

2021 CDBG and HOME Action Plan

At-A-Glance

Program Year 2021 Funding Award

CDBG 2021 Funding
\$571,374



HOME 2021 Funding
\$365,452

Agency	Project	Target Population Served	CDBG Award	HOME Award
Homeward, Inc	Trinity Navigation Center	270 individuals; 100% LMI	\$522,323	-
Habitat for Humanity	Habitat Homebuyer Assistance	9 families; 100% LMI	-	\$270,000
Homeward, Inc	Financial Counseling	274 individuals; 70% LMI	\$13,500	-
The Poverello Center	Rapid Intake & Assessment	1300 individuals; 100% LMI	\$28,800	-
YWCA	Meadowlark – The Family Housing Center	400 individuals; 100% LMI	\$18,000	-
Homeward, Inc	Trinity Apartments Supplement	202 units; 100% LMI	-	\$316,000
Homeward, Inc	CHDO Operating Expenses	-		\$15,000
City of Missoula	Administration	-	\$114,274	-
		-	-	\$36,545

* Low-Moderate Income: An individual's income is considered to be LMI based on how it measures up to the area median family income. Overall, to be classified as LMI, an individual or family's household income must be no greater than 80% of the area median income for the county or area where they reside. For more on AMI, see below.

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Project Descriptions

Agency	Project	Description
Homeword, Inc	Trinity Navigation Center	The project is the build-out of the interior of the Navigation Center, a part of the Trinity Apartments project - to provide low-threshold, high-service programs for people experiencing chronic homelessness.
Habitat for Humanity	Habitat Homebuyer Assistance	The project will provide Homebuyer Assistance to its partner families to help offset the cost of land. The homes would then be placed in a Community Land Trust to help maintain home ownership affordability in perpetuity.
Homeword, Inc	Financial Counseling	Homeword's financial counseling and renter counseling programs.
The Poverello Center	Rapid Intake & Assessment	This project connects individuals experiencing homelessness promptly with appropriate resources and services in order to decrease the personal and community costs of homelessness.
YWCA	Meadowlark – The Family Housing Center	YWCA Missoula's Family Housing Center in The Meadowlark provides intakes, assessment, and case management to assist unsheltered homeless one- and two-parent families in obtaining mainstream resources, employment, and permanent housing.
Homeword, Inc	Trinity Apartments Supplement	Homeword notified CPDI of a funding gap for the Trinity Cooley site project, which was funded in PY2020. An increase in the overall project budget was a result of associated impacts of the pandemic. Given these excess funds and Homeword's notification, the Selection Committee approved granting the Trinity Cooley site project supplemental PY2021 HOME funds.
Homeword, Inc	CHDO Operating Expenses	CHDO funds will cover additional hours associated with learning and expanding expertise associated with the Trinity project, both in development and asset management – unique partnership and permanent supportive housing. The funds will also cover the costs of staff maintaining our CHDO requirements and the recertification process.
City of Missoula	Administration	Administrative activities undertaken by the Community Development division to administer HUD funds for program year 2021.

AREA MEDIAN INCOME

AREA MEDIAN INCOME (AMI) IS USED TO HELP TARGET HOUSING PROGRAMS AND RESOURCES TO THOSE IN MISSOULA WHO NEED THEM MOST. HERE'S HOW AND WHY:



AMI is the household income for the middle household in a region.



In other words - if you lined up every household in a region from the one making the least to the most, the household in the middle would be the median household.



AMI is used to determine whether housing is affordable to a household based on the number of members and their income.

HOW IS IT CALCULATED?

Each year, the Census surveys over 3.5 million addresses to learn about residents. They ask about how much income all individuals 15 and over in the household make to calculate the household income.

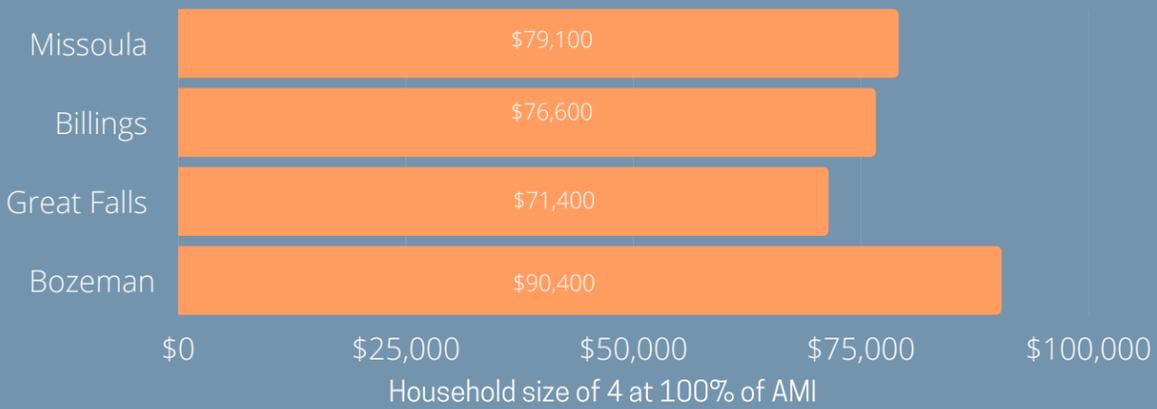
The U.S. Department of Housing and Urban Development adjusts that number for inflation to publish Area Median Income.



Income level and thus housing affordability are typically organized into four categories:

Extremely Low Income	Very Low Income	Low Income	Moderate Income
0-30% AMI	31-50% AMI	51-80% AMI	81-100% AMI

Area Median Income in Montana Cities (2020)



We know in Missoula that our residents who make up to 120% of AMI need support to get into secure housing. Some reasons we target support up to that income level include:



- Housing costs in Missoula continue to rise, outpacing wages, which have remained relatively consistent over time.
- In September 2020, the median home sales price was \$337,950 according to the Missoula Organization of Realtors.
- The supply of affordable homes for households in 120% AMI range is shrinking.

Breaking down AMI into real numbers, a one-bedroom condo that costs \$298,034 is affordable for a two-person household earning \$75,960 per year. If that household has two full-time earners, that equates to roughly \$38,000 per year or \$18.25 dollars per hour each. These are wages of hospitality and retail workers, educators, and many part-time retirees. **These are everyday Missoulians who without some subsidy otherwise would not be able to afford a home.**