The Community Development Division helps build resilient communities where Montanans are excited and proud to live, work, and play.

Program Expertise: Community Planning, Public Infrastructure, Community & Economic Vitality, and Housing Development
CDD Expertise

Planning:
*technical assistance and funding to support planning for land use, infrastructure, economic development, housing, and community facilities*

Public Infrastructure:
*Water, Wastewater, Storm Water, Solid Waste, Bridges, Broadband or various other infrastructure needed for community growth and development*

Community and Economic Vitality:
*Downtown revitalization, historic preservation, community facilities, job creation/retention for business growth and development*

Housing Development:
*Multi-family and single-family rehabilitation and construction and down payment assistance*
Planning Programs

Community Planning: technical assistance and funding to support planning for land use, infrastructure, economic development, housing, and community facilities

Community Technical Assistance Program (CTAP)

- Land use and community development technical assistance to local governments, planning departments, private developers, non-profit organizations and the public

Planning Grants

- Community Planning
- Infrastructure Planning
Community Technical Assistance Program

Source of Funds

- State General Funds
- Leverage from CDBG technical assistance funds

Use of Funds

- Provide direct technical assistance to Montana communities
  - Boulder’s new Growth Policy and Zoning Ordinance in late 2019
- New electronic resources for Montana communities added to the program website
  - Accessible, instructional videos on Annexation, Growth Policies, Planning Boards, and Zoning
  - Updated Model Subdivision Regulations
## Community Technical Assistance Program

<table>
<thead>
<tr>
<th>Performance Indicators</th>
<th>Actual FY 2019</th>
<th>Actual FY 2020</th>
<th>Estimated FY 2021</th>
<th>Estimated FY 2022</th>
<th>Estimated FY 2023</th>
</tr>
</thead>
<tbody>
<tr>
<td>Requests for TA</td>
<td>220</td>
<td>210</td>
<td>300</td>
<td>350</td>
<td>400</td>
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<tr>
<td>Training Workshops &amp; Presentations</td>
<td>5</td>
<td>10</td>
<td>10</td>
<td>10</td>
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<tr>
<td>Publications Printed</td>
<td>200</td>
<td>2500</td>
<td>200</td>
<td>2500</td>
<td>200</td>
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<tr>
<td>Recipients Utilizing Training Library</td>
<td>17</td>
<td>35</td>
<td>37</td>
<td>40</td>
<td>43</td>
</tr>
<tr>
<td>Clients for GIS Mapping</td>
<td>2</td>
<td>5</td>
<td>5</td>
<td>10</td>
<td>10</td>
</tr>
</tbody>
</table>
Community Development Block Grant

Program Details

- Established by federal Housing & Community Development Act of 1974
- Primary objective is “the development of viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income”
- Commerce administers and is authorized to adopt implementing administrative rules (Section 90-1-103(1)(e), MCA)
- All projects must principally benefit persons of low to moderate income (LMI)
- Up to $450,000 to local governments for public infrastructure improvements
Community Development Block Grant

**Source of Funds**

- Federal funds allocated through HUD, based on statutory formula and amount budgeted by Congress

- State general funds provide federally required share of administrative costs equal to three percent of annual federal CDBG allocation

- FFY 2019 $6,356,042
- FFY 2020 $6,680,700
- CARES Act CDBG-CV allocations for COVID-19 impacts totaling $10,174,175
Community Development Block Grant

Use of Funds

- Planning
- Community and Public Facilities
- Affordable Housing Development & Rehabilitation
- Housing Stabilization
- Economic Development
- CARES Act CDBG-CV

Application process includes two formal grant competitions annually

- Affordable Housing Development / Rehabilitation and Community and Public Facilities grants
- Planning projects
CDBG – Economic Development

Program Details

• Stimulates economic development by creating or retaining jobs for low- and moderate-income (LMI) Montanans

• Grants to local governments for low-interest loans to businesses

• Maximum grant of $400,000 for local governments and a maximum loan of $25,000 per job created or retained for businesses

• FFY 2019 and FFY 2020: 5 projects totaling $2,026,000
  – 43 jobs created and 118 jobs retained
  – Grantees: Powder River County, City and County of Butte-Silver Bow, Carter County, Rosebud County, and Town of Ekalaka
CDBG – Community Facilities

Program Details

• Supports construction or rehabilitation of community facilities that primarily benefit low- and moderate-income Montanans

• Maximum grant of $450,000 for a local government

• FFY 2019 and FFY 2020: 5 projects totaling $2,250,000
  – 21,003 persons assisted
  – Grantees: Rosebud County, Lewis and Clark County, Pondera County, Petroleum County, and Big Horn County
CDBG – Public Facilities

Program Details

• Supports construction or rehabilitation of infrastructure (water/wastewater) facilities that primarily benefit low- and moderate-income Montanans

• Maximum grant of $450,000 for a local government

• FFY 2019 and FFY 2020:
  – 8 projects totaling $3,410,500
  – 10,867 persons assisted
  – Grantees: City of Thompson Falls, City of Roundup, Missoula County, City of Wolf Point, City of Shelby, Valley County, Town of Circle, Hill County
CDBG – Housing

Program Details

• Supports rehabilitation of affordable multi-family and single-family homes that benefit low- and moderate-income Montanans

• Maximum grant of $450,000 for a local government to partner with entities to rehabilitate multi-family properties

• Up to $500,000 for a local government to support single-family rehabilitation programs

• FFY 2019 and FFY 2020: 4 projects totaling $1,950,000
  – Grantees: Mineral County with HRC XI, City of Helena with local partners, Lake County with NeighborWorks Montana, Missoula County YWCA Missoula
## Community Development Block Grant

<table>
<thead>
<tr>
<th>Performance Indicators</th>
<th>Actual FY2019</th>
<th>Actual FY2020</th>
<th>Est. FY2021</th>
<th>Est. FY2022</th>
<th>Est. FY2023</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Grants Awarded</td>
<td>29</td>
<td>15</td>
<td>25</td>
<td>25</td>
<td>25</td>
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<tr>
<td>Community and Public Facilities Grants Awarded</td>
<td>12</td>
<td>0*</td>
<td>10</td>
<td>10</td>
<td>10</td>
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<tr>
<td>Housing Development and Rehabilitation Grants Awarded</td>
<td>4</td>
<td>0**</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
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</table>
## Community Development Block Grant

<table>
<thead>
<tr>
<th>Performance Indicators</th>
<th>Actual FY2019</th>
<th>Actual FY2020</th>
<th>Est. FY2021</th>
<th>Est. FY2022</th>
<th>Est. FY2023</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Stabilization Grants Awarded</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
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<tr>
<td>Economic Development Grants Awarded</td>
<td>8</td>
<td>4</td>
<td>7</td>
<td>7</td>
<td>7</td>
</tr>
<tr>
<td>Active CDBG Grants</td>
<td>90</td>
<td>92</td>
<td>85</td>
<td>80</td>
<td>80</td>
</tr>
</tbody>
</table>
Treasure State Endowment Program

Program Details

• Authorized in 1992 through Legislative Referendum 110
• Biennial funding authorized through legislative action
• Seeks to address affordability of local infrastructure projects with grant funds to lower cost of construction of public facilities
• Funds infrastructure construction grants, planning grants, emergency grants. Construction and planning grants require matching funds.
• Up to $750,000 on a competitive basis to local or tribal governments or districts for water, wastewater, storm water, solid waste, or bridge projects

Source of Funds

• Coal Severance Tax interest earnings or bonding
• 2021 Biennium awards (HB11 & HB652) $31,191,553
• 2023 Biennium recommendations (HB11 & HB14) $26,714,149
Treasure State Endowment Program

Program Outcomes
Construction or upgrades to:
• Drinking water systems
• Wastewater treatment facilities
• Sanitary or storm sewer systems
• Solid waste disposal systems and separation systems
• Bridges

History Since program inception
• About $250M in construction grants
• Over 500 construction projects, including about 250 bridges replaced
• Over 500 Planning grants (preliminary engineering reports, capital improvements plan)
• About 40 emergency grants
Treasure State Endowment Program

Performance Indicators

• 2021 Biennium
  – 51 applications received
  – HB11 - 14 continuation projects awarded
  – HB11 - 21 projects awarded
  – HB652 – 22 bonding projects contracted

• 2023 Biennium
  – 48 applications received
  – 48 applications recommended for funding in either HB 11 (interest earnings) of HB 14 (bonding)
Delivering Local Assistance Program

Program Details
• Created in 2019 in House Bill 652, section 1-8 for 2021 Biennium
• One time funding authorization
• Support communities impacted by natural resource development
• Focuses grant funds on local governments and schools to address needed investments in facilities and other community infrastructure priorities

Source of Funds
• Issuance of General Obligation Bonds
• $21.5 Million
  – $11.36 to school districts
  – $10.13 to local governments
Delivering Local Assistance Program

Program Outcomes
- School district infrastructure improvements
- Local government infrastructure improvements

Performance Indicators – 2021 Biennium
- 191 applications received
  - 116 schools
  - 75 local governments
- 28 awards to school districts
- 17 awards to local governments

NP 6001
- Continued funding for FTE to administer the Delivering Local Assistance Program
- One-time only
Montana Main Street Program

Program Details

- Currently works with **34 member communities** to strengthen and preserve their historic commercial districts through economic development, downtown revitalization, and historic preservation projects.

- Provides technical assistance, workshops, and conferences to all Montana communities.

- Provides **competitive grant funding** annually to member communities for planning or brick-and-mortar projects that directly relate to downtown revitalization and economic development.

- A Coordinating Program of Main Street America™

- Program **growth of 160%** since 2012 (from 13 to 34 members)
Montana Main Street Program - Member Communities

Quick Facts:
Number of member communities: 34
  Accredited member communities: 6
  Affiliate member communities: 28
Population of median community: 3,180
  Largest community: 104,170 (Billings)
  Smallest community: 332 (Ekalaka)
Montana Main Street Program

Source of Funds

- Lodging facility tax funds through a collaborative effort between the Community Development Division (CDD) and the Montana Office of Tourism and Business Development (MOTBD) in the Department of Commerce.

Use of Funds

- Funds for planning and “brick and mortar” revitalization projects
- **17 grants** during the 2021 Biennium ranging from **$5,000-$20,000**
- Example projects:
  - $10,000 for Anaconda’s Downtown Master Plan → redevelopment along two thoroughfares along with the expansion and/or opening of 6+ local businesses
  - $8,000 for Great Falls’ Pedlet Program → 35% increase in sales and 5 new jobs, $30,000 investment at the local level to continue the program. Great Falls was recognized nationally for this innovative and impactful project.
# Montana Main Street Program Performance Indicators

<table>
<thead>
<tr>
<th>Performance Indicators</th>
<th>Actual FY 2019</th>
<th>Actual FY 2020</th>
<th>Estimated FY 2021</th>
<th>Estimated FY 2022</th>
<th>Estimated FY 2023</th>
</tr>
</thead>
<tbody>
<tr>
<td>Member Communities</td>
<td>29</td>
<td>34</td>
<td>36</td>
<td>38</td>
<td>40</td>
</tr>
<tr>
<td>Projects Awarded</td>
<td>8</td>
<td>9</td>
<td>9</td>
<td>9</td>
<td>9</td>
</tr>
<tr>
<td>Funds Allocated</td>
<td>$105,000</td>
<td>$100,000</td>
<td>$100,000</td>
<td>$100,000</td>
<td>$100,000</td>
</tr>
<tr>
<td>Net New Jobs</td>
<td>226</td>
<td>68*</td>
<td>160</td>
<td>175</td>
<td>190</td>
</tr>
<tr>
<td>Net New Businesses</td>
<td>104</td>
<td>46*</td>
<td>70</td>
<td>80</td>
<td>90</td>
</tr>
<tr>
<td>Annual Conference Attendees</td>
<td>72</td>
<td>80</td>
<td>85</td>
<td>90</td>
<td>100</td>
</tr>
<tr>
<td>Presentations and Trainings</td>
<td>88</td>
<td>68*</td>
<td>85</td>
<td>90</td>
<td>95</td>
</tr>
</tbody>
</table>

*Reporting lower than expected due to the COVID-19 pandemic*
Montana Historic Preservation Grant Program

Program Details

- State-funded program created in 2019 as a result of Senate Bill 338
- Designed to support public and private entities with the preservation of historic sites, historical societies, and/or history museums
- For the 2023 Biennium, 94 applications were received
- $22,111,510 was requested from an estimated revenue of approximately $3,200,000
- 2023 Biennium advisory recommendations include 17 projects totaling $3,189,996, for legislative executive action under HB 12.

Source of Funds

- State special revenue of tax collections
  - Allocated in Montana Code Annotated (MCA) 15-68-820(3)(b) and (4)(c)
  - Deposited in the Historic Preservation Grant Program account NP 6002
- New FTE to administer the Montana Historic Preservation Grant Program
Montana Historic Preservation Grant (MHPG)
Applications Received - 2023 Biennium
Prepared for the 67th Legislative Session
Montana Historic Preservation Grant Program

Use of Funds
- Legislature grants up to $500,000
- Infrastructure, maintenance, and/or building code issues
- Security, climate control, and/or fire protection
- Planning and/or grant administration (for projects over $50,000)

Statutory Criteria:
- Support of economic activity or stimulus
- Purpose and need of proposed project
- Project timeline and matching funds
- State historic or heritage value
- Experience and capacity to complete proposed project
- Ongoing and future economic benefit
HOME Investment Partnerships Program

Program Details

• Established under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990 and first allocated funds in 1992

• Provides grants to local governments and non-profit organizations to construct and rehabilitate multi-family developments and single-family homes, and to partners to provide homebuyer assistance to eligible Montanans

• All funds must support Montanans whose households qualify as low income

• Funds distributed through a competitive grant application process for construction and rehabilitation developments

• Homebuyer assistance funds allocated through qualified entities

Source of Funds

• Federal funds allocation through US Department of Housing and Urban Development, based on a statutory formula and the amount budgeted by Congress

• FFY 2020 HUD allocation of $3,135,479; FFY 2019 $3,005,732; FFY 2018 $3,106,687
HOME Investment Partnerships Program

Use of Funds

<table>
<thead>
<tr>
<th>2018 HOME Program funds</th>
<th>Financed three new construction developments for rent and one for homebuyers</th>
<th>Deer Lodge Belgrade Missoula Helena Wolf Point Montana</th>
<th>21 apartments 4 town homes 200 apartments 16 apartments 85 apartments 57 homebuyers</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Continued four HBA programs.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2019 HOME Program funds</td>
<td>Financed three new construction developments for rent.</td>
<td>Whitefish Ronan Missoula Montana</td>
<td>38 apartments 24 apartments 70 apartments 33 homebuyers</td>
</tr>
<tr>
<td></td>
<td>Continued four HBA programs</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Montana has fully committed all 2019 HOME funds, and awarded 100% of 2020 funds
HOME Investment Partnerships Program

Performance Indicators

Homebuyer Assistance

- Nearly $3 million disbursed to 90 first-time homebuyers throughout Montana
- Leveraged $14.4 million in private grants and mortgage financing

New construction and rehabilitation

- $900,000 to construct four town homes for sale in partnership with Habitat for Humanity in high-cost area
- $4.7 million to construct 438 new homes for renters
- $840,000 to rehabilitation 16 homes for renters
- Leveraged $131 million from primarily private investors and lenders
Housing Trust Fund

Program Details

• Established under Title I of the Housing and Economic Recovery Act of 2008 and first allocated funds in December 2016.

• Provides grants to housing development partners for construction or rehabilitation of multi-family developments

• All funds must support Montanans whose household qualify as extremely low income

• Funds distributed through a competitive grant application process

• Properties must remain affordable for 30 years

Source of Funds

• Federal funds allocation through US Department of Housing and Urban Development, minimum of $3 million per state, with additional funds allocated based on national volume of mortgages to FannieMae and FreddieMac

• FFY 2020 HUD allocation of $3 million; FFY 2019 $3M; FFY 2018 $3M
Montana has met all commitment and expenditure deadlines through its 2020 allocations from HUD and is 1 of only 9 states to have fully committed HTF funds through HUD’s 2019 allocations.

<table>
<thead>
<tr>
<th>Year</th>
<th>Project Description</th>
<th>City 1</th>
<th>City 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018 HTF</td>
<td>Financed two new construction development and one rehabilitation project.</td>
<td>Helena</td>
<td>Whitefish</td>
</tr>
<tr>
<td>Program funds</td>
<td></td>
<td>85 new and 44 rehab</td>
<td>38 new apartments</td>
</tr>
<tr>
<td>2019 HTF</td>
<td>Financed one new construction development and one rehabilitation project.</td>
<td>Missoula</td>
<td>Havre</td>
</tr>
<tr>
<td>Program funds</td>
<td></td>
<td>132 new apartments</td>
<td>60 rehab apartments</td>
</tr>
</tbody>
</table>
Housing Trust Fund

Performance Indicators

New construction and rehabilitation

- $5.37 million to construct 255 new homes for renters
- $1.92 million to rehabilitation 104 homes for renters
- Leveraged $85 million from primarily private investors and lenders
Montana Coal Board

- Seven-member citizen board appointed by the Governor, administratively attached to Commerce.
- Members of the Board should include:
  - Two from coal impact area;
  - Two with expertise in education;
  - At least two but not more than four from each district (MCA 5-1-102)
  - Furthermore, in making these appointments, the Governor is to consider people from the fields of business, engineering, public administration, and planning.
- Provides grants to assist local governments, Tribes, and schools experiencing impacts from coal development or decline in planning for and meeting the needs for a variety of public facilities or services.
- Applications are due quarterly before the Board meeting where they take official action on applications and other matters.
- Applications must meet statutory criteria to be eligible for award.
Montana Coal Board

<table>
<thead>
<tr>
<th>Performance Indicators</th>
<th>Actual 2019 Biennium</th>
<th>Actual FY2020</th>
<th>Estimated FY2021</th>
<th>Estimated 2023 Biennium</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applications Received and Reviewed</td>
<td>89</td>
<td>31</td>
<td>40</td>
<td>90</td>
</tr>
<tr>
<td>Grants Awarded</td>
<td>44</td>
<td>20</td>
<td>25</td>
<td>40</td>
</tr>
<tr>
<td>Active Grants</td>
<td>56</td>
<td>60</td>
<td>50</td>
<td>60</td>
</tr>
</tbody>
</table>
Hard Rock Mining Impact Board

- Five-member Board appointed by the Governor and administratively attached to Commerce.
- Mission is to mitigate the local government service, facility, and fiscal impacts from new large-scale hard-rock mineral developments in Montana.
- Meets at least twice a year, more as needed.
- Montana law requires mine developers and affected local governments to prepare and implement impact plans intended to ensure that services and facilities are available to impacted communities without imposing additional costs on existing local taxpayers.
- Board and its division staff provide technical assistance with metal mines license tax distributions, including analysis, mitigation, and mediation services to local governments and hard rock mine developers where potentially adverse public fiscal impacts from large-scale development are identified.
- When necessary, the Board adjudicates disputes between affected entities and mine developers.
## Hard Rock Mining Impact Board

<table>
<thead>
<tr>
<th>Performance Indicators</th>
<th>Actual 2019 Biennium</th>
<th>Estimated 2021 Biennium</th>
<th>Estimated 2023 Biennium</th>
</tr>
</thead>
<tbody>
<tr>
<td>Responses to Technical Assistance Requests</td>
<td>12</td>
<td>15</td>
<td>20</td>
</tr>
<tr>
<td>Impact Plans Reviewed</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Impact Plans Approved</td>
<td>1</td>
<td>0*</td>
<td>1</td>
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<tr>
<td>Disputes Adjudicated</td>
<td>0</td>
<td>0</td>
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</tr>
</tbody>
</table>
Community Impacts

PLAN, GROW, THRIVE

Financial assistance provided to more than 380 projects located in 54 counties across Montana.
FOR MORE INFORMATION

Community Development Division
Montana Department of Commerce
COMDEV.MT.GOV

Cheryl Cohen
Interim Division Administrator
406.841.2844