

Key Points

(HOME) Montana HOME Investment Partnership Program

Intro: The **HOME** Investments Partnerships Program is a Federal U. S. Department of Housing and Urban Development (HUD) program designed to help the State of Montana, local governments, and Community Housing Development Organizations (CHDOs) in providing *decent, safe, and affordable housing for low- and very low-income individuals and families*. One allocation of HOME Program funds is for communities with populations of 50,000 or more, named HUD “entitlement” communities; in Montana, those communities are Missoula, Great Falls and Billings. A second allocation is made to the State of Montana-Department of Commerce and provides HOME program grant funding, *through a statewide, competitive process or through the single-family pilot program* (explanation below), to units of local government and (CHDOs) community housing development organizations. (Persons *within the City of Billings* can contact the City’s Community Development Program office, 657-8281. The Community Development office is located on the 4th Floor of the Parmly Library Building.)

➤ Programs funded

1. Homebuyer Assistance – down payment and closing costs
2. Homeowner Rehabilitation
3. Rental Rehabilitation
4. New Construction of multi- or single-family housing
5. Tenant-based Rental Assistance
6. Acquisition of existing multi- or single-family housing structure
7. Single-family pilot program where certain qualified government entities and CHDOs are allocated a portion of the single-family pilot program funds in order to carry out homebuyer and home rehabilitation assistance. The fund is distributed amongst **QUALIFIED** entities on a formula basis. Please see the Application Process section below for information about qualification for this program.

➤ Eligibility

The following may apply for HOME Program funds:

1. Local governments – consolidated City-County governments, Counties, or Incorporated Cities and Towns (EXCEPT for Billings, Great Falls, and Missoula)
2. Montana Department of Commerce (MDOC)-certified, nonprofit Community Housing Development Organizations (CHDOs)
3. Public Housing Authorities

An *individual* may not apply directly to MDOC for a HOME grant. However, individual households receive benefits of HOME Program grant funds *through eligible applicants as mentioned above*.

➤ Application Process

Applicants submit proposals to the MDOC, including responses to the *Uniform Application for Montana Housing Loan, Grant and Tax Credit Programs* and the ranking criteria outlined in the *Montana HOME Investment Partnerships Program Application Guidelines*. Both documents are available at the HOME Program website or by contacting the MDOC – HOME office. It is suggested in the application that projects be consistent with the purposes and goals of the published guidelines, as well as show consistency with the State's Consolidated Plan. MDOC requires applicants to demonstrate their capacity to manage the grant and ability to comply with

state and federal regulations while expending HOME funds and throughout the project's five to twenty year period of affordability. Applicants are required to provide local citizens with adequate notice and opportunity for involvement in the planning and development of HOME applications. *Funded applications that have been successful provide funds that could be loaned out* to potential applicants with requests made to the MDOC – HOME office. To participate in the Single-Family Pilot Program, eligible entities must complete and submit a Qualification package, available on the HOME Program website or by contacting the HOME Program office.

➤ **Deadlines**

The HOME Program application deadline is typically at the beginning of March during each year. HOME applications by facsimile will NOT be accepted.

➤ **Resources for more information**

For more information and assistance call the HOME Program at (406) 841-2820 or send an email message to homeprogram@mt.gov.

See the Montana Department of Commerce Housing Division web site at http://housing.mt.gov/Hous_HM.