

# Action Plan

**Grantee: Montana**

**Grant: B-11-DN-30-0001**

---

<b>LOCCS Authorized Amount:</b>	\$ 5,000,000.00
<b>Grant Award Amount:</b>	\$ 5,000,000.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 1,564,684.00
<b>Total Budget:</b>	\$ 6,564,684.00

---

## Funding Sources

**No Funding Sources Found**

## Narratives

### Summary of Distribution and Uses of NSP Funds:

Montana NSP 3 Summary and Distribution of Funds The Montana Department of Commerce (Commerce) will be administering the Neighborhood Stabilization Program 3 (NSP3) for the State of Montana. Commerce will use NSP3 funds for the purposes set forth in the Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010 (Dodd-Frank Act) and the implementing Federal regulations published in Federal Register 64322, Volume 75, No. 201 (the NSP3 Notice). NSP3 funds will be used to promote and stabilize Montana neighborhoods whose viability has been damaged by the economic effects of foreclosed upon and abandoned properties. Funds will also be used to demolish blighted structures or redevelop demolished or vacant properties within areas of high need. Sub-grantees have been awarded through a two-tiered process. The initial submission of 24 'Intent to Apply' proposed projects occurred on February 28, 2011. A second competitive phase resulted in the ranking of seven NSP3 applications requesting funding. The resulting detailed award announcements are included in this submission of the substantial amendment as of June 30, 2011. As allowed by a December 29, 2010, NSP Policy Alert, Guidance on Mapping and Needs Data for State NSP3 Action Plans, the first-tier was an 'Intent to Apply' process that allowed Commerce to gather information on potential NSP3 projects. This included intended target areas, implementation strategies, amount of leveraged funds, market analysis of preliminary activities, intended program impact, and capacity of the preliminary sub-applicants. All Intent to Apply submissions were required to include mapping of the target project areas using the HUD NSP3 mapping tool. The Intent to Apply submission was open to any general local government, tribal government, tribal or local housing authority, non-profit or for-profit developer, or entity that proposed to carry out project activities in an NSP3 area of greatest need. Entities that submitted an Intent to Apply form could submit a competitive application during the second-tier process. Detailed submissions from the Intent to Apply process are available at <http://comdev.mt.gov/NSP/default.mcp.x>. The second-tier competitive application process has determined final project awards. The competitive application was due to Commerce on May 13, 2011. Seven applications were ranked in accordance with established application criteria and NSP3 statutory requirements. As part of this June 30, 2010 NSP3 substantial amendment, Commerce is announcing the awards of NSP3 funds with the identified final projects and target area mapping data. The award of funds is contingent on HUD's approval of this substantial amendment. Additionally, Commerce is committed to fully expending all NSP3 funds on or before the statutory deadline of March 2014. Therefore, Commerce reserves the right to recapture any NSP3 funds that are unused or unobligated that will not be fully expended from any NSP3 grant recipient that will not be able to meet the conditions outlined in the grant recipient's contract with Commerce. Any recaptured NSP3 funds will be used to either increase the award amount of a previously approved grant recipient and/or fully fund additional grant applications based on ranking results. The list below identifies the awarded grant recipients and the pending grant recipients (in the order listed receive funds only if Commerce recaptures unused or unobligated funds that will not be fully expended by March 2014. NSP3 Grant Awards Lake County \$601,000 Butte Silver Bow County \$2,149,000 Lewis and Clark County \$2,000,000 Pending NSP3 Awards City of Kalispell \$1,500,000 Town of Eureka \$887,190 Mineral County \$526,000 Anaconda Deer Lodge County \$1,139,200 Comp



## How Fund Use Addresses Market Conditions:

How Fund use addresses Market Conditions

Awarded projects as outlined in this amendment will provide rehabilitation or construction of housing units in markets that have been impacted by foreclosures, vacancy, abandonment or blight. Competitive applicants were required to submit market studies, and thorough analysis of community needs and factors that have affected local markets. In Montana, the factors affecting our communities were varied and included such factors as: high unemployment, affordability gap- low wages and high cost of housing and decreasing populations in smaller communities which then increases the amount of vacant homes and deteriorating structures.

The awarded projects will directly affect the markets in the communities by providing much needed rehabilitation to sites now affected by blighted, abandoned, and foreclosed vacant units. The NSP3 funds investing in these communities will provide stabilization and opportunities for safe, habitable and efficient rental units in three locations and homeownership in one location. The selection of projects and local needs were carefully reviewed to ensure the local markets will see an immediate impact in the neighborhoods from the rehabilitated or newly constructed units. The awarded projects will initially meet the HUD targeted impact and will continue to stabilize the area through continued program activities.

## Ensuring Continued Affordability:

Ensure Continued Affordability

Continued Long-Term Affordability – Home Ownership

In order to meet the long-term affordability requirements, Commerce will require NSP3 assisted homeownership to utilize the HOME standards at 92.252 (a), (c), (e), and (f), and 92.254, including:

- The housing must be modest housing;
  - o Subrecipients must provide a detailed list of rehabilitation work to Commerce for review and approval prior to work beginning; and,
  - o The purchase price/after rehabilitation value cannot exceed 95% of the median purchase price for the area as contained in the Single Family Mortgage Limits under Section 203(b) of the National Housing Act (which can be obtained from HUD or Commerce or Appendix E);
- The housing must serve a household with incomes at equal to or less than 120% of area median income;
- Housing must be the principal residence of the family throughout the period of affordability; and,
- Affordability of owner-occupied housing will be guaranteed by use of a deed restriction recorded against the property. Each subrecipient will design its own recapture or resale provisions, for review and approval by Commerce, which will be applied uniformly within their program. All homebuyer units assisted with NSP3 funds must include provisions for long-term affordability restrictions meeting the following minimum requirements:

Subsidy Amount (amount of NSP assistance provided to a homebuyer) Minimum Affordability Period

Under \$15,000 5 years  
\$15,000 – \$40,000 10 years  
Over \$40,000 15 years

New Construction or Acquisition of Newly

Constructed Single Family Housing (any \$ amount) 20 years

While these are minimum requirements, the applicant may choose to implement more stringent affordability requirements than the minimum listed here (with review and approval by Commerce) to ensure that the properties remain affordable for as long as possible.

Proceeds from resale where subsidy recapture provision is used can be reinvested in eligible NSP3 activities within the established period of affordability. If the grantee chooses not to use recaptured funds for an eligible NSP3 activity, those funds or proceeds or program income must be returned to the subgrantee or Commerce as outlined in the subrecipients program income plan. Commerce may choose to reinvest those funds or proceeds for eligible NSP3 activities in other areas that were identified as areas of greatest need or return such amounts in accordance with the NSP3 Notice.

Updated rent limits are posted on the HUD website and available to project owners. Rents may be adjusted in accordance with the contract between the subgrantee and the owner. Any increase in rents for assisted units is subject to the provisions of existing leases and the owner must provide tenants of those units at least 30 days prior written notice before implementing any increase in rents.

Current HUD regulations state that all rental income above the amount needed for operations, maintenance, and reserves is considered program income and must follow established NSP3 guidelines. This provision does not provide for a sliding scale or shared return of those funds. Therefore, Commerce strongly encourages applicants to consider the long term feasibility of assisting rental housing using these funds.

## Definition of Blighted Structure:

Definition of Blighted Structure

Under NSP3, structures must be “blighted” to qualify for demolition (Eligible Activity ‘D’). The definition of Blighted Structures is: Structures that would follow the definition under MCA 7-15-4206 part (a): “Blighted Structure” means a structure that is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, that substantially impairs or arrests the sound growth of the city or its environs, that retards the provision of housing accommodations, or that constitutes an economic or social liability or is detrimental or constitutes a menace to the public health, safety, welfare and morals in its present conditions and use by reason of substantial physical dilapidation, deterioration, age, obsolescence, or defective construction, material, and arrangement of buildings or improvements, whether residential or non-residential.



## Definition of Affordable Rents:

### Definition of Affordable Rents Affordable Rents

For units designated to serve households earning 50% of AMI or less, the rents will be published Low HOME Rents.

For units designated to serve households earning 51% to 80% of AMI, the maximum allowable rent will be calculated to equal 30% of 80% the area's median income for the given year.

For units designated to serve households earning 81% to 120% of AMI, the maximum allowable rent will be calculated to equal 30% of 80% the area's median income for the given year.

### Continued Affordability

HUD requires that states ensure, to the maximum extent practicable and for the longest feasible term, that the sale, rental or redevelopment of abandoned and foreclosed upon homes and residential properties remain affordable to individuals or families whose incomes do not exceed 120 percent of area median income (AMI). All homebuyer and rental units assisted must include provisions for long-term affordability restrictions.

MDOC will require that all grantees adhere to the MDOC HOME Program affordability requirements and standards as further described in the Montana NSP Amendment. Any rental units assisted or developed with NSP funds fulfilling the requirements to create housing for households with incomes no greater than 50 percent AMI must remain available to households within that income limit for the duration of the MDOC HOME Program affordability period.

Updated rent limits are posted on the HUD website and available to project owners. Rents may be adjusted in accordance with the contract between the subgrantee and the owner. Any increase in rents for assisted units is subject to the provisions of existing leases and the owner must provide tenants of those units at least 30 days prior written notice before implementing any increase in rents.

Current HUD regulations state that all rental income above the amount needed for operations, maintenance, and reserves is considered program income and must follow established NSP3 guidelines. This provision does not provide for a sliding scale or shared return of those funds. Therefore, Commerce strongly encourages applicants to consider the long term feasibility of assisting rental housing using these funds.

## Housing Rehabilitation/New Construction Standards:

Housing Rehab/New Construction Standards NSP3 housing rehabilitation or related redevelopment activities must focus on bringing housing units up to current code standards by addressing structural deficiencies, upgrading electrical systems, plumbing, and roofing, or incorporating energy conservation measures. Housing rehabilitated with NSP3 funding must meet all applicable local codes, rehabilitation standards, ordinances, and zoning at the time of project completion. All housing assisted with NSP funds must meet, at a minimum, the Housing Quality Standards in 24 CFR Part 982.401. In addition, all gut rehabilitation (i.e., general replacement of the interior or a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) or new construction of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes. Gut or full rehabilitation or new construction of multifamily housing structures of four or more floors must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy). Other (less than full rehabilitation) rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken, e.g. replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products. Water efficient toilets, showers, and faucets, such as those with the WaterSense label, must be installed. Applicants are advised to review Attachment C of the NSP3 Notice found at <http://www.hud.gov/offices/cpd/communitydevelopment/programs/neighborhoods/pg/5447-N-01NSP3Notice100810.pdf> for additional information on recommended energy efficient and environmentally friendly green elements. Competitive applications should include a narrative that addresses these additional elements. Competitive applicants are encouraged to exceed these standards through the scoring criteria by awarding points for projects that achieve LEED, Green Communities, or National Association of Homebuilder's National Green Building Standard Certification. Rehabilitation improvements must meet or exceed requirements contained in current editions of the HUD Section 8 Housing Quality Standards (or FHA equivalent standards) and the following most current codes adopted by the Building Codes Bureau of the Montana Department of Labor and Industry (MDLI): ? International Building Code, ? International Residential Code, (one and two-family dwellings and townhouses up to three stories in height)? International Existing Building Code, ? Uniform Plumbing Code, ? International Mechanical Code, ? International Fuel Gas Code, ? National Electrical Code, ? International Energy Conservation Code; and? American Society of Engineers, Boiler and Pressure Vessel Code. Note on Energy Conservation: Communities proposing rehabilitation or new construction of residential housing units should pay particular attention to the most current edition of the International Energy Conservation Code. For all areas outside the boundaries of Montana's tribal reservations, permits must be obtained from the MDLI, Building Codes Bureau for all electrical and/or plumbing work (and a licensed plumber or electrician must perform the work). Rehabilitation involves structures with five or more units, or any commercial or public buildings undertaken with NSP funds unless the grant recipient has been certified by the Bureau to enforce the codes cited above. The Building Codes Bureau maintains a listing of Montana counties and incorporated municipalities.

## Vicinity Hiring:

### Vicinity Hiring

Vicinity Hiring Program Requirement: As required in the Dodd-Frank Act and the NSP3 Notice, subrecipients shall, to the maximum extent feasible, provide for the hiring of employees who reside in the vicinity or contract with small businesses that are owned and operated by persons residing in the vicinity of projects funded with NSP3. "Vicinity" is defined as each NSP3 target area. If subrecipients are unable to provide hiring or business opportunities to residents in the vicinity of the project, they must encourage employment of Section 3 residents and Section 3 businesses. The following are suggested procedures:

- Outreach to workforce services, commercial associations, local churches, civic clubs, and other agencies/organizations;
- Identify business phone numbers, search zip code lists;
- Develop email distributions or mailers;



- Utilize employment agencies;
- Develop documents such as flyers, program sheets, and other general materials that provide additional information to community members; and
- Citizen participation process

**Procedures for Preferences for Affordable Rental Dev.:**

Procedures for preference for Affordable Rental development  
 Seven competitive applications were submitted to Commerce for review and ranking to awarding NSP 3 funds. Of the three awarded projects, two will provide rental housing opportunities in these communities creating a minimum of 34 assisted households. Projects were ranked and preference given to rental projects if a rental focus was the outcome of the project and could achieve the impact intended for NSP3 funds. This preference will ensure that the completion of the projects providing sustainable rental units with long-term affordable rents to income eligible residents.

**Grantee Contact Information:**

Grant Contacts  
 Jurisdiction & NSP Grantee: State of Montana – Montana Department of Commerce  
 Contact Persons :  
 Jennifer Olson – Grants Bureau Chief, Community Development Division  
 o Email: jeolson@mt.gov  
 o Phone: (406) 841-2773  
 Becky Anseth – NSP Program Manager  
 o Email: banseth@mt.gov  
 o Phone: (406) 841-2865  
 Lisa Huff – NSP Program Specialist  
 o Email: lhuff@mt.gov  
 o Phone: (406) 841-2794  
 Mailing Address : Department of Commerce – Community Development Division  
 301 South Park Ave; P.O. Box 200523  
 Helena, MT 59620-0523  
 Phone : (406) 841-2770  
 Fax : (406) 841-2771  
 Email: docnsp@mt.gov  
 Web Address for NSP Amendment: <http://comdev.mt.gov/NSP/nsp3amendment.mcp>  
 Web Address for Action Plan: <http://comdev.mt.gov/Grantsbureau/grantsbureau.mcp>  
 Web Address for Additional Materials: <http://comdev.mt.gov/NSP/default.mcp>

**Project Summary**

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
Admin - State of MT	State of Montana Admin	State Administration	Program Administration
Admin - Sub-Grantee	Sub-Grantee Admin	Butte Silver Bow Admin	Butte Silver Bow Admin
		Kalispell - Admin	Kalispell - Admin
		Lake County - Admin	Lake County - Admin
NSP Eligible Use B -	Acquisition/Rehabilitation	Butte Silver Bow NSA	Butte Silver Bow Non-Set Aside
		Butte Silver Bow SA	Butte Silver Bow Set-Aside
		Kalispell NSA	Kalispell Non-Set Aside
		Kalispell SA	Kalispell Set-Aside
		Lake County NSA	Lake County Non-Set Aside
		Lake County SA	Lake County Set-Aside

# Activities

**Project # /** Admin - State of MT / State of Montana Admin

**Grantee Activity Number:** State Administration  
**Activity Title:** Program Administration

**Activity Type:**

Administration

**Project Number:**

Admin - State of MT

**Projected Start Date:**

07/01/2011

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

**Activity Status:**

Under Way

**Project Title:**

State of Montana Admin

**Projected End Date:**

03/16/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 250,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 250,000.00

**Benefit Report Type:**

NA

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

State of Montana

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

State of Montana

**Organization Type**

State

**Proposed Budget**

\$ 250,000.00

**Location Description:**



**Activity Description:**

State of Montana Program Administration for NSP3 funds

**Environmental Assessment:** EXEMPT

**Environmental** None

---

**Project # / Admin - Sub-Grantee / Sub-Grantee Admin**

**Grantee Activity Number:** Butte Silver Bow Admin  
**Activity Title:** Butte Silver Bow Admin

**Activity Type:**

Administration

**Project Number:**

Admin - Sub-Grantee

**Projected Start Date:**

07/01/2011

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Sub-Grantee Admin

**Projected End Date:**

03/16/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 130,253.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 130,253.00

**Program Income Account:**

Butte-Silver Bow County



**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Butte-Silver Bow County

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Butte-Silver Bow County

**Organization Type**

Local Government

**Proposed Budget**

\$ 130,253.00

**Location Description:**

Butte Montana

**Activity Description:**

Acquisition and rehabilitation of single family units.

**Environmental Assessment:** UNDERWAY

**Environmental** None



**Grantee Activity Number:** Kalispell - Admin  
**Activity Title:** Kalispell - Admin

**Activity Type:**

Administration

**Project Number:**

Admin - Sub-Grantee

**Projected Start Date:**

07/01/2011

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Sub-Grantee Admin

**Projected End Date:**

03/16/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 71,400.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 71,400.00

**Program Income Account:**

Kalispell, City of

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Kalispell

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Kalispell

**Organization Type**

Local Government

**Proposed Budget**

\$ 71,400.00

**Location Description:**

North, Central & South Kalispell Montana

**Activity Description:**

Acquire foreclosed and/or abandoned properties, rehabilitate them and then add them the local community land trust. Will offer local households affordable homeownership opportunity in perpetuity.





**Environmental Assessment:** UNDERWAY

**Environmental** None

---



**Grantee Activity Number:** Lake County - Admin  
**Activity Title:** Lake County - Admin

**Activity Type:**

Administration

**Project Number:**

Admin - Sub-Grantee

**Projected Start Date:**

07/01/2011

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Sub-Grantee Admin

**Projected End Date:**

03/16/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 24,158.53

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 24,158.53

**Program Income Account:**

Lake County

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Lake County

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Lake County

**Organization Type**

Local Government

**Proposed Budget**

\$ 33,500.00

**Location Description:**

Charlo Montana

**Activity Description:**

Acquire a foreclosed and abandoned multi-family property and rehabilitate to assist local LMI households with affordable rental housing.



Environmental Assessment: UNDERWAY

Environmental None

**Project # / NSP Eligible Use B - Acquisition/Rehabilitation /**

**Grantee Activity Number: Butte Silver Bow NSA**  
**Activity Title: Butte Silver Bow Non-Set Aside**

**Activity Type:**  
Rehabilitation/reconstruction of residential structures  
**Project Number:**  
NSP Eligible Use B - Acquisition/Rehabilitation  
**Projected Start Date:**  
07/01/2011  
**Project Draw Block by HUD:**  
Not Blocked  
**Activity Draw Block by HUD:**  
Not Blocked  
**Block Drawdown By Grantee:**  
Not Blocked  
**National Objective:**  
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**  
Under Way  
**Project Title:**  
Acquisition/Rehabilitation  
**Projected End Date:**  
12/31/2015  
**Project Draw Block Date by HUD:**  
  
**Activity Draw Block Date by HUD:**  
  
**Total Budget:** \$ 2,171,649.00  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 2,171,649.00

**Benefit Report Type:**  
Direct (Households)

**Program Income Account:**  
Butte-Silver Bow County

<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	9		8	88.89
# of Households	9		8	88.89

<b>Proposed Accomplishments</b>	<b>Total</b>
# of Singlefamily Units	9
# of Multifamily Units	

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Butte-Silver Bow County

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Butte-Silver Bow County

**Organization Type**

Local Government

**Proposed Budget**

\$ 2,171,649.00

**Location Description:**

Butte Montana

**Activity Description:**

Grantee will complete eligible activities of acquisition and rehabilitation of single family units. The improved properties will be sold to income eligible homeowners. This location is located in a National Historic District and will require additional consultation with historic preservation programs to complete the projects.

**Environmental Assessment:** COMPLETED

**Environmental** None



**Grantee Activity Number: Butte Silver Bow SA**  
**Activity Title: Butte Silver Bow Set-Aside**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP Eligible Use B - Acquisition/Rehabilitation

**Projected Start Date:**

07/01/2011

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation

**Projected End Date:**

03/16/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 929,911.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 929,911.00

**Benefit Report Type:**

Direct (Households)

**Program Income Account:**

Butte-Silver Bow County

**Proposed Beneficiaries**

# Owner Households

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	5	5		100.00
# of Households	5	5		100.00

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

**Total**

5

5

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Butte-Silver Bow County

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Butte-Silver Bow County

**Organization Type**

Local Government

**Proposed Budget**

\$ 929,911.00

**Location Description:**



Butte Montana

**Activity Description:**

Grantee will complete eligible activities of acquisition and rehabilitation of single family units in Butte to be resold to income qualified households. This location is in a national Historic District and projects will require additional consultation with historic preservation programs to complete projects.

**Environmental Assessment:** COMPLETED

**Environmental** None



**Grantee Activity Number:** Kalispell NSA  
**Activity Title:** Kalispell Non-Set Aside

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP Eligible Use B - Acquisition/Rehabilitation

**Projected Start Date:**

07/01/2011

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation

**Projected End Date:**

03/30/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,695,090.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,695,090.00

**Program Income Account:**

Kalispell, City of

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
6		4	66.67
6		4	66.67

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

**Total**

6

6

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Kalispell

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Kalispell

**Organization Type**

Local Government

**Proposed Budget**

\$ 1,695,090.00

**Location Description:**



North, Central and South Kalispell Montana

**Activity Description:**

Acquire foreclosed and/or abandoned properties, rehabilitate add to unit numbers in the local community land trust which was newly established in Kalispell with NSP1 funding. Project will offer local income qualified households affordable homeownership opportunity in perpetuity.

**Environmental Assessment:** COMPLETED

**Environmental** None





**Grantee Activity Number:** Kalispell SA  
**Activity Title:** Kalispell Set-Aside

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP Eligible Use B - Acquisition/Rehabilitation

**Projected Start Date:**

07/01/2011

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation

**Projected End Date:**

03/30/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 715,379.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 715,379.00

**Benefit Report Type:**

Direct (Households)

**Program Income Account:**

Kalispell, City of

**Proposed Beneficiaries**

# Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	3	3		100.00
# of Households	3	3		100.00

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

**Total**

3

3

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Kalispell

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Kalispell

**Organization Type**

Local Government

**Proposed Budget**

\$ 715,379.00

**Location Description:**



North, Central, and South areas of Kalispell Montana.

**Activity Description:**

Acquire foreclosed and/or abandoned properties, rehabilitate add to unit numbers in the local community land trust which was newly established in Kalispell with NSP1 funding. Project will offer local income qualified households affordable homeownership opportunity in perpetuity.

**Environmental Assessment:** COMPLETED

**Environmental** None



**Grantee Activity Number:** Lake County NSA  
**Activity Title:** Lake County Non-Set Aside

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP Eligible Use B - Acquisition/Rehabilitation

**Projected Start Date:**

07/01/2011

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	3			0.00
# of Households	3			0.00

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

**Total**

3

3

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Lake County

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Lake County

**Organization Type**

Local Government

**Proposed Budget**

\$ 408,680.00

**Location Description:**



Charlo, Montana

**Activity Description:**

Acquire a foreclosed and abandoned multi-family property and rehabilitate to assist local income qualified LMI households have opportunity to secure affordable rental housing.

**Environmental Assessment:** COMPLETED

**Environmental** None

---



**Grantee Activity Number:** Lake County SA  
**Activity Title:** Lake County Set-Aside

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP Eligible Use B - Acquisition/Rehabilitation

**Projected Start Date:**

07/01/2011

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation

**Projected End Date:**

03/16/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 300,500.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 300,500.00

**Benefit Report Type:**

Direct (Households)

**Program Income Account:**

Lake County

**Proposed Beneficiaries**

# Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	1	1		100.00
# of Households	1	1		100.00

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

**Total**

1

1

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Lake County

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Lake County

**Organization Type**

Local Government

**Proposed Budget**

\$ 300,500.00

**Location Description:**



**Activity Description:**

Acquire a foreclosed and abandoned multi-family property and rehabilitate to assist local income qualified LMI households have opportunity to secure affordable rental housing.

**Environmental Assessment:** COMPLETED

**Environmental** None

---

**Action Plan Comments:**

- Reviewer - Some accomplishment data input into the system.
- Reviewer - Action Plan as reviewed indicates approval. Please continue to update on activities as appropriate. KSB
- Reviewer - Please enter accomplishments and update LH25 information; deadline of 3/31/14. Looking forward to reviewing QPR for latest info. KSB
- Reviewer - Per grantee, Jennifer Olsen: We have spent the last 30 to 45 days working with grantees to gather their invoices to expend all of the NSP3 funds and we finally have accurate invoices and sufficient documentation in order to process them. However, the invoices resulted in a change to the action plan, which was to reduce administrative costs and increase activity costs (as documented by the invoices). ~KSB
- Reviewer - This activity is not reported in the July 1, 2014 thru September 30, 2014 Performance Report. Action plan revised per guidance received from technical assistance provider, Josh Northey. Revised budget to reflect actuals, and reconciled performance measures. Reviewed by Don Morris, DM

**Action Plan History**

<b>Version</b>	<b>Date</b>
B-11-DN-30-0001 AP#1	07/14/2011
B-11-DN-30-0001 AP#2	04/30/2012
B-11-DN-30-0001 AP#3	01/23/2013
B-11-DN-30-0001 AP#4	01/30/2013
B-11-DN-30-0001 AP#5	10/31/2013
B-11-DN-30-0001 AP#6	01/09/2014



B-11-DN-30-0001 AP#7	01/23/2014
B-11-DN-30-0001 AP#8	03/11/2014
B-11-DN-30-0001 AP#9	01/21/2015
B-11-DN-30-0001 AP#10	07/31/2019

