

City of Great Falls
2005—2010
Consolidated Plan
Executive Summary

The Community Development Department of the City of Great Falls (the City) prepares the Consolidated Plan as part of a collaborative process to establish a unified vision of community development actions. This process creates the opportunity for strategic planning and citizen participation to take place in a comprehensive context and aims to reduce duplication of effort at the local level.

The Consolidated Plan satisfies the application requirements for the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) formula programs offered through the Department of Housing and Urban Development (HUD). The City, as an entitlement city for the CDBG program and a participating jurisdiction for the HOME program, has the responsibility of coordinating and developing the Consolidated Plan to remain eligible for funds under these two programs.

During the process of developing the Consolidated Plan the City drew upon its close working relationship with the Great Falls Housing Authority, Neighborhood Housing Services, Inc., other housing providers, and numerous social service agencies, non-profit organizations, and community organizations. The City consulted with these groups to assure the Consolidated Plan is a comprehensive document which addresses statutory purposes. In addition, the City followed a newly revised citizen participation plan as part of this process as citizen participation is an important factor in developing the Consolidated Plan.

The Consolidated Plan includes a community profile consisting of historical background information; demographics of the population; an in-depth housing market analysis; a detailed description of housing options and supportive services for homeless people and other special needs populations; an investigation of barriers to affordable housing; and, a reporting of current fair housing activities.

Based on information from the community profile and input from a wide variety of individuals and agencies within the community, an affordable housing needs assessment for the community as a whole as well as a variety of special needs populations and a community development needs assessment were developed.

A five year strategy was designed to address prioritized needs through a systematic process. The basis for assigning the priorities came from an analysis of input provided from citizens, community organizations, and government departments. Findings from the needs assessments were analyzed and prioritized according to level of need and the following goals, objectives, and proposed accomplishments were identified for each priority.

1. *Goal:* Provide housing assistance to low and moderate income existing and first time home buyers.

Objective: Encourage and support new construction and housing rehabilitation programs which benefit low to moderate income people.

Proposed Accomplishments: The City will administer the Deferred Payment Loan program and the American Dream Downpayment Initiative. Neighborhood Housing Services, Inc. will provide a variety of housing activities to promote homeownership.

2. *Goal:* Provide housing assistance to people with disabilities.

Objective: Continue to assist housing providers in the creation of accessible, affordable housing for disabled people who have low and very low incomes.

Proposed Accomplishments: Accessible Space, Inc., will construct a 17 unit accessible, subsidized apartment complex with 24 hour attendant care for low income adults with severe mobility impairments and/or traumatic brain injuries. They will also provide 23 units of similar housing and services through an existing housing complex.

3. *Goal:* Develop job opportunities primarily for low and moderate income people.

Objective: Pursue a wide variety of economic development activities to attract new businesses and support expansion of existing businesses that tend to raise the median income level.

Proposed Accomplishments: Through a coordinated effort it is anticipated Centene Corporation will create approximately 250 job opportunities. It is anticipated other economic development activities will be undertaken and job training programs will be created for low income people.

4. *Goal:* Provide housing assistance for very low and low income elderly.

Objective: Encourage and assist in development of housing for very low and low income elderly.

Proposed Accomplishments: Eagle Properties of Great Falls will undertake phase two of a window replacement project at Eagles Manor, a 141 unit housing complex for low income elderly. NHS will provide housing services to assist low income elderly homeowners. Accessible Space, Inc., will provide 47 units of accessible, subsidized housing with supportive services for low income elderly. It is anticipated other elderly subsidized housing providers will continue to provide housing and services and that developers/housing providers will rehabilitate or construct additional accessible, subsidized apartment complexes with supportive services for low income elderly people.

5. *Goal:* Provide housing assistance to very low and low income renters.

Objective: Continue to encourage and promote housing assistance to very low and low income renters.

Proposed Accomplishments: The City will administer the Rental Improvement Fund loan program and provide fair housing services. The Housing Authority and Opportunities, Inc., will continue to administer the Section 8 voucher program.

6. *Goal:* Provide housing assistance to homeless people and people who are at risk of becoming homeless.

Objective: Support development of permanent housing or other housing options for homeless people and people who are at risk of becoming homeless, depending on the highest identified need.

Proposed Accomplishments: The City will facilitate the Continuum of Care for Homelessness group and will encourage the group to undertake activities which will

move toward reaching the federal goal of ending chronic homelessness by 2012. If local agencies pursue housing projects to assist the mentally ill homeless, the Continuum of Care group will support all appropriate proposals.

7. *Goal:* Provide support to public service agencies whose programs benefit very low to moderate income people.

Objective: Continue to assist public service agencies who serve all categories of very low to moderate income people, in particular, youth, people with disabilities, and the elderly.

Proposed Accomplishments: The City will fund public service activities out of CDBG funds at the maximum level allowed.

In addition to addressing the identified needs, activities will be undertaken to support ongoing needs in public housing, furthering fair housing, and reducing lead-based paint hazards.

In addition to the five year strategic plan for housing, a five year strategic plan was developed for community development needs in the areas of economic development, infrastructure, removal of slum and blight, public facilities, and public services. A community based anti-poverty strategy and steps which will be undertaken to develop a performance measurement system are also described in the Consolidated Plan.

The Consolidated Plan includes a one year action plan which depicts in detail the activities and projects which will be undertaken during 2005/2006 with anticipated CDBG and HOME funds to address priority needs as related to the identified objectives. The total anticipated funding is approximately \$3 million and is comprised of the annual allocation, unused prior year funds, and program income. The 2005/2006 annual allocation is anticipated to be \$1,092,496 and has been divided into the following categories: public facility improvements/handicap accessibility—49%, affordable housing—18%, public service activities—15%, and administration—18%.

The annual action plan includes activities which are anticipated to be undertaken to address homeless and special needs populations, obstacles to meeting underserved needs, fostering and maintaining affordable housing, removing barriers to affordable housing, evaluating and reducing lead-based paint hazards, reducing the number of poverty level families, developing institutional structure and enhancing coordination between public and private housing and social service agencies, and fostering public housing improvements and resident initiatives.

A summary listing of proposed projects for CDBG and HOME grant funds for 2005/2006 is as follows:

COMMUNITY DEVELOPMENT BLOCK GRANT

AFFORDABLE HOUSING:

Requested *Recommended*

NEIGHBORHOOD HOUSING SERVICES, INC.	\$175,000	\$133,150
A revolving loan fund for neighborhood revitalization activities including elderly home modification loans; new construction; purchase and rehab of blighted property; placement of modular homes, and other activities addressing affordable housing and neighborhood revitalization on citywide basis		
NEIGHBORHOOD HOUSING SERVICES, INC.	\$20,000	\$10,000
Remodel interior of building to develop HomeOwnership Center to provide classroom space for homebuyer education classes and a hands-on home maintenance and repair learning facility located at 509 1 st Avenue South.		
YOUNG PARENTS EDUCATION CENTER	\$1,500	\$1,500
Provide emergency housing scholarships for teen or young adult parents who are completing high school or GED programs and their children. Program administered through agency located at alternative high school at 3300 3 rd Street Northeast		
OPPORTUNITIES, INC.	\$15,000	\$0
Repair/replace ramps, handrails or other mobility aids; repair/replace sewer and plumbing drains for low income and disabled homeowners citywide		
COMMUNITY DEVELOPMENT REHABILITATION SERVICES	\$52,000	\$52,000
Provision of rehab counseling, loan processing, inspections, and construction monitoring for all CDBG funded city housing rehab programs for low income people		
<u>CDBG SETASIDE:</u>		
UPPER/LOWER RIVER ROAD WATER & SEWER DISTRICT	\$332,000	\$332,000
Phase Two of a three phase project; extend water and sewer mains in McLean Garden Tracts east of Lower River Road and Grandview Tracts; overall area is 57% low to moderate income.		
<u>PUBLIC FACILITY IMPROVEMENTS/HANDICAP ACCESSIBILITY:</u>		
PARK & RECREATION—NATATORIUM POOL & MORONY PARK	\$111,319	\$63,006
Purchase and install pool liner and replace grate system in Natatorium Pool located at 111 12 th Street North		
URSULINE CENTRE HISTORICAL FOUNDATION	\$45,000	\$29,000
Remodel restrooms to provide handicap accessibility on main floor of Ursuline Centre, a nationally recognized historic building, located at 2300 Central Avenue		
BOYS & GIRLS CLUB OF NORTH CENTRAL MONTANA	\$30,900	\$30,900
Renovations in building located at 600 1 st Avenue Southwest which has programs to serve at-risk youth; renovations to include replacement of flooring in kitchen, dining room and program room at north end of building; installation of new lighting in north and east entry ways, program room at north end of building, and for flagpole; remodel stage to develop teen program area		
PUBLIC WORKS—HANDICAP RAMPS	\$75,000	\$30,417
Install handicap ramps (curb cuts) on Central Avenue from 27 th Street to 33 rd Street and other areas at request of disabled citizens to provide handicap accessibility		
PUBLIC WORKS—SIDEWALK REPLACEMENT	\$50,000	\$50,000

Grant program to provide assistance to low income homeowners to remove and replace hazardous sidewalks in Census Tract 16 (14th Street Southwest to 3rd Street Northwest between the Northwest Bypass and 10th Avenue Southwest) and other areas at request of low income homeowners

GREAT FALLS BASEBALL FOUNDATION	\$71,600	\$0
Handicap accessibility including signage, ramp, wheelchair platform, seating, and restroom renovation at Centene Stadium (formerly Legion Park Stadium) located at 1015 25 th Street North		
ST. ANN'S CATHEDRAL	\$44,440	\$0
Restore exterior stone and mortar of St. Ann's Cathedral, a nationally recognized historic building, located at 715 3 rd Avenue North		
CHILDREN'S MUSEUM OF MONTANA	\$69,500	\$0
Replace sprinkler piping and sprinkler heads at the Children's Museum of Montana, a nationally recognized historic building, located at 22 Railroad Square		
PARIS GIBSON SQUARE MUSEUM OF ART	\$49,250	\$0
Flush fire suppression system at Paris Gibson Square, a nationally recognized historic building, located at 1400 1 st Avenue North		
MONTANA LAW ENFORCEMENT MUSEUM AND MEMORIAL	\$192,288	\$0
Replace/renovate roof of Yaw Kinney Building located at 11 River Drive South which is being renovated to house a law enforcement museum and memorial		
PARK & RECREATION—COMMUNITY RECREATION CENTER	\$143,375	\$0
Asbestos abatement and building interior refurbishing including flooring replacement in lower level of Community Recreation Center located at 801 2 nd Avenue North		
PARK & RECREATION—WATER PARK SIDEWALKS	\$31,441	\$0
Install handicap ramp at Mitchell Pool bathhouse and sidewalks to all attractions in the Electric City Water Park located at 21 River Drive South		
PUBLIC WORKS—13th & 14th STREETS SOUTHWEST	\$98,000	\$0
Reconstruct one block on 13 th Street Southwest between Central Avenue West and 1 st Avenue Southwest and one block on 14 th Street Southwest between Central Avenue West and 1 st Avenue Southwest; construction to include asphalt roadway, curb and gutter, sidewalks with handicap ramps, and driveway approaches		
<u>PUBLIC SERVICE ACTIVITIES:</u>		
AREA VIII AGENCY ON AGING	\$36,000	\$30,156
Purchase food for Meals on Wheels, a home delivery meal program for seniors who are handicapped or unable to prepare meals. Program offered city-wide		
ROOSEVELT ELEMENTARY SCHOOL PTA	\$16,000	\$10,000
Purchase handicap accessible and other playground equipment for Roosevelt School located at 2501 2 nd Avenue North		
PARK & RECREATION—COMMUNITY RECREATION CENTER	\$5,920	\$3,240
Provide scholarships for low income children to attend Jumpstart program which provides structured recreational/physical activities for children.		

Programs offered at community center located at 801 2nd Avenue North

CASA-CAN CHILDREN'S ADVOCATE NETWORK	\$4,000	\$4,000
Purchase materials and provide training to expand volunteer program located at 325 2 nd Avenue North which provides advocates for abused and neglected children in the legal system.		
HANDS, INC.	\$20,000	\$7,500
Provide child care scholarships for children from low income families for before school, after school, and summer child care. Program offered at all Great Falls elementary schools		
FAMILY CONNECTIONS	\$6,000	\$6,000
Child care scholarships for low income families administered through agency located at 600 Central Plaza		
YOUNG PARENTS EDUCATION CENTER	\$13,500	\$13,500
Provide day care scholarships for infants and toddlers of low income teen or young adult parents completing high school or GED programs. Program located at alternative high school at 3300 3 rd Street Northeast		
BOYS & GIRLS CLUB	\$12,000	\$9,000
Recreational/educational scholarships for summer program for children from low income families; programs administered by agency located at 600 1 st Avenue Southwest		
INDIAN FAMILY HEALTH CLINIC	\$10,350	\$2,450
Purchase treadmill, copier, printer, and fax machine to develop health intervention program at Indian Family Health Clinic located at 1220 Central Avenue to prevent and control diabetes, asthma, and obesity in low income people		
EAGLE MOUNT	\$3,667	\$3,667
Purchase materials and equipment and provide scholarships to develop child development program for disabled children. Program administered through agency located at #9 3 rd Street North		
EAGLE MOUNT	\$1,824	\$1,824
Purchase 3 computers for agency which provides therapeutic/recreational activities for low income people with physical, developmental, emotional, and behavioral disabilities to attend therapeutic and recreational activities. Program administered through agency located at #9 3 rd Street North		
CASCADE COUNTY LAW CLINIC, INC.	\$1,650	\$1,650
Purchase file cabinets, computer accessories, law publications, and materials for parent education program to provide expanded legal services to low income people by agency located at 503 1 st Avenue North		
ALLIANCE FOR YOUTH	\$6,039	\$6,039
Purchase computer, computer software, and breath tester to expand treatment court capabilities. Program administered through agency located at 5305 3 rd Avenue South		
YWCA OF GREAT FALLS	\$28,143	\$16,243
Repair/replace sewer lines and install fire alarm system in facility located at 220 2 nd Street North. Agency provides services for domestic violence victims,		

disadvantaged community members, and the general community

SALVATION ARMY	\$18,469	\$5,850
Purchase security camera for thrift store located at 616 1 st Avenue Northwest for charitable, faith-based agency which provides a wide variety of services for people in need located at 1000 17 th Avenue South		
EASTER SEALS—GOODWILL INDUSTRIES	\$6,298	\$3,149
Purchase commercial shredder to expand vocational program for disabled people provided through Easter Seals at OutSources Unlimited located at 1020 Central Avenue		
VOICES OF HOPE	\$34,091	\$34,091
Purchase 11 work stations, printer, fax, copier, and phone system for agency which will be located at 901 1 st Avenue South that provides telephone crisis intervention, information, and referral services		
GATEWAY COMMUNITY SERVICES	\$37,384	\$5,515
Install roof drains at Gateway Recovery Center located at 401 3 rd Avenue North where comprehensive chemical dependency treatment services are provided		
INDIAN FAMILY HEALTH CLINIC	\$6,700	\$0
Purchase materials, legal subscriptions, and office equipment to develop legal assistance program at Indian Family Health Clinic located at 1220 Central Avenue		
GREAT FALLS SENIOR CITIZENS CENTER	\$4,500	\$0
Purchase and install stair lift at center which serves the elderly located at 1004 Central Avenue		
GREAT FALLS SENIOR CITIZENS CENTER	\$1,500	\$0
Purchase three wheel travel scooter for elderly and disabled people to use at center which serves the elderly located at 1004 Central Avenue		
SPECIAL OLYMPICS MONTANA, INC.	\$23,631	\$0
Purchase 5 lap top computers, 7 desk top computers, network printer and server to expand recreational programs administered through Special Olympics located at 3117 5 th Avenue North		
QUALITY LIFE CONCEPTS	\$11,860	\$0
Replace roof of group home for developmentally/physically disabled people located at 144 Treasure State Drive; purchase and install air conditioner at group home for developmentally/physically disabled people located at 332 Riverview 7 West		
<u>ADMINISTRATION:</u>		
CDBG PROGRAM ADMINISTRATION	\$196,649	\$196,649
General oversight, management, promotion, monitoring, and coordination of the CDBG program including activities to further fair housing and the Continuum of Care for Homelessness		
Total CDBG Funding Requested	\$2,113,782	
Total CDBG Funding Recommendation		\$1,092,496
Total Anticipated CDBG Grant		\$1,092,496

Total CDBG Funds Available From Previous Years	<u>\$51,381</u>
Total Available CDBG Funds	<u>\$1,143,877</u>

HOME INVESTMENT PARTNERSHIP PROGRAM

	<u>Requested</u>	<u>Recommended</u>
ACCESSIBLE SPACE, INC. Site development for new construction of 17 units of accessible, subsidized housing for low income adults with severe mobility impairment and/or traumatic brain injury. In addition to housing, 24 hour supportive services will be available. Apartment complex will be located at 1 st Street and 17 th Avenue Northwest	\$110,000	\$110,000
NEIGHBORHOOD HOUSING SERVICES, INC. Down payment and closing cost assistance to help low income first time Home buyers purchase houses city wide	\$187,200	\$128,226
NEIGHBORHOOD HOUSING SERVICES, INC. Owners in Partnership XIII—construct six single family houses, reconstruct three houses through major rehabilitation, move and set up two modular homes, and provide subsidies to assist low income buyers, single heads of households, and disabled people to purchase these homes	\$208,000	\$90,000
EAGLE PROPERTIES OF GREAT FALLS, LLC Phase 2 of project to replace all windows and window panels in a 141 unit rental complex providing affordable housing for the elderly located at 1501 9 th Street South	\$350,000	\$85,000
HOME PROGRAM ADMINISTRATION General oversight, management, promotion, monitoring, and coordination of the HOME program	\$22,500	\$22,500
Total HOME Funding Requested	\$877,700	
Total HOME Funding Recommendation		\$435,726
Total Anticipated HOME Grant		\$435,726
Total HOME Funds Available From Previous Years		<u>\$112,741</u>
Total Available HOME Funds		<u>\$548,467</u>