, at least 50 of the homes must be constructed in the jurisdiction of Cascade County and then annexed into the City upon completion. As a result, annexation of the project was proposed to be executed in phases through the recording of ten (10) separate resolutions. As of this date, two phases for a total of 17 lots were sold to a local builder. This has allowed the first two resolutions to be filed and the land, as well as the dedicated rights-of-way for all the streets and alleys and the stormwater pond and open space lots, to be annexed. Additionally, the first 10-lot phase of the mutual self-help homes is currently underway and utility and road construction has also commenced.

The reason that Resolutions 10264, 10265 and 10266 need to be repealed and replaced is that NWGF Development, LLC is proposing to amend the timing and sequence of annexation of portions of the subdivision in order to sell four lots to a local builder and reconfigure two phases for their mutual self-help home program. The attached Resolution exhibit shows the new configuration. By repealing and replacing the original resolutions developed in 2018, the lots can be sold to the builder and annexed for the purpose of building single family homes.

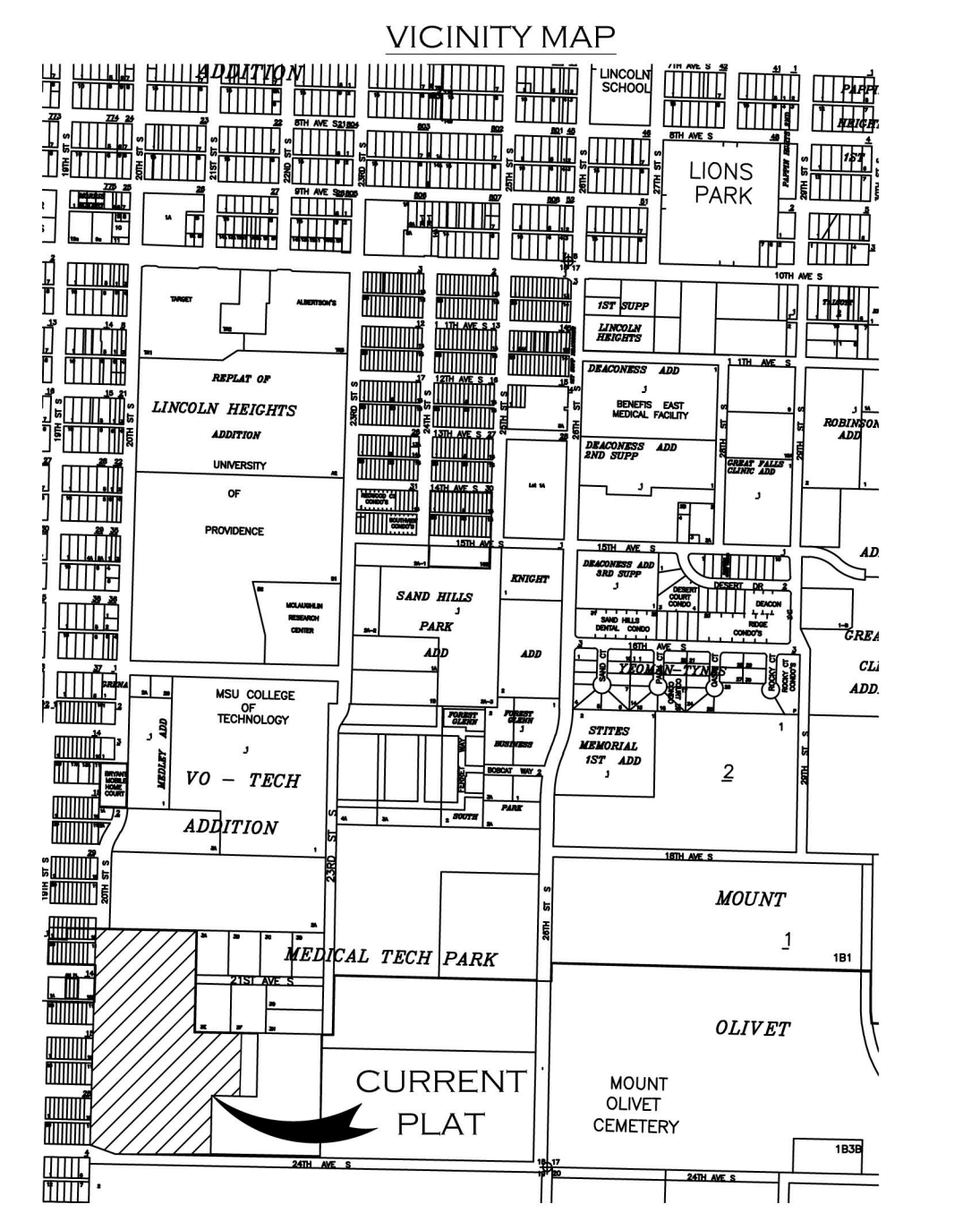
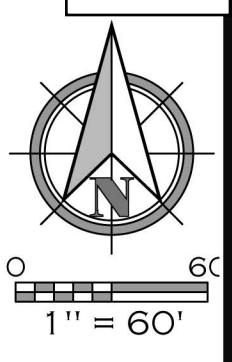
By way of background, the City Commission approved a very similar proposal from NeighborWorks in the Thaniel subdivision. In that case, two originally approved annexation resolutions had to be repealed and replaced in order for NeighborWorks to sell lots to the same builder and re-phase the remaining portion of the project. Although these requests are not easy to process, they are simply the end result of approving subdivisions that require phased annexation for NeighborWorks' self-help program. When the applicant decides to involve another builder and change the original phasing plan, it requires the original resolutions to be repealed and replaced.

Fiscal Impact: Services will be provided by the City, and the cost of infrastructure improvements will be borne by the applicant under the agreed upon terms of the recorded Improvement Agreement. No additional fiscal impact is caused by approving this request.

Alternatives: The City Commission could deny the resolutions and the original phases would stay in effect. This would not allow the lots to be sold separately.

Attachments/Exhibits:

- Exhibit of Phases to be reconfigured
- Resolution 10380
- Resolution 10381
- Resolution 10382
- Resolution Exhibit A
- Agenda Report from the approval of the project on October 16, 2018.



POINT OF BEGINNING
LOTS 1-10, BLOCK 1
FINLAY'S SUPPLEMENT TO
PROSPECT PARK
21ST ALLEYS
LOTS 11-20, BLOCK 1
FINLAY'S SUPPLEMENT TO
PROSPECT PARK
21ST AVE S
LOTS 1-10, BLOCK 14
FINLAY'S SUPPLEMENT TO
PROSPECT PARK
22ND ALLEYS
LOTS 11-20, BLOCK 14
FINLAY'S SUPPLEMENT TO
PROSPECT PARK
22ND AVE S
LOTS 1-10, BLOCK 15
FINLAY'S SUPPLEMENT TO
PROSPECT PARK
23RD ALLEYS
LOTS 11-20, BLOCK 25
FINLAY'S SUPPLEMENT TO
PROSPECT PARK
23RD AVE S
LOTS 1-10, BLOCK 28
FINLAY'S SUPPLEMENT TO
PROSPECT PARK
24TH ALLEYS
LOTS 11-20, BLOCK 28
FINLAY'S SUPPLEMENT TO
PROSPECT PARK

- Res. 10264
- Res. 10380
- Res. 10266
- Res. 10382
- Res. 10265
- Res. 10381

FOUND CAP
MK'D "9094LS"

FOUND " PIPE

CASCADE COUNTY RIGHT-OF-WAY
EASEMENT, DOC. #R0314752ES

RESOLUTION 10380

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, TO EXTEND THE BOUNDARIES OF THE CITY OF GREAT FALLS TO INCLUDE LOTS 19-22, BLOCK 5 OF MERIWETHER CROSSING A SUBDIVISION OF LOTS 4B AND 4C OF THE CORRECTION OF AN AMENDED PLAT OF LOT 4 OF THE MEDICAL TECH PARK MINOR SUBDIVISION LOCATED IN THE SW1/4 SE1/4 SECTION 18, TOWNSHIP 20 NORTH, RANGE 4 EAST, PMM, CASCADE COUNTY, MONTANA IN ACCORDANCE WITH THE PROVISION OF MONT. CODE ANN, SECTION 7-2-4601; REPEALING AND REPLACING RESOLUTION 10264.

* * * * *

WHEREAS, the City of Great Falls is a city incorporated under the laws of the State of Montana, and having a population of more than ten thousand (10,000) is a city of the first class; and

WHEREAS, there is contiguous to said City, but without the boundaries thereof, a certain tract of land and right-of-way situated in the County of Cascade, State of Montana, and described as follows:

Lots 19-22, Block 5 of Meriwether Crossing a Subdivision of Lots 4B and 4C of the Correction of an Amended Plat of Lot 4 of the Medical Tech Park Minor Subdivision located in the SW1/4 SE1/4 Section 18, Township 20 North, Range 4 East, PMM, Cascade County, Montana

all as shown on the map attached hereto marked Attachment "A", and by this reference made a part hereof; and

WHEREAS, Mont. Code Ann. Section 7-2-4601, provides that whenever the owners of real property contiguous to any incorporated city of the first class petition to have said property made a part of the municipal corporation, such lands may be embraced

within the corporate limits thereof and the boundaries of such city of the first class extended so as to include the same; and

WHEREAS, NWGF Development LLC, the owner, of the hereinabove described property has submitted a petition to have the subject property annexed to the City of Great Falls; and

WHEREAS, on October 16, 2018, the City Commission adopted Resolution 10264. However, Resolution 10264 has not been recorded and the owner now desires to sell lots to a builder and change the originally approved phasing of the subdivision; and

WHEREAS, the City Commission finds that it is to the best interest of the City of Great Falls and its inhabitants to proceed with the incorporation of said territory into the City of Great Falls; and

WHEREAS, all of the proceedings herein have been conducted in strict compliance with and in conformity to the laws of the Montana Code Annotated, Title 7, Chapter 2, Part 46, Annexation by Petition, and all conditions, acts, and actions required to be performed precedent to and in the passage and adoption of this resolution have been properly and legally done, and performed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA:

That the boundaries of the City of Great Falls, Montana, be, and the same are hereby extended so as to embrace and include within the corporate limits of said city, all of the land hereinabove described, included as: "Lots 19-22, Block 5 of Meriwether Crossing a Subdivision of Lots 4B and 4C of the Correction of an Amended Plat of Lot 4 of the Medical Tech Park Minor Subdivision located in the SW1/4 SE1/4 Section 18, Township 20 North, Range 4 East, PMM, Cascade County, Montana" as shown on Attachment "A."

BE IT FURTHER RESOLVED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA:

That the Cascade County Clerk and Recorder is hereby authorized and directed to change the appropriate boundaries of the City of Great Falls, Montana, to include said tract of land and right-of-way; and

That this Resolution shall become effective from and after the date of the filing of said document in the office of the Cascade County Clerk and Recorder.

That Resolution 10264 adopted by the City Commission on October 16, 2018, but not recorded with the Cascade County Clerk and Recorder, is hereby repealed.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on this 1st day of December, 2020.

Bob Kelly, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

Sara R. Sexe, City Attorney

RESOLUTION 10381

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, TO EXTEND THE BOUNDARIES OF THE CITY OF GREAT FALLS TO INCLUDE LOTS 9-14, BLOCK 3 AND LOTS 1-4 BLOCK 4 OF MERIWETHER CROSSING A SUBDIVISION OF LOTS 4B AND 4C OF THE CORRECTION OF AN AMENDED PLAT OF LOT 4 OF THE MEDICAL TECH PARK MINOR SUBDIVISION LOCATED IN THE SW1/4 SE1/4 SECTION 18, TOWNSHIP 20 NORTH, RANGE 4 EAST, PMM, CASCADE COUNTY, MONTANA IN ACCORDANCE WITH THE PROVISION OF MONT. CODE ANN, SECTION 7-2-4601; REPEALING AND REPLACING RESOLUTION 10265.

* * * * *

WHEREAS, the City of Great Falls is a city incorporated under the laws of the State of Montana, and having a population of more than ten thousand (10,000) is a city of the first class; and

WHEREAS, there is contiguous to said City, but without the boundaries thereof, a certain tract of land and right-of-way situated in the County of Cascade, State of Montana, and described as follows:

Lots 9-14, Block 3 and Lots 1-4, Block 4 of Meriwether Crossing a Subdivision of Lots 4B and 4C of the Correction of an Amended Plat of Lot 4 of the Medical Tech Park Minor Subdivision located in the SW1/4 SE1/4 Section 18, Township 20 North, Range 4 East, PMM, Cascade County, Montana

all as shown on the map attached hereto marked Attachment "A", and by this reference made a part hereof; and

WHEREAS, Mont. Code Ann. Section 7-2-4601, provides that whenever the owners of real property contiguous to any incorporated city of the first class petition to

have said property made a part of the municipal corporation, such lands may be embraced within the corporate limits thereof and the boundaries of such city of the first class extended so as to include the same; and

WHEREAS, NWGF Development LLC, the owner, of the hereinabove described property has submitted a petition to have the subject property annexed to the City of Great Falls; and

WHEREAS, on October 16, 2018, the City Commission adopted Resolution 10254. However, Resolution 10265 has not been recorded and the owner now desires to sell lots to a builder and change the originally approved phasing of the subdivision; and

WHEREAS, the City Commission finds that it is to the best interest of the City of Great Falls and its inhabitants to proceed with the incorporation of said territory into the City of Great Falls; and

WHEREAS, all of the proceedings herein have been conducted in strict compliance with and in conformity to the laws of the Montana Code Annotated, Title 7, Chapter 2, Part 46, Annexation by Petition, and all conditions, acts, and actions required to be performed precedent to and in the passage and adoption of this resolution have been properly and legally done, and performed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA:

That the boundaries of the City of Great Falls, Montana, be, and the same are hereby extended so as to embrace and include within the corporate limits of said city, all of the land hereinabove described, included as: “Lots 9-14, Block 3 and Lots 1-4, Block 4 of Meriwether Crossing a Subdivision of Lots 4B and 4C of the Correction of an Amended Plat of Lot 4 of the Medical Tech Park Minor Subdivision located in the SW1/4 SE1/4 Section 18, Township 20 North, Range 4 East, PMM, Cascade County, Montana” as shown on Attachment “A.”

BE IT FURTHER RESOLVED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA:

That the Cascade County Clerk and Recorder is hereby authorized and directed to change the appropriate boundaries of the City of Great Falls, Montana, to include said tract of land and right-of-way; and

That this Resolution shall become effective from and after the date of the filing of said document in the office of the Cascade County Clerk and Recorder.

That Resolution 10265 adopted by the City Commission on October 16, 2018, but not recorded with the Cascade County Clerk and Recorder, is hereby repealed.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on this 1st day of December, 2020.

Bob Kelly, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

Sara R. Sexe, City Attorney

RESOLUTION 10382

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, TO EXTEND THE BOUNDARIES OF THE CITY OF GREAT FALLS TO INCLUDE LOTS 5-6, BLOCK 4 AND LOTS 1-9, BLOCK 5 OF MERIWETHER CROSSING A SUBDIVISION OF LOTS 4B AND 4C OF THE CORRECTION OF AN AMENDED PLAT OF LOT 4 OF THE MEDICAL TECH PARK MINOR SUBDIVISION LOCATED IN THE SW1/4 SE1/4 SECTION 18, TOWNSHIP 20 NORTH, RANGE 4 EAST, PMM, CASCADE COUNTY, MONTANA IN ACCORDANCE WITH THE PROVISION OF MONT. CODE ANN, SECTION 7-2-4601; REPEALING AND REPLACING RESOLUTION 10266.

* * * * *

WHEREAS, the City of Great Falls is a city incorporated under the laws of the State of Montana, and having a population of more than ten thousand (10,000) is a city of the first class; and

WHEREAS, there is contiguous to said City, but without the boundaries thereof, a certain tract of land and right-of-way situated in the County of Cascade, State of Montana, and described as follows:

Lots 5-6, Block 4 and Lots 1-9, Block 5 of Meriwether Crossing a Subdivision of Lots 4B and 4C of the Correction of an Amended Plat of Lot 4 of the Medical Tech Park Minor Subdivision located in the SW1/4 SE1/4 Section 18, Township 20 North, Range 4 East, PMM, Cascade County, Montana

all as shown on the map attached hereto marked Attachment "A", and by this reference made a part hereof; and

WHEREAS, Mont. Code Ann. Section 7-2-4601, provides that whenever the owners of real property contiguous to any incorporated city of the first class petition to

have said property made a part of the municipal corporation, such lands may be embraced within the corporate limits thereof and the boundaries of such city of the first class extended so as to include the same; and

WHEREAS, NWGF Development LLC, the owner, of the hereinabove described property has submitted a petition to have the subject property annexed to the City of Great Falls; and

WHEREAS, on October 16, 2018, the City Commission adopted Resolution 10266. However, Resolution 10266 has not been recorded and the owner now desires to sell lots to a builder and change the originally approved phasing of the subdivision; and

WHEREAS, the City Commission finds that it is to the best interest of the City of Great Falls and its inhabitants to proceed with the incorporation of said territory into the City of Great Falls; and

WHEREAS, all of the proceedings herein have been conducted in strict compliance with and in conformity to the laws of the Montana Code Annotated, Title 7, Chapter 2, Part 46, Annexation by Petition, and all conditions, acts, and actions required to be performed precedent to and in the passage and adoption of this resolution have been properly and legally done, and performed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA:

That the boundaries of the City of Great Falls, Montana, be, and the same are hereby extended so as to embrace and include within the corporate limits of said city, all of the land hereinabove described, included as: “Lots 5-6, Block 4 and Lots 1-9, Block 5 of Meriwether Crossing a Subdivision of Lots 4B and 4C of the Correction of an Amended Plat of Lot 4 of the Medical Tech Park Minor Subdivision located in the SW1/4 SE1/4 Section 18, Township 20 North, Range 4 East, PMM, Cascade County, Montana” as shown on Attachment “A.”

BE IT FURTHER RESOLVED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA:

That the Cascade County Clerk and Recorder is hereby authorized and directed to change the appropriate boundaries of the City of Great Falls, Montana, to include said tract of land and right-of-way; and

That this Resolution shall become effective from and after the date of the filing of said document in the office of the Cascade County Clerk and Recorder.

That Resolution 10266 adopted by the City Commission on October 16, 2018, but not recorded with the Cascade County Clerk and Recorder, is hereby repealed.

PASSED AND ADOPTED by the City Commission of the City of Great Falls,
Montana, on this 1st day of December, 2020.

Bob Kelly, Mayor

ATTEST:

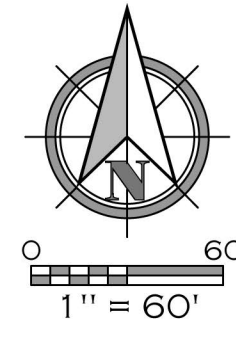
Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

Sara R. Sexe, City Attorney

Attachment A



THE PLAT OF MERIWETHER CROSSING

AN ADDITION TO THE CITY OF GREAT FALLS, MONTANA
BEING LOTS 4B AND 4C OF THE CORRECTION OF THE AMENDED PLAT OF LOT 4 OF THE MEDICAL TECH PARK AND LOCATED IN THE SW 1/4 SE 1/4 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 4 EAST, PRINCIPAL MERIDIAN MONTANA, CASCADE COUNTY, MONTANA



LINE TABLE		
LINE #	DIRECTION	LENGTH
L100	S88°46'00"E, 589.67'	(R)
L101	S51°19'57"W, 589.59'	(M)
L102	S01°14'00"W	92.75
L103	S01°14'00"W	6.61
L104	N85°22'01"W	44.21
L105	N85°22'01"W	44.48
L106	N85°22'01"W	44.81
L107	N85°22'01"W	45.14
L108	N85°22'01"W	45.48
L109	N85°22'01"W	45.86
L110	N85°22'01"W	46.27
L111	N01°14'52"E	85.42
L112	N01°14'52"E	131.04
L113	S01°14'52"W	141.33
L114	N84°00'56"W	36.63
L115	N84°00'56"W	45.56
L116	N84°00'56"W	44.88
L117	N84°00'56"W	44.55
L118	N84°00'56"W	44.28
L119	N84°00'56"W	44.85
L120	S01°14'52"W	145.59
L121	N84°00'56"W	44.55
L122	N84°00'56"W	44.28
L123	S01°14'52"W	84.07
L124	S01°14'52"W	62.56
L125	N84°00'56"W	78.79
L126	S88°26'47"E	89.66
L127	S01°33'13"W	98.68
L128	S70°33'06"E	71.27
L129	S01°33'13"W	7.79
L130	S88°45'04"E	18.51
L131	S36°11'38"E	111.64
L132	S88°45'04"E	104.30

LINE TABLE		
LINE #	DIRECTION	LENGTH
L134	S02°28'33"W	77.22
L135	S88°45'04"E	103.85
L136	S40°09'12"W	114.87
L137	S88°45'04"E	13.55
L138	S01°35'40"W	99.29
L139	S75°52'23"W	69.07
L140	S01°35'40"W	90.65
L141	N88°26'47"W	89.39
L142	N01°33'13"E	11.02
L143	S01°35'40"W	65.77
L144	N88°50'38"W	79.27
L145	N01°33'13"E	56.32
L146	N01°35'40"E	123.22
L147	S88°50'38"E	54.71
L148	S01°35'40"W	110.35
L149	N85°54'48"W	39.10
L150	N02°00'11"E	120.38
L151	S88°50'38"E	52.04
L152	N85°54'48"W	56.02
L153	N01°16'20"E	121.17
L154	S84°02'01"E	33.78
L155	N85°54'48"W	56.47
L156	S01°16'20"E	123.00
L157	S84°02'01"E	33.78
L158	N85°54'48"W	56.47
L159	N85°54'48"W	56.47
L160	N01°16'20"E	123.00
L161	S84°02'01"E	56.60
L162	N85°54'48"W	56.48
L163	N01°16'20"E	124.80
L164	S84°02'01"E	54.78
L165	N85°54'48"W	54.66
L166	N01°16'20"E	126.58
L167	S84°02'01"E	54.00
L168	N85°54'48"W	53.89
L169	N01°16'20"E	128.33

LINE TABLE		
LINE #	DIRECTION	LENGTH
L170	S84°02'01"E	53.25
L171	N85°54'48"W	53.14
L172	N01°16'20"E	130.06
L173	S84°02'01"E	52.84
L174	N85°54'48"W	52.42
L175	N85°54'48"W	51.93
L176	N01°16'20"E	120.92
L177	S84°02'01"E	41.19
L178	N86°54'48"W	39.91
L179	N01°16'20"E	126.33
L180	N01°16'20"E	126.33
L181	N01°16'20"E	126.33
L182	S85°54'48"E	49.25
L183	S01°06'39"W	135.17
L184	N86°54'48"W	49.69
L185	S85°54'48"E	49.73
L186	S01°06'39"W	134.31
L187	N86°54'48"W	49.97
L188	S85°54'48"E	50.00
L189	S01°06'39"W	133.44
L190	N86°54'48"W	50.24
L191	S85°54'48"E	50.28
L192	S01°06'39"W	132.56
L193	N86°54'48"W	50.52
L194	N01°06'39"E	50.56
L195	S01°06'39"W	131.68
L196	N86°54'48"W	50.81
L197	S85°54'48"E	50.85
L198	S01°06'39"W	130.80
L199	N86°54'48"W	51.10
L200	S85°54'48"E	51.14
L201	S01°06'39"W	129.91
L202	N86°54'48"W	51.40
L203	S85°54'48"E	51.44

LINE TABLE		
LINE #	DIRECTION	LENGTH
L204	S01°06'39"W	129.02
L205	N86°54'48"W	51.70
L206	S85°54'48"E	51.74
L207	S01°06'39"W	128.12
L208	N86°54'48"W	51.59
L209	S85°54'48"E	52.69
L210	S01°35'15"W	127.17
L211	N87°26'05"E	52.40
L212	N01°16'20"E	122.69
L213	S86°54'48"E	41.72
L214	S01°06'46"W	132.55
L215	S01°06'46"W	132.55
L216	N87°26'05"E	52.23
L217	S86°54'48"E	52.25
L218	S01°06'46"W	132.07
L219	N87°26'05"E	52.48
L220	S86°54'48"E	52.49
L221	S01°06'46"W	131.59
L222	N87°26'05"E	52.72
L223	S86°54'48"E	52.74
L224	S01°06'46"W	131.11
L225	N87°26'05"E	52.98
L226	S86°54'48"E	52.99
L227	S01°06'46"W	130.63
L228	N87°26'05"E	53.23
L229	S86°54'48"E	53.25
L230	S01°06'46"W	130.15
L231	N87°26'05"E	53.49
L232	S86°54'48"E	53.50
L233	S01°06'46"W	129.66
L234	N87°26'05"E	53.75
L235	S86°54'48"E	53.77
L236	S01°06'46"W	129.17

CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	
C1	10.00	14.88	085°15'48"	
C2	10.00	16.48	094°25'11"	
C3	55.00	71.84	074°50'21"	
C4	55.00	32.92	034°17'28"	
C5	55.00	37.18	038°44'11"	
C6	55.00	36.17	037°40'39"	
C7	55.00	34.28	035°43'11"	
C8	55.00	69.71	072°37'29"	
C9	10.00	15.78	090°23'51"	
C10	14.88	24.22	092°38'36"	
C11	430.00	3.07	000°24'31"	
C12	430.00	23.29	003°06'14"	
C13	10.00	16.53	094°41'40"	
C14	10.00	15.39	088°11'08"	
C15	10.00	16.02	091°48'52"	
C16	30.00	46.33	086°29'11"	
C17	10.00	15.76	090°19'22"	
C18	10.00	15.60	089°22'33"	
C19	10.00	15.82	090°37'27"	
C20	10.00	15.71	090°00'00"	
C21	55.00	50.81	052°56'04"	
C22	55.00	43.76	045°35'19"	
C23	55.00	27.55	028°41'46"	
C24	55.00	37.57	039°08'03"	
C25	55.00	27.55	028°41'51"	
C26	55.00	42.30	044°03'58"	
C27	55.00	52.59	054°46'18"	
C28	10.00	15.71	090°00'00"	
C29	10.00	15.71	090°00'00"	
C30	55.00	52.59	054°46'24"	
C31	55.00	42.84	044°37'37"	
C32	55.00	27.02	028°08'37"	
C33	55.00	38.18	039°46'40"	
C34	55.00	29.05	030°16'58"	
C35	55.00	42.89	044°41'03"	
C36	55.00	49.55	051°37'21"	
C37	10.00	15.71	090°00'00"	
C38	10.00	15.65	089°40'28"	
C39	10.00	15.93	090°42'00"	
C40	90.00	37.78	024°03'00"	
C41	90.00	101.21	064°26'04"	

LINE TABLE		
LINE #	DIRECTION	LENGTH
L237	N87°26'05"E	54.02
L238	S86°54'48"E	54.03
L239	S01°06'46"W	128.68
L240	N87°26'05"E	54.29
L241	S86°54'48"E	54.30
L242	S01°06'46"W	128.19
L243	N87°26'05"E	55.37
L244	S86°54'48"E	57.19
L245	S01°34'25"W	98.43
L246	S01°34'25"W	128.40
L247	N01°16'20"E	128.42
L248	S87°26'05"E	95.09
L249	S01°34'25"W	117.70
L250	N86°06'13"E	44.35
L251	N01°16'20"E	129.64
L252	S87°26'05"E	54.31
L253	N86°06'13"E	54.30
L254	N86°06'13"E	54.30
L255	N01°16'20"E	129.67
L256	S87°26'05"E	54.08
L257	N86°06'13"E	54.04
L258	N01°16'20"E	130.30
L259	S87°26'05"E	53.78
L260	N86°06'13"E	53.77
L261	N01°16'20"E	130.92
L262	S87°26'05"E	53.53
L263	N86°06'13"E	53.52
L264	N01°16'20"E	131.54
L265	S87°26'05"E	53.27
L266	N86°06'13"E	53.26
L267	N01°16'20"E	132.16
L268	S87°26'05"E	53.02
L269	N86°06'13"E	53.01
L270	N01°16'20"E	132.78

LINE TABLE		
LINE #	DIRECTION	LENGTH
L271	S87°26'05"E	52.77
L272	N86°06'13"E	52.76
L273	N01°16'20"E	133.39
L274	S87°26'05"E	52.53
L275	N86°06'13"E	52.52
L276	N01°16'20"E	134.00
L277	S87°26'05"E	52.29
L278	N86°06'13"E	52.28
L279	N86°06'13"E	42.31
L280	N01°16'20"E	124.72
L281	S87°26'05"E	52.21
L282	N86°06'13"E	52.20
L283	N01°16'20"E	129.64
L284	S86°06'13"E	54.89
L285	S01°15'47"E	55.00
L286	N86°06'13"E	70.41
L287	N01°16'20"E	69.48
L288	S01°15'47"E	32.12
L289	S86°06'13"E	110.51
L290	N01°16'20"E	118.62
L291	S01°15'47"E	8.37
L292	N01°16'20"E	31.17
L293	S21°37'17"W	97.19
L294	N01°15'47"E	54.31
L295	S86°06'13"E	94.23
L296	S01°15'47"E	5.62
L297	N01°15'47"E	61.32
L298	N01°15'47"E	54.63
L299	S86°06'13"E	83.45
L300	N01°15'47"E	64.63
L301	S86°06'13"E	85.28
L302	N01°16'20"E	117.99
L303	N01°15'47"E	30.68

LINE TABLE		
LINE #	DIRECTION	LENGTH
L304	S86°06'13"E	94.17
L305	S01°34'25"W	72.04
L306	N01°15'47"E	56.44
L307	S86°06'13"E	83.45
L308	S01°16'20"E	66.44
L309	N86°06'13"E	95.84
L310	S86°06'13"E	66.57
L311	S01°34'25"W	56.44
L312	N85°55'56"W	70.15
L313	S01°15'47"E	30.68
L314	S49°26'25"W	112.76
L315	S21°17'47"W	93.63
L316	N88°48'07"W	74.11
L317	S18°28'52"E	93.23
L318	N88°48'07"W	100.99
L319	S86°44'28"E	108.56
L320	S01°15'47"E	34.31
L321	N88°48'07"W	75.27
L322	S86°44'28"E	130.00
L323	S01°15'47"E	137.81
L324	S01°15'47"E	8.64
L325	S01°15'47"E	70.34
L326	S01°15'47"E	36.42
L327	N01°15'47"E	32.49
L328	S86°06'13"E	94.23
L329	S01°15'47"E	5.62
L330	N01°15'47"E	61.32
L331	N01°15'47"E	54.63
L332	S86°06'13"E	83.45
L333	N01°15'47"E	64.63
L334	S86°06'13"E	85.28
L335	S01°34'25"W	59.27

LINE TABLE		
LINE #	DIRECTION	LENGTH
L336	N88°48'07"W	84.83
L337	S01°34'25"W	69.86
L338	N88°48'07"W	84.36
L339	S01°34'25"W	70.34
L340	S01°34'25"W	70.73
L341	N88°48'07"W	83.90
L342	S86°27'10"E	130.00
L343	S01°34'25"W	56.59
L344	N88°26'56"W	120.00
L345	N01°3	



Item: Public Hearing- Resolutions 10258-10267 to annex Lot 4B and 4C of the Correction of an Amended Plat of Lot 4 of the Medical Tech Park Minor Subdivision, Ordinance 3193 to establish PUD Planned Unit Development zoning, and the final plat for Meriwether Crossing.

From: Erin Borland, Planner II, Planning and Community Development

Initiated By: NWGF Development, LLC

Presented By: Craig Raymond, Director, Planning and Community Development

Action Requested: City Commission adopt Resolutions 10258, 10259, 10260, 10261, 10262, 10263, 10264, 10265, 10266, 10267, adopt Ordinance 3193, approve the Improvement Agreement, and approve the final plat of the Meriwether Crossing Subdivision (formerly known as the Medical Tech Subdivision) and the Findings of Fact/Basis of Decision.

Public Hearing:

1. Mayor conducts public hearing, calling three times each for proponents and opponents.
2. Mayor closes public hearing and asks the will of the Commission.

Suggested Motion:

Because the applicant's funding for the project is contingent upon the proposed homes being constructed in the jurisdiction of Cascade County and then being annexed in 10-lot phases into the City, ten separate resolutions, 10258-10267, have been prepared by City staff for the Commission's consideration. Staff proposes that all resolutions be adopted in one motion, but the Commissioners have the option of adopting one or more resolutions separately if they have concerns about a particular phase of the proposed annexation.

Suggested Motions:

Commissioner moves:

- I. "I move that the City Commission (adopt/deny) Resolutions 10258, 10259, 10260, 10261, 10262, 10263, 10264, 10265, 10266, 10267 to annex Lot 4B and 4C of the Correction of an Amended Plat of Lot 4 of the Medical Tech Park Minor Subdivision and (approve/deny) the Improvement Agreement and the accompanying Findings of Fact/Basis of Decision."

Mayor requests a second to the motion, Commission discussion, and calls for the vote.

and:

II. "I move that the City Commission (adopt/deny) Ordinance 3193 and the accompanying Findings of Fact/Basis of Decision."

Mayor requests a second to the motion, Commission discussion, and calls for the vote.

If Motions I and II are made in the affirmative, then;

III. "I move that the City Commission (approve/deny) the final plat of Meriwether Crossing Subdivision and the accompanying Findings of Fact/Basis of Decision."

Mayor requests a second to the motion, Commission discussion, public comment, and calls for the vote.

Staff Recommendation:

At the conclusion of a public hearing held on August 14, 2018, the Planning Advisory Board recommended the City Commission approve annexation and the preliminary plat of the Medical Tech Park Subdivision. Additionally, the Zoning Commission recommended the City Commission approve the establishment of PUD Planned Unit Development zoning. At the conclusion of a public hearing held on September 4, 2018, the City Commission approved the preliminary plat of the Medical Tech Park Subdivision.

Staff recommends approval of the annexation of Lot 4B and 4C of the Correction of an Amended Plat of Lot 4 of the Medical Tech Park Minor Subdivision, approval of the establishment of PUD Planned Unit Development zoning, and approval of the final plat of Meriweather Crossing subject to the fulfillment of the following Conditions of Approval:

Conditions of Approval for Annexation:

1. General Code Compliance. The proposed project shall be developed consistent with the conditions in this report, and all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.

2. Improvement Agreement. The applicant shall abide by the terms and conditions as well as pay all fees and reimbursements specified in the attached Improvement Agreement for the Subject Properties. The Improvement Agreement must be signed by the applicant and recorded for the Subject Properties.

Conditions of Approval for Final Plat and Planned Unit Development:

1. General Code Compliance. The proposed project shall be developed consistent with the conditions in this report, and all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.

2. Final Plat. Provide a final plat of the subject properties which shall incorporate corrections of any errors or omissions noted by Staff.

3. Utilities. The final engineering drawings and specifications for public improvements for the subject properties shall be submitted to the City Public Works Department for review and approval.

4. Land Use & Zoning. The development standards and land uses for the subject properties shall be consistent with the submitted PUD Planned Unit Development zoning ordinance submitted by the applicant and approved by City Commission.

5. Subsequent modifications and additions. If after establishment of the PUD, the owner proposes to expand or modify the use, buildings, and/or structures, the Director of the Planning and Community Development Department shall determine in writing if such proposed change would alter the finding for one or more review criteria. If such proposed changes would alter a finding, the proposal shall be submitted for review as a new development application. If such proposed change would not alter a finding, the owner shall obtain all other permits as may be required.

Summary:

The applicant, NeighborWorks Great Falls (NWGF), is proposing annexation, establishment of Planned Unit Development (PUD) zoning, and a major subdivision for two parcels of land that total approximately 20.5 acres. The subject properties are undeveloped land located in Cascade County adjacent to Great Falls along 20th Street South and 24th Avenue South. The applicant is proposing an 85-lot subdivision, fully developed with the establishment of several proposed roadways and alleys to access the lots, sidewalks to create pedestrian circulation, and City utilities to provide services to the subject properties. Development of the site will be a major transformation of the properties from bare land to a new and exciting neighborhood.

For the 85 lots being requested for subdivision, 83 lots will be devoted to single family homes. An additional lot will be set aside for common open space, while a final lot will be dedicated to the City for stormwater detention. Because the applicant's project is dependent upon rural development funding, at least 50 of the homes must be constructed in the jurisdiction of Cascade County and then annexed into the City upon completion. As a result, annexation of 20.5 acres is proposed to be executed in phases through the recording of ten (10) resolutions. NWGF is currently working in the Thaniel Addition subdivision to construct a similar housing product with 10-lot annexation phases. However, the applicant is beginning to run out of available lots.

During the public hearing for the Planning Advisory Board/ Zoning Commission on August 14, 2018, several questions and concerns were brought up by the public. These included concerns about increased traffic, dust control in the area, and sidewalk requirements that would be triggered for several neighboring property owners due to the installation and dedication of 20th Street South with this project. All concerns were addressed by staff with the information that was available at that time. A question was asked by a local citizen in that area if the elementary school could accommodate the increased volume of students that this subdivision could potentially have. Staff has since contacted the Great Falls Public School District and verified that Sunnyside Elementary School is not at capacity and can accommodate additional future enrollment.

Background:

Annexation by Petition

The subject properties comprise approximately 20.5 acres and are contiguous to the City limits on two sides. The recently approved Rockcress Commons project, proposed to be 124 multifamily units but not

yet constructed, is located directly east of the subject properties. On the north side of the subject properties, lots in the Med Tech Park subdivision have already been annexed into the City. In conjunction with the proposed annexation of the subject properties, the adjacent right-of-way of 24th Avenue South is also proposed to be annexed into City limits. Because the subject properties are adjacent to City limits and have the potential to be well connected with roadways and utility infrastructure, the property is suitable for annexation.

The basis for decision for an annexation by petition request is listed in OCCGF §17.16.7.050. The recommendation of the Planning Advisory Board and the decision of City Commission shall at a minimum consider the criteria which are attached as Findings of Fact/Basis of Decision – Annexation by Petition.

Establishment of Zoning - Planned Unit Development (PUD)

The applicant utilized the location of the development and the topography of the existing property to drive the design and layout of the proposed project. The goal of creating a connected neighborhood/community was the primary design concept with a desire to provide two different housing options for prospective home buyers. The applicant is proposing lot layouts that are both alley-accessed with detached garages as well as more conventional street-accessed lots with attached garages.

The applicant is proposing lots that range from 5,948 square feet to 6,989 square feet. The proposed lot sizes as well as minimum lot widths and setbacks are more constrained than the most closely related zoning district in the Land Development Code - the R-3 Single-family high density district. Therefore, to accommodate the proposed development standards, the applicant has requested a Planned Unit Development zoning designation. The use of the PUD zoning district allows for a residential development to be established with unique development standards, pursuant to OCCGF §17.20.2.040 Establishment and purpose of districts, which states:

"A Planned Unit Development district is a special type of zoning district that is proposed by the developer to account for a desired mix of uses. Each district is unique and therefore has its own set of development standards which are documented in the approval."

A full land use and development standards proposal has been submitted by the applicant along with a conceptual site plan and typical lot layouts for the various types of house products being proposed. All information submitted for the proposed PUD is attached.

The basis for decision on Planned Unit Development requests is listed in OCCGF §17.16.29.050. The recommendation of the Zoning Commission and the decision of City Commission shall at a minimum consider the criteria which are attached as Findings of Fact/Basis of Decision – Planned Unit Development.

Final Plat for a Major Subdivision

Finally, concurrent to the proposal for annexation and establishment of zoning, the applicant is requesting a major subdivision of Lot 4B and 4C of the Medical Tech Park Minor Subdivision. The applicant is proposing a final plat that subdivides the subject properties into 85 lots.

The basis for decision to approve, conditionally approve, or deny a proposed subdivision is whether the subdivision application, final plat, applicable environmental assessment, public hearing, Planning Board recommendations, or additional information demonstrate that development of the proposed subdivision

meets the requirements of 76-3-608 MCA. The governing body shall issue written findings of fact that weigh the criteria in of 76-3-608 (3) MCA, which are attached as Findings of Fact/Basis of Decision – Subdivision.

Improvements

Roadways and Alleys

Pursuant to the attached Improvement Agreement, the applicant proposes to construct 20th Street South, 21st Avenue South, 22nd Avenue South, 22nd Street South, 23rd Avenue South, and three (3) cul-de-sacs in order to provide access to the proposed lots in the subdivision. In addition, alleys are also shown on the site plan to access lots with detached garages. The roadways and alleys are to be constructed consistent with City standards. All necessary property for the construction and maintenance of City streets and alleys shall be dedicated to the public on the final plat that will be recorded with the Cascade County Clerk and Recorder. All street and alley improvements are to be owned and maintained by the City upon completion.

Traffic Analysis

According to the ITE Trip Generation Manual (9th Edition), the average trip generation rate for a single family detached housing unit is 9.52 trips per occupied dwelling unit on a weekday. For the 83 homes proposed in the subdivision, this equates to approximately 790 daily trips.

The trip distribution percentages for vehicles entering/exiting the proposed subdivision are estimated to be:

- 15% north on 20th Street South (119 vehicle trips per day)
- 15% east on 21st Avenue South (119 vehicle trips per day)
- 15% east on 23rd Avenue South (119 vehicle trips per day)
- 15% south on 22nd Street South (119 vehicle trips per day)
- 40% south on 20th Street South (316 vehicle trips per day)
- Negligible traffic will be using the unpaved 20th, 21st, 22nd, and 23rd Avenues to the west (County jurisdiction).

The existing and proposed roadway layout is expected to have sufficient capacity to accommodate traffic generated by the proposed subdivision. Several additional improvements will be made by the applicant to accompany the project. This includes construction and dedication of 20th Street South as a collector level street to accommodate expected future traffic volumes. The applicant is also required to construct a small portion of 20th Street South just north of the property to connect the new street to 20th Avenue South. The City will facilitate reimbursement to the applicant for this construction. Additionally, stop signs should be installed at the avenues meeting 20th Street South as well as the streets meeting 24th Avenue South. A full traffic analysis by Andrew Finch, Senior Transportation Planner, is attached for review.

Local Services

The subject properties are on the southern periphery of the City limits and currently located in the rural county fire district. In this district, emergency services are not as robust as is typically found within City limits. Due to the location of the subdivision, the emergency service response time in this area would be roughly between seven and eight minutes. This is beyond what is considered ideal for City emergency service response. This is an issue that is concerning to Staff and cannot be ignored. In light of this concern, the development is required to provide multiple points of public access for emergency services. These multiple street access points will also aid in evacuation of the subdivision if it is necessary for

an emergency situation.

Utilities

The applicant is responsible for the installation of all public utilities in order to serve the proposed subdivision. These public utilities include: 1) the installation of a looped and upsized public water main including the addition of fire hydrants and all water service lines stubbed to all lots shown on the final plat, and 2) extension of the public sanitary sewer main and installation of all sewer service lines stubbed to all lots as shown on the final plat. These improvements are to be installed consistent with City standards and submitted plans approved by the City of Great Falls Engineering Division. Additionally, the applicant shall provide the opportunity for the City to purchase a lot that will facilitate possible construction of a water booster station.

Stormwater Management

The applicant is responsible for the installation of stormwater quality and quantity improvements consistent with City standards and submitted plans approved by the City of Great Falls Public Works Department. The applicant is proposing to construct a stormwater detention pond on Lot 85 of the development. This lot will be dedicated to the City during Phase I of the development. The applicant is also proposing to extend and construct new stormwater piping to convey stormwater from the development to the detention pond.

Open Space

The applicant has also been required to provide an open space parcel to provide passive recreational opportunities for future residents. This open space parcel shall be maintained by the applicant.

Neighborhood Council Input

The subject properties are located in Neighborhood Council #5. The applicant presented the project at Neighborhood Council #5 on August 20, 2018. Staff also attended the meeting. The Council was concerned with the traffic increase in the area as well as the small lot size. The Council voted to not take action on the item.

Fiscal Impact:

Services will be provided by the City, and the cost of infrastructure improvements will be borne by the applicant per the agreed upon terms of the attached Improvement Agreement. The City will reimburse the applicant for the proportionate share of costs of public improvements as outlined in the Improvement Agreement. The annexation and subdivision will provide 85 new residential lots, which to a limited extent as compared to commercial or other development, will increase the City's tax base and minimally increase revenue.

Alternatives:

The City Commission could deny any portion of the applicant's request for annexation, PUD zoning, and final plat. If such action is taken, the Commission must develop alternative findings to support such a denial decision.

Concurrences:

Representatives from the City's Public Works, Legal, Park and Recreation, and Fire/Rescue Departments have been involved throughout the review and approval process for this project, and will continue throughout the permit approval process. Both the Engineering and Environmental Divisions of Public Works have collaborated on the submitted Improvement Agreement as well as the design of the proposed infrastructure improvements.