## In The Matter Of:

Transcript of Public Hearing
DPHHS 2025-2029 Consolidated Plan

March 4, 2025

Lesofski Court Reporting, Inc. 7 West Sixth Avenue, Suite 2C Helena, MT 59601 406-443-2010

Min-U-Script® with Word Index

1	STATE OF MONTANA
2	DEPARTMENT OF COMMERCE and
3	DEPARTMENT OF PUBLIC HEALTH AND HUMAN SERVICES
4	
5	Public Hearing
6	for the 2025-2029 Consolidated Plan
7	and 2025-2026 Annual Action Plan
8	
9	
10	TRANSCRIPT OF PROCEEDINGS (VIA ZOOM)
11	
12	
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14	BE IT REMEMBERED, that the proceedings in the
15	above-captioned matter was heard via Zoom on the
16	4th day of March, 2025, beginning at the hour of
17	10:00 a.m., before Laurie Crutcher, Registered
18	Professional Reporter, Notary Public.
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20	
21	
22	
23	
24	
25	

1 DEPARTMENT PERSONNEL PRESENT: 2 Julie Flynn 3 Kimberly Koch Nicole Newman 4 5 Chandler Rowling 6 Julianna Campbell Stephanie Crider-Pridemore 7 Stacey Purvis 8 9 Rosie Goldich 10 Jen Stepleton 11 12 ATTENDEES: 13 Traci McArthur - Action Inc. Paul Filicetti - A&E Design 14 15 John Hooks - MTPR Amanda Cooley - Planner, Powell County 16 17 Morgan Heckford - Family & Community Services 18 Director at Quality Life Concepts, Inc. Heather McMilin - Homeword 19 20 Liz Stotts - Homeword 21 Jake Clark - Great Falls Development Alliance 22 Shyla Patera - North Central Independent Living 23 Services 24

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CONSULTANT: Megan Brace

WHEREUPON, the following proceedings were had:

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MS. FLYNN: So thank you for joining us for the 2025-2029 Consolidated Plan and Annual Action Plan hearing for our submission to the US Department of Housing and Urban Development, for the HOME program, the Housing Trust Fund, the Community Development Block Grant, and the Emergency Solutions Grant.

We have several folks from the

Department of Commerce in the meeting, as well as

folks joining us from the Department of Public

Health and Human Services.

I'm going to kick it off to Megan Brace, who has helped us put together all the data that we've collected in our Consolidated Plan, and she'll do our presentation today. So Megan, I'll turn it over to you. Thanks so much.

MS. BRACE: Great. Thank you, Julie.

Again, my name is Megan Brace. We've been

contracted with the State of Montana to help them

complete this Consolidated Plan and Annual Action

Plan.

The purpose of our meeting today is to

really talk about why we did this, what it means,
kind of the information that we found, and what
that means going forward in terms of these
different types of funding. I'm going to go ahead
and turn off my camera so we can focus on the

presentation.

I also just wanted to note that the

Department of Commerce does make reasonable

accommodations if you have a disability or limited

English proficiency, so if that applies to you,

there are ways to reach out for accommodations

throughout this process.

So what is a Consolidated Plan? A
Consolidated Plan is done every five years in
order to determine the need throughout the state.
This plan is mandated by the Department of Housing
and Urban Development, or HUD, and for Montana
it's the Department of Commerce and Public Health
and Human Services that oversees this plan.

So what we're going to talk about today is how this has come about, and how this is being integrated into Commerce and Public Health and Human Services policies with these funds.

So I wanted to talk a little bit about what we've done in terms of public participation.

This process started all the way back in March of last year. We started with surveys. We had focus groups, a number of focus groups of housing, and homelessness, and community needs that occurred through May to July of 2024. We've had three public hearings prior to this in April, June, and September.

2.

And then we also had two surveys that went out. The housing and community needs survey was out in March and April of last year, and then we also had a fair housing survey that was out in May. We received I think about 400 responses for the community needs survey, and so that was a great input into this process as well. We also have a number of documents that are created as part of this process.

The objectives of the Montana

Consolidated Plan align with the national

objectives for these programs, and that is to

provide decent housing, provide a suitable living

environment, and to expand economic opportunities.

Julie mentioned briefly what kind of funds we're talking about, but we're primarily talking about four different types of federal funding when we're talking about this Consolidated

Plan.

2.

The first is the Community Development Block Grant or CDBG. This is our broadest source of funding. It can go for things like housing, that can be both new construction, and rehab; it can go to public and community facilities; it can go to economic development; and it can go to planning. So this is a wide range of funding options with CDBG.

When we're talking about the HOME

Investment Partnership Program, this is primarily
directed to housing. This goes to rental and
homeowner housing, both new development and
rehabilitation. It can also go to things like
home buyer assistance.

The Housing Trust Fund is another housing-focused funding source. It's very similar to the HOME program except it's targeted to very low income households, and used for things like rental development and rental rehabilitation.

The last type of funding source that we're talking about is the Emergency Solutions

Grant or ESG, and this is directed towards households that are experiencing or at risk of homelessness. It can be used for things like

street outreach, emergency shelters, homelessness prevention, and rapid rehousing.

2.

So when we're talking about those funds, we're looking at the needs within the state. So throughout this process we've used different methods to analyze the need. We've looked at quantitative and qualitative data, so we've looked at all of the numbers, what's happening on that birds-eye view, how the state is changing, how those needs may be changing.

We're also looking at qualitative data, that survey input, those public input opportunities that I talked about, speaking with stakeholders. We integrated all of that together to identify priority needs. So these are the needs that we are seeing that needs to be addressed in the state, and can be addressed with those funds that I just mentioned.

Once we identified those priority needs, we developed a strategy or goals of how we're going to meet those needs over the next five years, and then we directed a certain amount of funding that we're expecting to receive these next five years to each of those goals.

So when we come out of this process,

we're starting a new cycle. This cycle starts again every five years with this Consolidated Plan. This is our over-arching document that helps guide decisions about how funds are going to be directed in that five-year period.

Each year, starting with this first year, we have an Annual Action Plan, and this plan outlines specific activities, goals, and objectives for that one year period, and how that would meet those over-arching goals.

At the end of each program year we have the Consolidated Annual Performance and Evaluation Report, or the CAPER, and the CAPER helps us look back at each year, and see if we're meeting our goals and objectives that were identified in this Consolidated Plan; maybe if we need to change things, and how we can continue to progress to meeting those goals.

As part of the Consolidated Plan we completed a needs assessment and a market analysis. I'm just going to talk briefly about some of the findings that we had from both of those. I do encourage you to take a look at the documents themselves, if you haven't already. I'll let you know where those are at the end of

this. But there's a large amount of information in those reports that is very pertinent to what we're seeing in Montana.

2.

So the needs assessment looks at the socioeconomic characteristics of the state. It looks at things like changes in population; if we're seeing changes in race and ethnicity; people with disability; and how those economic factors are impacting households throughout the state.

When we're looking at this, we're looking at a variety of data sources. This includes the census, data coming directly from HUD, as well as other sources that are available for the state data.

So what we were seeing as we were looking at this information is that the population in Montana has grown. We're at over 1.1 million people now, and it's over a 7 percent increase over a five year period from 2017 to 2022, so that's a pretty significant growth in the population.

While we're seeing that population growth, we are seeing a growth in the number of housing units, so we have seen house units built, but not at the same rate. So in that same period,

it's less than four percent increase in the number of housing units.

2.

So as we're seeing the significant growth, housing market is not keeping up with that. As a result, it's estimated that there are about 22,000 units, additional units, that would be needed, or a gap of about 22,000 units statewide just to keep pace with the growth we've seen.

In terms of income, we are seeing income increase, about a 6 percent increase over that same time period, to get to a median household income of about \$67,000; but as we're seeing that wage increase, we're also seeing increases in the cost of housing.

So in that time period from 2017 to 2022, rents rose by about 32 percent -- excuse me -- home values rose by about 32 percent, and rents rose by about 10 percent. So we're seeing the cost of housing significantly higher rates of growth than we're seeing with the growth of incomes for households.

So what this means for households throughout the state is that housing is becoming increasingly unaffordable for many households,

especially those in those lower income ranges.

2.

One thing we look at when we're looking at housing and access to housing is we look at housing problems. There can be different types of housing problems. There can be overcrowding; there can be a lack of complete plumbing facilities; there could be a lack of complete kitchen facilities; and there can be cost burdens.

Cost burdens are the most common type of housing problems. A cost burden exists if your household is spending more than 30 percent of your income on housing, and a severe cost burden exists if you're spending more than 50 percent of your income on housing.

So again, I encourage you to look at the actual report because we break this down a little bit more, but almost a third of households in Montana experience cost burdens. It's even more significant for renter households, and for those very low income households.

When we're talking about households making less than 30 percent of the area median income, we're talking about almost three quarters of those households experiencing cost burdens. So just really significant proportions of our

population having difficulty affording housing in the current market.

2.

We also looked at homelessness. The homelessness that we have listed here are the point in time counts. These are representative of a one-time snapshot of the number of people counted throughout the state.

The unsheltered numbers tend to be lower than what they actually are, but even with these numbers, we're seeing an increase. The 2024 number was 2,008, so we're still seeing large numbers of people that are experiencing homelessness. In fact that's a 23 percent increase between 2023 and 2022, just such growth in this time period.

When we're talking about those who are homeless, are experiencing homelessness, of those who are receiving services, about 20 percent were considered to be chronically homeless.

We're also seeing an increase in the amount of time that people are experiencing homelessness. It's up from 93 days in 2022 to 160 days or nights -- excuse me -- in 2023. So we're not only seeing an increase in number, but also the increase in the length of time that people are

experiencing homelessness.

2.

American Indian and Alaskan Natives households are also disproportionately represented in this homeless population. And when we go back and we talk about those growths in rental rates, research does indicate that with every \$100 increase in median rent, there's an associated increase of 9 percent in homelessness. So what we're seeing in the state aligns with that as well.

There's also various special needs populations in the state. These are populations that might need additional support or services, or access to different types of housing. We've identified these as the elderly and frail elderly; persons with mental, physical, and developmental disabilities; survivors of domestic violence; persons with HIV and AIDS and their families; persons experiencing substance abuse disorder; public housing residents; Veterans; persons experiencing homelessness; and youths exiting foster care.

So these are the groups of people that we've identified that may need additional supports and services that can be addressed with this

funding that we're talking about.

2.

Another part of the Consolidated Plan is the market analysis. So this takes a closer look at the housing stock that we have available, and if it's meeting our needs. We've already seen that there's not enough of it, and that it's too expensive. But how is the housing stock currently, and how can we assist that to meet the needs of our residents.

Some highlights of the analysis:

Affordable housing is inadequate and difficult to develop in both large and small communities.

Talking with some of our stakeholders, there's barriers in development, whether that's cost or other barriers that we're seeing.

There's been housing deficits reported in Montana every year since 2018. We have a high demand for housing, and we have very low vacancy rates, less than one percent for homeowner units, and about 4.5 percent for rental units. So these vacancy rates just continue to demonstrate that there's not enough housing available to our residents.

The existing housing stock also tends to be older in a lot of places, and in need of

So again, we're looking at a limited repair. supply, and when we have housing units that are in need of repair, it's an additional stress on housing being available for our residents. Again, those most highly impact our lower income residents, who are being priced out of the market, or have difficulty finding units within their price range.

Part of the growth that we're seeing is a result of in-migration into the state. As we talked about that 6 percent growth since 2017, a lot of that has been caused by that in-migration. Overall Montana rate ranks fifth in the population growth in 2023, so we are seeing a lot of growth compared to other areas in the United States.

A lot of the development that we're seeing is new development. Again, that's not keeping pace with that growth. Most of the housing supply that we're talking about, about 70 percent is single family, and we continue to see this growth in single family production during this period, but we've also seen a growth in multi-family structures. So in that five-year period that we're talking about, multi-family structures accounted for the most growth during

that period.

2.

Since 2006, the cost to rent subsidized housing has increased, while the amount of funding that we're getting has decreased. So as a result, the number of households that can be assisted has declined over this period.

Over this period we have seen those incomes grow, although not with the pace of the growth of the housing costs, but Montana does have healthy job growth, and consistently low unemployment rates. The real wage growth in Montana was fourth in the nation in 2022, so we are seeing positives in our economy to help support at least some households in accessing housing.

So I've talked about a lot of information, and again, I do encourage you to look at that plan. But once we came and looked at this information, we took input from people who participated in the surveys and the work groups, we developed a set of priority needs, and aligned them with goals.

So the five priority needs that we identified were affordable housing, preservation and construction. So again, that need for

preserving the housing that's already there to keep that viable housing stock, and the need for new housing in our communities, especially that is housing that is affordable to our low to moderate income households; and also the need for community planning for local communities to help plan for this influx of new residents, for these changing housing situations.

2.

We have the need for improving and sustaining vital public infrastructure. So this means that infrastructure that supports our housing and that supports our economies, making sure that that continues to work for our residents and our communities.

We have the need for economic revitalization, supporting businesses that help provide jobs and economic opportunities for residents throughout the state.

And the last priority need is to help reduce homelessness. We've seen those homeless numbers increase, and we'd like to see those decline as much as possible.

So the goals that we've identified align directly with those priority needs. The first goal is to preserve and construct affordable

housing; the second goal is to plan for communities; the third goal is to improve and sustain public infrastructure; the fourth goal is to revitalize local economies; and the fifth goal is to reduce homelessness.

2.

So these are goals that we will be using to help guide decision making over the next five years about how we're going to use those funds we talked about -- so again, CDBG, HOME, Housing Trust Fund, and ESG dollars -- and how we can direct those to these various needs over five years.

Now, each year we have an Annual Action Plan, and this is when we decide specific amounts of funding and specific projects that will be undertaken in this year, and how we're going to impact communities with these funds. I'm going to take just a couple minutes to talk about how these funds are being allocated for the 2025 to 2026 Annual Action Plan, and the goal outcomes that we're hoping to achieve with these funds.

So when we're talking about preserving and constructing affordable housing, for 2025 we're allocating \$1 million in CDBG funds; about \$2.75 million in HOME funds; and about \$2.4

million in the Housing Trust Fund. With this we're hoping to construct or rehabilitate about 30 rental units; increase homeowner housing opportunities through construction/rehabilitation for five homeowners; and then direct financial assistance for ten home buyers.

When we are talking about that planning for communities goal, for 2025 we're allocating \$600,000 in CDBG funds, and this will go to help twelve local governments in their planning for that year.

When we're talking about improving and sustaining public infrastructure, the funding for 2025 is about \$3 million. The outcome for this is about 1,000 people that are benefiting from a public facility or infrastructure improvement, and about 20 low to moderate income households.

I want to note here that the dollar amounts that we're talking about at this point are based on the funding that we've gotten in past years. We have not received the final amounts that we will be getting for 2025, but the changes are usually rather minor. So these numbers might change slightly once we do get those 2025 numbers, but this should be about the numbers that we're

talking about for this year.

2.

With revitalizing economies, the funding for 2025 is about \$1 million in CDBG funds, and the goal outcomes we're hoping to achieve are 30 jobs created or retained; assisting two businesses; and then one business facade treatment or business building rehabilitation.

Our last goal of reducing homelessness, for this year, we're committing \$500,000 in CDBG funds; \$750,000 in HOME funds, \$750,000 in Housing Trust Funds; and then \$744,000 in those ESG funds. The goals that we're hoping to achieve with this is 350 households receiving tenant-based rental assistance or rapid rehousing; 20 people with overnight shelter; 400 people receiving homeless prevention services; and 20 units of housing for homeless households.

So as I talked about, and I think Julie put in the chat, there's a variety of different ways you can look at this document. It's available on Commerce's website. It's also available at several repositories throughout the state. The website has a list of those repositories. It's also available by request.

All interested parties are encouraged to

review these published documents. If you're here at this meeting, we thank you for participating in this process, and you can also subscribe to Consolidated Plan email updates as well.

2.

If you do have questions or comments that you'd like to leave written, I'll tell you about addresses, and then in a couple minutes I'll turn it back over for Julie to receive any verbal comments. But if you do have any comments or questions, you can send those to the Montana Department of Commerce, and that's 301 South Park Avenue in Helena, Montana 59601; or P.O. Box 200523, Helena, Montana 59620; you can also call at 406-841-2770; or email at doccomplan@mtgov; also available on Commerce's website.

You can also leave comments with the Department of Public Health and Human Services, and they are at 1400 Carter Drive in Helena, Montana 59601; or P.O. Box 202956 in Helena, Montana 59620-2956; or you can also call them at 406-447-4265. You can also visit their website.

I am going to turn it back over to Julie, and she will talk about the process if you would like to leave a verbal comment.

MS. FLYNN: Great. Thanks so much,

1 I really appreciate you presenting that mountain of information. I do encourage folks to 2 look at the plan. There is a lot of good data for 3 your own planning purposes in there. I see lots 4 5 of folks whose names I recognize in this meeting, and we're happy to take comments from any of you 6 7 if you want to come off mute, and comment on our 8 plan. MS. COOLEY: (Inaudible) How are you? Amanda, great to see you. 10 MS. FLYNN: Ι can't hear you very well though. 11 MS. COOLEY: How is that? 12 Is that any 13 better? 14 MS. FLYNN: That's great. Yes. 15 MS. COOLEY: Okay. I found the 16 microphone. Hey, I heard about the Consolidated 17 18 Plan, and talked with some CDBG folks last week, 19 and I just really appreciate the work that you 20 guys did. I do have a couple just kind of brief 21 comments. 22 MS. GOLDICH: Sorry, can I just pause 23 you really quick before you get --24 MS. COOLEY: Absolutely.

MS. GOLDICH: Do you mind stating and

25

spelling your name, and the organization you represent, just for our records.

- MS. COOLEY: Absolutely. Yes. My name is Amanda Cooley, that's A-M-A-N-D-A, last name C-O-O-L-E-Y, and I am the Planning Director for Powell County, so I am located in Deer Lodge. And our community uses lots of Department of Commerce resources.
  - Specifically I'm looking at CDBG funding. So Goal No. 2 of your plan is to plan for communities. And costs have increased quite a bit on planning documents nowadays. Looking at updating our very rural community, capital improvement plan is looking upwards of about \$100,000, and CDBG is kind of still sitting at that \$50,000 mark as far as the limit for funding.
  - So I know it's kind of a trade-off, you know, if you increase funding, then that might reduce the number of awards, but it is really limiting for a community like ours to be able to look at updating an entire plan.

Another thing that maybe could be considered is that maybe allowing CIP's to be updated in a piecemeal approach, but still be considered an area wide activity, so that we can

maybe break it up a little bit. That's also kind of nice, because it allows us to kind of reduce the lift at any single time to update these documents.

2.

But yeah, just would love to see more funding allocated towards those programs, and maybe some higher funding caps, just because professional services are so much more expensive now.

And then just one other quick note. You have a great section that talks about the large and growing number of elderly and disabled in this state, and we definitely see this in Powell County. And because of that, just as a community planner, we're really seeing a high need for just access and mobility, especially to our downtown. Most of our infrastructure is old. We don't have storm water infrastructure.

So it looks like your Goal No. 3 does kind of prioritize storm water management. But with that, I would also definitely encourage the inclusion of things like sidewalks, trail development, anything that encourages mobility, but also kind of plays into this need for accessibility. There's a lot of people in our

- community that they just can't even go out in the wintertime. It's a real issue, just trying to navigate ice. So thanks again.
- 4 MS. FLYNN: Thanks so much. Any further 5 comments?

- MS. McMILIN: Trying to raise my hand.

  I'm Heather McMilin. I'm Project Development

  Director for Homeword based in Missoula. My last

  name is spelled M-C-M-I-L-I-N.
- I just wanted to go on the record and give my appreciation for the thoughtfulness that went into the overall Consolidated Plan. We have a fairly evolving need in Montana. Housing has always been an issue, but with the senior disabled houseless individuals on the rise, it's good to see the way you guys are focusing both the assistance on the rental assistance side, and also the bricks and mortar.
- I know we don't have a lot of confidence, or we don't know exactly what we're going to get for allocations this year, but I think the spread and distribution between the focus areas makes sense, based on what you guys do note today. So thank you for your efforts, and we do support the Consolidated Plan.

MS. FLYNN: Thanks, Heather. Other 1 2 comments? 3 (No response) MS. FLYNN: As Megan said, we will be 4 5 accepting comments through March 21st. That's a Friday. We expect to hear about our allocations 6 7 hopefully in the June time frame. We will get that word out when we do have solid numbers, and 8 9 as we're finalizing our Consolidated Plan and Annual Action Plan for submission to HUD. 10 Megan, anything you would like to add 11 before we close this meeting? 12 13 MS. BRACE: No, just thank you all for 14 being here, for participating, and it's great to 15 have this participation in this process. MS. FLYNN: Very good. Thanks, 16 everyone. Enjoy your day. It looks nice and 17 18 sunny out there. So thanks for joining, and be in 19 touch. 20 (The proceedings were concluded 21 at 10:35 a.m.) 22 23 24 25

1	CERTIFICATE
2	STATE OF MONTANA )
3	: SS.
4	COUNTY OF LEWIS & CLARK )
5	I, LAURIE CRUTCHER, RPR, Court Reporter,
6	Notary Public in and for the County of Lewis &
7	Clark, State of Montana, do hereby certify:
8	That the proceedings were taken before me at
9	the time and place herein named; that the
10	proceedings were reported by me in shorthand and
11	transcribed using computer-aided transcription,
12	and that the foregoing - 26 - pages contain a true
13	record of the proceedings to the best of my
14	ability.
15	IN WITNESS WHEREOF, I have hereunto set my
16	hand and affixed my notarial seal this 6th day of
17	March, 2025.
18	
19	
20	Lucia J. Center
21	LAURIE J CRUTCHER
22	NOTARY PUBLIC for the State of Montana
23	SEAL Residing at Helena, Montana My Commission Expires March 9, 2028
24	Med C1 9. 2020

DPHHS 2025-2029 Co	nsolidated Plan		1	March 4, 2025
	add (1)	Annual (7)	6:5,13;8:22;14:12;	CDBG (10)
ф	26:11	3:5,23;8:7,12;	25:16	6:3,9;18:9,24;
\$	additional (4)	18:13,20;26:10	Box (2)	19:9;20:3,9;22:18;
dod. (4)	10:6;13:13,24;	applies (1)	21:12,19	23:9,15
\$1 (2)	15:3	4:10	Brace (5)	census (1)
18:24;20:3	addressed (3)	appreciate (2)	2:25;3:15,20,21;	9:12
<b>\$100</b> (1)	7:17,17;13:25	22:1,19	26:13	Central (1)
13:6	addresses (1)	appreciation (1)	break (2)	2:22
\$100,000 (1)	21:7	25:11	11:16;24:1	certain (1)
23:15	Affordable (5)	approach (1)	bricks (1)	7:22
\$2.4 (1)	14:11;16:24;17:4,	23:24	25:18	Chandler (1)
18:25	25;18:23	April (2)	brief (1)	2:5
\$2.75 (1)	affording (1)	5:6,10	22:20	change (2)
18:25	12:1	area (2)	briefly (2)	8:16;19:24
\$3 (1)	Again (10)	11:22;23:25	5:22;8:21	changes (3)
19:14	3:21;8:2;11:15;	areas (2)	broadest (1)	9:6,7;19:22
\$50,000 (1)	15:1,4,17;16:17,25;	15:15;25:23	6:3	changing (3)
23:16	18:9;25:3	assessment (2)	building (1)	7:9,10;17:7
<b>\$500,000</b> (1)	ahead (1)	8:20;9:4	20:7	characteristics (1)
20:9	4:4	assist (1)	built (1)	9:5
\$600,000 (1)	AIDS (1)	14:8	9:24	chat (1)
19:9	13:18	assistance (5)	9:24 burden (2)	20:19
<b>\$67,000</b> (1)	Alaskan (1)	6:15;19:6;20:14;	11:10,12	chronically (1)
10:13	13:2	25:17,17	burdens (4)	12:19
<b>\$744,000</b> (1)	align (2)	assisted (1)	11:8,9,18,24	CIP's (1)
20:11	5:18;17:23	16:5	business (2)	23:23
\$750,000 (2)	aligned (1)	assisting (1)	20:6,7	Clark (1)
20:10,10	16:21	20:5	businesses (2)	2:21
•	aligns (1)	associated (1)	17:16;20:6	close (1)
$\mathbf{A}$	13:9	13:7	buyer (1)	26:12
	Alliance (1)	ATTENDEES (1)	6:15	closer (1)
A&E (1)	2:21	2:12	buyers (1)	14:3
2:14	allocated (2)	available (8)	19:6	collected (1)
able (1)	18:19;24:6	9:13;14:4,22;15:4;	19.0	3:17
23:20	allocating (2)	20:21,22,24;21:15	C	coming (1)
Absolutely (2)	18:24;19:8	Avenue (1)		9:12
22:24;23:3	allocations (2)	21:12	call (2)	comment (2)
abuse (1)	25:21;26:6	awards (1)	21:13,20	21:24;22:7
13:19	allowing (1)	23:19	came (1)	comments (9)
accepting (1)	23:23	23.17	16:18	21:5,9,9,16;22:6,
26:5	allows (1)	В	camera (1)	21;25:5;26:2,5
access (3)	24:2		4:5	Commerce (6)
11:3;13:14;24:16	almost (2)	back (5)	Campbell (1)	3:12;4:8,18,22;
accessibility (1)	11:17,23	5:1;8:14;13:4;	2:6	21:11;23:7
24:25	although (1)	21:8,22	can (27)	Commerce's (2)
accessing (1) 16:14	16:8	barriers (2)	4:5;6:4,5,6,6,7,14,	20:21;21:15
	always (1)	14:14,15	25;7:17;8:17;11:4,5,	committing (1)
accommodations (2) 4:9,11	25:14	based (3)	6,8;13:25;14:8;16:5;	20:9
accounted (1)	Amanda (3)	19:20;25:8,23	18:10;20:20;21:3,10,	common (1)
15:25	2:16;22:10;23:4	becoming (1)	13,16,20,21;22:22;	11:9
		10:24	23:25	communities (8)
achieve (3)	A-M-A-N-D-A (1)	10:24	43.43	
achieve (3) 18·21·20·4 12	<b>A-M-A-N-D-A (1)</b> 23:4		CAPER (2)	14:12;17:3,6,14;
18:21;20:4,12	23:4	benefiting (1) 19:15		
18:21;20:4,12 <b>Action (7</b> )		benefiting (1)	CAPER (2)	14:12;17:3,6,14;
18:21;20:4,12 <b>Action (7)</b> 2:13;3:6,23;8:7;	23:4 American (1) 13:2 amount (4)	benefiting (1) 19:15	CAPER (2) 8:13,13	14:12;17:3,6,14; 18:2,17;19:8;23:11 <b>Community (13)</b> 2:17;3:9;5:4,9,13;
18:21;20:4,12 <b>Action (7)</b> 2:13;3:6,23;8:7; 18:13,20;26:10	23:4 American (1) 13:2	benefiting (1) 19:15 better (1)	CAPER (2) 8:13,13 capital (1)	14:12;17:3,6,14; 18:2,17;19:8;23:11 Community (13)
18:21;20:4,12 <b>Action (7)</b> 2:13;3:6,23;8:7; 18:13,20;26:10 <b>activities (1)</b>	23:4 American (1) 13:2 amount (4)	benefiting (1) 19:15 better (1) 22:13	CAPER (2) 8:13,13 capital (1) 23:13	14:12;17:3,6,14; 18:2,17;19:8;23:11 <b>Community (13)</b> 2:17;3:9;5:4,9,13;
18:21;20:4,12 <b>Action (7)</b> 2:13;3:6,23;8:7; 18:13,20;26:10 <b>activities (1)</b> 8:8	23:4 American (1) 13:2 amount (4) 7:22;9:1;12:21;	benefiting (1) 19:15 better (1) 22:13 birds-eye (1)	CAPER (2) 8:13,13 capital (1) 23:13 caps (1)	14:12;17:3,6,14; 18:2,17;19:8;23:11 Community (13) 2:17;3:9;5:4,9,13; 6:2,6;17:5;23:7,13, 20;24:14;25:1 compared (1)
18:21;20:4,12 <b>Action (7)</b> 2:13;3:6,23;8:7; 18:13,20;26:10 <b>activities (1)</b> 8:8 <b>activity (1)</b>	23:4 American (1) 13:2 amount (4) 7:22;9:1;12:21; 16:3 amounts (3) 18:14;19:19,21	benefiting (1) 19:15 better (1) 22:13 birds-eye (1) 7:9	CAPER (2) 8:13,13 capital (1) 23:13 caps (1) 24:7	14:12;17:3,6,14; 18:2,17;19:8;23:11 Community (13) 2:17;3:9;5:4,9,13; 6:2,6;17:5;23:7,13, 20;24:14;25:1 compared (1) 15:15
18:21;20:4,12 Action (7) 2:13;3:6,23;8:7; 18:13,20;26:10 activities (1) 8:8 activity (1) 23:25	23:4 American (1) 13:2 amount (4) 7:22;9:1;12:21; 16:3 amounts (3) 18:14;19:19,21 analysis (3)	benefiting (1) 19:15 better (1) 22:13 birds-eye (1) 7:9 bit (4) 4:24;11:17;23:12; 24:1	CAPER (2) 8:13,13 capital (1) 23:13 caps (1) 24:7 care (1)	14:12;17:3,6,14; 18:2,17;19:8;23:11 Community (13) 2:17;3:9;5:4,9,13; 6:2,6;17:5;23:7,13, 20;24:14;25:1 compared (1) 15:15 complete (3)
18:21;20:4,12 <b>Action (7)</b> 2:13;3:6,23;8:7; 18:13,20;26:10 <b>activities (1)</b> 8:8 <b>activity (1)</b>	23:4 American (1) 13:2 amount (4) 7:22;9:1;12:21; 16:3 amounts (3) 18:14;19:19,21 analysis (3) 8:21;14:3,10	benefiting (1) 19:15 better (1) 22:13 birds-eye (1) 7:9 bit (4) 4:24;11:17;23:12; 24:1 Block (2)	CAPER (2) 8:13,13 capital (1) 23:13 caps (1) 24:7 care (1) 13:22 Carter (1) 21:18	14:12;17:3,6,14; 18:2,17;19:8;23:11 Community (13) 2:17;3:9;5:4,9,13; 6:2,6;17:5;23:7,13, 20;24:14;25:1 compared (1) 15:15 complete (3) 3:23;11:6,7
18:21;20:4,12 Action (7) 2:13;3:6,23;8:7; 18:13,20;26:10 activities (1) 8:8 activity (1) 23:25 actual (1) 11:16	23:4 American (1) 13:2 amount (4) 7:22;9:1;12:21; 16:3 amounts (3) 18:14;19:19,21 analysis (3) 8:21;14:3,10 analyze (1)	benefiting (1) 19:15 better (1) 22:13 birds-eye (1) 7:9 bit (4) 4:24;11:17;23:12; 24:1 Block (2) 3:9;6:3	CAPER (2) 8:13,13 capital (1) 23:13 caps (1) 24:7 care (1) 13:22 Carter (1) 21:18 caused (1)	14:12;17:3,6,14; 18:2,17;19:8;23:11 Community (13) 2:17;3:9;5:4,9,13; 6:2,6;17:5;23:7,13, 20;24:14;25:1 compared (1) 15:15 complete (3) 3:23;11:6,7 completed (1)
18:21;20:4,12 Action (7) 2:13;3:6,23;8:7; 18:13,20;26:10 activities (1) 8:8 activity (1) 23:25 actual (1)	23:4 American (1) 13:2 amount (4) 7:22;9:1;12:21; 16:3 amounts (3) 18:14;19:19,21 analysis (3) 8:21;14:3,10	benefiting (1) 19:15 better (1) 22:13 birds-eye (1) 7:9 bit (4) 4:24;11:17;23:12; 24:1 Block (2)	CAPER (2) 8:13,13 capital (1) 23:13 caps (1) 24:7 care (1) 13:22 Carter (1) 21:18	14:12;17:3,6,14; 18:2,17;19:8;23:11 Community (13) 2:17;3:9;5:4,9,13; 6:2,6;17:5;23:7,13, 20;24:14;25:1 compared (1) 15:15 complete (3) 3:23;11:6,7

DI IIIIS 2023-2029 COI	ISOHUACCU I IAH			Wiai Cii 4, 2025
Concepts (1)	data (7)	disabilities (1)	4:10	fair (1)
2:18	3:16;7:7,11;9:11,	13:17	Enjoy (1)	5:11
concluded (1)	12,14;22:3	disability (2)	26:17	fairly (1)
26:20	day (1)	4:9;9:8	enough (2)	25:13
confidence (1)	26:17	4.9,9.8 disabled (2)		Falls (1)
			14:6,22	` /
25:20	days (2)	24:12;25:14	entire (1)	2:21
considered (3)	12:22,23	disorder (1)	23:21	families (1)
12:19;23:23,25	decent (1)	13:19	environment (1)	13:18
consistently (1)	5:20	disproportionately (1)	5:21	Family (3)
16:10	decide (1)	13:3	<b>ESG</b> (3)	2:17;15:20,21
Consolidated (17)	18:14	distribution (1)	6:23;18:10;20:11	far (1)
3:5,17,23;4:13,14;	decision (1)	25:22	especially (3)	23:16
5:18,25;8:2,12,16,	18:7	docconplan@mtgov (1)	11:1;17:3;24:16	federal (1)
19;14:2;21:4;22:17;	decisions (1)	21:14	estimated (1)	5:24
25:12,25;26:9	8:4	document (2)	10:5	fifth (2)
construct (2)	decline (1)	8:3;20:20	ethnicity (1)	15:13;18:4
17:25;19:2	17:22	documents (5)	9:7	Filicetti (1)
constructing (1)	declined (1)	5:15;8:24;21:1;	Evaluation (1)	2:14
18:23	16:6	23:12;24:4	8:12	final (1)
construction (2)	decreased (1)	dollar (1)	even (3)	19:21
6:5;16:25	16:4	19:18	11:18;12:9;25:1	finalizing (1)
construction/rehabilitation (1)	Deer (1)	dollars (1)	everyone (1)	26:9
19:4	23:6	18:10	26:17	financial (1)
CONSULTANT (1)	deficits (1)	domestic (1)	evolving (1)	19:5
2:25	14:16	13:17	25:13	finding (1)
continue (3)	definitely (2)	done (2)	exactly (1)	15:7
8:17;14:21;15:20	24:13,21	4:14,25	25:20	findings (1)
				8:22
<b>continues (1)</b> 17:13	demand (1) 14:18	down (1) 11:16	except (1) 6:18	
				first (3)
contracted (1) 3:22	demonstrate (1)	downtown (1)	excuse (2) 10:17;12:23	6:2;8:6;17:24
	14:21 <b>DEPARTMENT (10)</b>	24:16 <b>Drive (1)</b>	existing (1)	five (9)
Cooley (7)		21:18	14:24	4:14;7:21,24;8:2;
2:16;22:9,12,15,	2:1;3:7,12,13;4:8,			9:19;16:23;18:7,11; 19:5
24;23:3,4	16,18;21:11,17;23:7	during (2)	exists (2)	
C-O-O-L-E-Y (1)	Design (1)	15:21,25	11:10,12	five-year (2)
23:5	2:14	${f E}$	exiting (1)	8:5;15:23
cost (10)	determine (1)	£	13:21	Flynn (9)
10:15,20;11:8,9,	4:15	• (5)	expand (1)	2:2;3:4;21:25;
10,12,18,24;14:14;	develop (1)	economic (5)	5:21	22:10,14;25:4;26:1,
16:2	14:12	5:21;6:7;9:8;	expect (1)	4,16
costs (2)	developed (2)	17:15,17	26:6	focus (4)
16:9;23:11	7:20;16:21	economies (3)	expecting (1)	4:5;5:2,3;25:23
counted (1)	Development (13)	17:12;18:4;20:2	7:23	focusing (1)
12:7	2:21;3:7,9;4:17;	economy (1)	expensive (2)	25:16
counts (1)	6:2,7,13,20;14:14;	16:13	14:7;24:8	folks (5)
12:5	15:16,17;24:23;25:7	efforts (1)	experience (1)	3:11,13;22:2,5,18
County (3)	developmental (1)	25:24	11:18	following (1)
2:16;23:6;24:14	13:16	elderly (3)	experiencing (8)	3:1
couple (3)	different (6)	13:15,15;24:12	6:24;11:24;12:12,	forward (1)
18:18;21:7;22:20	4:4;5:24;7:5;11:4;	email (2)	17,21;13:1,19,21	4:3
created (2)	13:14;20:19	21:4,14	<b></b>	foster (1)
5:15;20:5	difficult (1)	Emergency (3)	$\mathbf{F}$	13:22
Crider-Pridemore (1)	14:11	3:10;6:22;7:1		found (2)
2:7	difficulty (2)	encourage (5)	facade (1)	4:2;22:15
current (1)	12:1;15:7	8:23;11:15;16:17;	20:6	four (2)
12:2	direct (2)	22:2;24:21	facilities (3)	5:24;10:1
currently (1)	18:11;19:5	encouraged (1)	6:6;11:7,8	fourth (2)
14:8	directed (4)	20:25	facility (1)	16:12;18:3
cycle (2)	6:12,23;7:22;8:5	encourages (1)	19:16	frail (1)
8:1,1	directly (2)	24:23	fact (1)	13:15
	9:12;17:24	end (2)	12:13	frame (1)
D	Director (3)	8:11,25	factors (1)	26:7
	2:18;23:5;25:8	English (1)	9:8	Friday (1)

DPHHS 2025-2029 Cor	nsolidated Plan			March 4, 2025
26.6		2.10.20.25.9	includes (1)	17.17.20.5
26:6 <b>Fund (4)</b>		2:19,20;25:8 <b>Hooks (1)</b>	includes (1) 9:12	17:17;20:5
3:8;6:16;18:10;	H	2:15	inclusion (1)	John (1) 2:15
19:1		hopefully (1)	24:22	joining (3)
funding (18)	hand (1)	26:7	income (12)	3:4,13;26:18
4:4;5:25;6:4,8,17,	25:6	hoping (4)	6:19;10:10,10,13;	Julianna (1)
21;7:23;14:1;16:3;	happening (1)	18:21;19:2;20:4,	11:1,12,14,20,23;	2:6
18:15;19:13,20;	7:8	12	15:5;17:5;19:17	Julie (6)
20:2;23:10,16,18;	happy (1) 22:6	house (1)	incomes (2)	2:2;3:20;5:22;
24:6,7	Health (4)	9:24	10:22;16:8	20:18;21:8,23
<b>funds</b> (17)	3:14;4:18,22;	household (2)	increase (15)	July (1)
4:23;5:23;7:3,18;	21:17	10:12;11:11	9:18;10:1,11,11,	5:5
8:4;18:8,17,19,21,	healthy (1)	households (18)	14;12:10,14,20,24,	June (2)
24,25;19:9;20:3,10,	16:10	6:19,24;9:9;10:22,	25;13:7,8;17:21;	5:6;26:7
10,11,11	hear (2)	23,25;11:17,19,20,	19:3;23:18	
further (1)	22:11;26:6	21,24;13:3;16:5,14;	increased (2)	K
25:4	heard (1)	17:5;19:17;20:13,17	16:3;23:11	
	22:17	houseless (1)	increases (1)	keep (2)
G	hearing (1)	25:15	10:14	10:8;17:2
(1)	3:6	Housing (55)	increasingly (1)	keeping (2)
gap (1)	hearings (1)	3:7,8;4:16;5:3,9,	10:25	10:4;15:18
10:7 <b>goal (11)</b>	5:6	11,20;6:4,12,13,16; 9:24;10:2,4,15,20,	Independent (1) 2:22	kick (1) 3:15
17:25;18:1,2,3,4,	Heather (3)	24;11:3,3,4,5,10,12,	Indian (1)	Kimberly (1)
20;19:8;20:4,8;	2:19;25:7;26:1	14;12:1;13:14,20;	13:2	2:3
23:10;24:19	Heckford (1)	14:4,7,11,16,18,22,	indicate (1)	kind (9)
goals (10)	2:17 <b>Helena (4)</b>	24;15:2,4,19;16:3,9,	13:6	4:2;5:22;22:20;
7:20,24;8:8,10,15,	21:12,13,18,19	15,24;17:1,2,3,4,8,	individuals (1)	23:15,17;24:1,2,20,
18;16:22;17:23;	help (7)	12;18:1,9,23;19:1,3;	25:15	24
18:6;20:12	3:22;16:13;17:6,	20:10,16;25:13	influx (1)	kitchen (1)
goes (1)	16,19;18:7;19:9	housing-focused (1)	17:7	11:8
6:12	helped (1)	6:17	information (6)	Koch (1)
Goldich (3)	3:16	<b>HUD</b> (3)	4:2;9:1,16;16:17,	2:3
2:9;22:22,25	helps (2)	4:17;9:13;26:10	19;22:2	_
good (3)	8:4,13	Human (4)	infrastructure (7)	L
22:3;25:15;26:16	Hey (1)	3:14;4:19,23;	17:10,11;18:3;	
governments (1)	22:17	21:17	19:13,16;24:17,18	lack (2)
19:10	high (2)	I	in-migration (2) 15:10,12	11:6,7
Grant (4)	14:17;24:15	1		large (4)
3:9,10;6:3,23 <b>Great (8)</b>	higher (2)	ice (1)	input (4) 5:14;7:12,12;	9:1;12:11;14:12; 24:11
2:21;3:20;5:14;	10:20;24:7	25:3	16:19	last (8)
21:25;22:10,14;	highlights (1) 14:10	identified (6)	integrated (2)	5:2,10;6:21;17:19;
24:11;26:14	highly (1)	7:19;8:15;13:15,	4:22;7:14	20:8;22:18;23:4;
groups (4)	15:5	24;16:24;17:23	interested (1)	25:8
5:3,3;13:23;16:20	HIV (1)	identify (1)	20:25	least (1)
grow (1)	13:18	7:15	into (5)	16:14
16:8	<b>HOME</b> (9)	impact (2)	4:22;5:14;15:10;	leave (3)
growing (1)	3:8;6:10,15,18;	15:5;18:17	24:24;25:12	21:6,16,24
24:12	10:18;18:9,25;19:6;	impacting (1)	Investment (1)	length (1)
grown (1)	20:10	9:9	6:11	12:25
9:17	homeless (6)	improve (1)	issue (2)	less (3)
growth (19)	12:17,19;13:4;	18:2	25:2,14	10:1;11:22;14:19
9:20,23,23;10:4,8,	17:20;20:15,17	improvement (2) 19:16;23:14	J	Life (1)
21,21;12:14;15:9,11,	homelessness (14)	improving (2)	J	2:18
14,14,18,21,22,25; 16:9,10,11	5:4;6:25;7:1;12:3,	17:9;19:12	Jake (1)	lift (1) 24:3
growths (1)	4,13,17,22;13:1,8,	inadequate (1)	2:21	limit (1)
13:5	21;17:20;18:5;20:8	14:11	Jen (1)	23:16
guide (2)	homeowner (3) 6:13;14:19;19:3	Inaudible (1)	2:10	limited (2)
8:4;18:7	homeowners (1)	22:9	job (1)	4:9;15:1
guys (3)	19:5	Inc (2)	16:10	limiting (1)
22:20;25:16,23	Homeword (3)	2:13,18	jobs (2)	23:20

12:4   little (3)	9;14:2; ed (1) ing (2) 14 ion (2) 15
listed (1)	18;16:8  9;14:2; ed (1) ing (2) 14 ion (2) 15
12:4	18;16:8  9;14:2; ed (1) ing (2) 14 ion (2) 15
little (3)	9;14:2; ed (1) ing (2) 14 ion (2) 15
A:24;11:16;24:1	9;14:2; ed (1) ing (2) 14 ion (2) 15
Living (2)   25:9   35:9   35:17,19,8:9,15   35:16,8:1   35:17,19,8:9,15   35:16,8:1   35:17,19,8:9,15   35:16,8:1   35:17,19,8:9,15   35:16,8:1   35:17,19,8:9,15   35:16,8:1   35:16,8:1   35:16,8:1   35:16,8:1   35:16,8:1   35:16,8:1   35:19,23,23:18   35:14,5,22:7   35:17,13,4:25:9   35:17,13,4:25:9   35:17,13,4:25:9   35:17,13,4:19;   35:17,19,8:9,15   35:16,8:1   35:16,8:1   35:16,8:1   35:16,8:1   35:17,19,8:9,15   35:16,8:1   35:16,8:1   35:17,19,8:9,15   35:16,8:1   35:16,8:1   35:16,8:1   35:19,23,23:18   35:12,23:1   35:13,19,23;23:18   35:12,23:1   35:13,19,23;23:18   35:12,23:1   35:13,19,23;23:18   35:12,23:1   35:13,19,23;23:18   35:12,23:1   35:13,19,23;23:18   35:12,23:1   35:13,19,23;23:18   35:12,23:1   35:13,19,23;23:18   35:12,23:1   35:13,19,23;23:18   35:12,23:1   35:13,19,23;23:18   35:12,23:1   35:12,13,13,4:25:9   35:13,13,4:12,5   35:13,13,4:12,5   35:13,13,4:12,5   35:13,13,4:12,5   35:13,13,4:12,5   35:13,13,4:12,5   35:13,13,4:12,5   35:13,13,4:12,5   35:13,13,4:12,5   35:13,13,4:12,5   35:13,13,4:12,5   35:13,13,4:12,5   35:13,13,4:12,5   35:13,	9;14:2; ed (1) ing (2) 14 ion (2) 15
2:22̄;5:20         25:9 means (4)         mute (1)         5:17,19;8:9,15 occurred (1)         21:11 part (4)           Liz (1)         means (4)         2:20         4:1,3;10:23;17:11 median (3)         N         5:4 off (3)         5:16;8:1           local (3)         median (3)         need (3)         3:15;4:5;22:7         participat           located (1)         meet (3)         7:21;8:10;14:8         3:21;23:1,3,4;25:9         old (1)         24:17         participat           Lodge (1)         meeting (8)         name (5)         3:15;4:5;22:7         participat           look (10)         4:5;21:2;22:5;         names (1)         0lder (1)         21:2;26:           8:13,23;11:2,3,15;         26:12         16:12         7:19;16:18;19:24         participat           look (10)         4:5;21:2;22:5;         26:12         nation (1)         0nce (3)         4:25;26:           8:13,23;11:2,3,15;         26:12         nation (1)         0ne (5)         20:25         20:25           10oked (4)         22:1;26:4,11         mental (1)         13:2         neet (1)         21:4:19;10;11,19;10;11,16;         13:16         navigate (1)         12:6         19:20           7:4,11;9:10,11,6;         11:2;15:1;23;9,12,14         4:15;7:6;8:16;         15:17,19;8:9	ed (1) ing (2) 14 ion (2) 15
Liz (1)         means (4)         22:7         occurred (1)         part (4)           2:20         4:1,3;10:23;17:11         5:4         5:16;8:1           local (3)         17:6;18:4;19:10         10:12;11:22;13:7         name (3)         3:15;4:5;22:7         participat           located (1)         meet (3)         7:21;8:10;14:8         name (5)         3:15;4:5;22:7         participat           Lodge (1)         meeting (8)         3:12,25;8:14,18;         22:5         14:25         participat           look (10)         14:5;21:2;22:5;         nation (1)         Once (3)         4:25;26:           8:13,23;11:2,3,15;         26:12         national (1)         one (5)         20:25           14:3;16:17;20:20;         22:3;23:21         22:25;3:15,18,21;         5:18         8:9;11:2;14:19;         Partnersh           looked (4)         22:1;26:4,11         national (1)         0ne (5)         20:25         20:25           7:4,11;9:10,11,16;         mental (1)         13:2         need (16)         12:26         19:20           1-12;15:12;23;9,12,14         methods (1)         25:3         need (16)         12:24         poportunities (4)         5:21;7:13;17:17;         2:14           looks (4)         might (3)         13:13;	ed (1) ing (2) 14 ion (2) 15
2:20	ed (1) ing (2) 14 ion (2) 15
17:6;18:4;19:10	ing (2) 14 ion (2) 15
located (1)         meet (3)         name (5)         old (1)         16:20           23:6         7:21;8:10;14:8         3:21;23:1,3,4;25:9         old (1)         24:17         participat           Lodge (1)         meeting (8)         names (1)         older (1)         21:2;26:           23:6         3:12,25;8:14,18;         22:5         nation (1)         Once (3)         4:25;26:           look (10)         14:5;21:2;22:5;         nation (1)         one (3)         7:19;16:18;19:24         participat           14:3;16:17;20:20;         Megan (7)         national (1)         one (5)         20:25         participat           looked (4)         22:25;3:15,18,21;         5:18         8:9;11:2;14:19;         participat           looked (4)         22:12;6:4,11         Natives (1)         20:6;24:10         6:11           7:6,7;12:3;16:18         mental (1)         13:16         navigate (1)         12:6         19:20           7:4,11;9:10,11,16;         11:2;15:1;23:9,12,14         5:22;7:18         need (16)         12:24         2:22           looks (4)         9:4,6;24:19;26:17         7:6         13:13,24;14:25;         19:4         poportunities (4)         Paul (1)           9:4         16:16:16;22:3;         13:13;19:23;23	ing (2) 14 ion (2) 15
23:6	14 ion (2) 15 ip (1)
Lodge (1)         meeting (8)         names (1)         older (1)         21:2;26:           23:6         3:12,25;8:14,18;         22:5         14:25         participat           look (10)         14:5;21:2;22:5;         nation (1)         Once (3)         4:25;26:           8:13,23;11:2,3,15;         26:12         16:12         7:19;16:18;19:24         parties (1)           14:3;16:17;20:20;         Megan (7)         national (1)         one (5)         20:25           22:3;23:21         22:1;26:4,11         Natives (1)         20:6;24:10         6:11           looked (4)         22:1;26:4,11         mental (1)         13:2         one-time (1)         past (1)           looking (10)         13:16         navigate (1)         12:6         19:20           7:4,11;9:10,11,16;         13:16         navigate (1)         12:24         2:22           looks (4)         5:22;7:18         need (16)         12:24         2:22           p:4,6;24:19;26:17         7:6         13:13,24;14:25;         5:21;7:13;17:17;         2:14           lot (8)         might (3)         22:16         15:3;16:25;17:25,9,         19:4         pist (1)           10t (2)         13:13;19:23;23:18         needed (1)         order (1)	14 ion (2) 15 ip (1)
3:12,25;8:14,18;   14:25   nation (1)   14:25   nation (1)   14:25;26:26:12   14:3;16:17;20:20;   22:3;23:21   2:25;3:15,18,21;   22:15;18   national (1)	ion (2) 15 ip (1)
look (10)         14:5;21:2;22:5;         nation (1)         Once (3)         4:25;26:26           8:13,23;11:2,3,15;         14:3;16:17;20:20;         26:12         national (1)         one (5)         20:25           22:3;23:21         2:25;3:15,18,21;         5:18         8:9;11:2;14:19;         20:25           looked (4)         22:1;26:4,11         Natives (1)         20:6;24:10         6:11           7:6,7;12:3;16:18         mental (1)         13:2         one-time (1)         past (1)           looking (10)         13:16         navigate (1)         12:6         19:20           7:4,11;9:10,11,16;         mentioned (2)         5:23; only (1)         Patera (1)           11:2;15:1;23:9,12,14         methods (1)         4:15;7:6;8:16;         opportunities (4)         Paul (1)           10oks (4)         9:4,6;24:19;26:17         15:3;16:25;17:25,9,         19:4         potions (1)         2:14           14:25;15:12,14,         22:16         15:19;24:15,24;         potions (1)         22:22           10st (2)         13:13;19:23;23:18         needed (1)         order (1)         9:7,18;1           1ove (1)         19:1,14;20:3         5:4,9,13;7:4,10,15,         23:1         ours (1)         9:15;22           24:25         mind	15 ip (1)
8:13,23;11:2,3,15;       26:12       16:12       7:19;16:18;19:24       parties (1)         14:3;16:17;20:20;       22:3;23:21       2:25;3:15,18,21;       5:18       8:9;11:2;14:19;       Partnersh         looked (4)       22:1;26:4,11       Natives (1)       20:6;24:10       6:11         7:6,7;12:3;16:18       mental (1)       13:2       one-time (1)       past (1)         looking (10)       13:16       navigate (1)       12:6       19:20         7:4,11;9:10,11,16;       metioned (2)       25:3       only (1)       Patera (1)         11:2;15:1;23:9,12,14       5:22;7:18       need (16)       12:24       2:22         looks (4)       methods (1)       4:15;7:6;8:16;       opportunities (4)       Paul (1)         9:4,6;24:19;26:17       7:6       13:13,24;14:25;       5:21;7:13;17:17;       2:14         lot (8)       microphone (1)       15:3;16:25;17:2,5,9,       19:4       options (1)       22:22         16;16:16;22:3;       might (3)       25:13       6:9       options (1)       22:22         10ts (2)       million (6)       10:7       4:15       9:7,18;1         10ve (1)       19:1,14;20:3       5:4,9,13;7:4,10,15,       23:1       0urs (1)       9:15;15;24      <	ip (1)
14:3;16:17;20:20;       Megan (7)       national (1)       one (5)       20:25         10oked (4)       2:25;3:15,18,21;       5:18       8:9;11:2;14:19;       Partnersh         10oked (4)       22:1;26:4,11       Natives (1)       20:6;24:10       6:11         7:6,7;12:3;16:18       mental (1)       13:2       one-time (1)       past (1)         10oking (10)       13:16       navigate (1)       12:6       19:20         7:4,11;9:10,11,16;       mentioned (2)       25:3       only (1)       Patera (1)         11:2;15:1;23:9,12,14       5:22;7:18       need (16)       12:24       2:22         looks (4)       methods (1)       4:15;7:6;8:16;       opportunities (4)       Paul (1)         9:4,6;24:19;26:17       7:6       13:13,24;14:25;       5:21;7:13;17:17;       2:14         10t (8)       microphone (1)       15:3;16:25;17:2,5,9,       19:4       options (1)       22:22         16;16:16;22:3;       might (3)       25:13       6:9       people (12         10ts (2)       13:13;19:23;23:18       needed (1)       0rder (1)       9:7,18;1         10ts (2)       9:17;18:24,25;       needs (19)       organization (1)       19:15;20         24:25       19:14;20:3       5:	ip (1)
22:3;23:21         2:25;3:15,18,21;         5:18         8:9;11:2;14:19;         Partnersh           looked (4)         22:1;26:4,11         Matives (1)         20:6;24:10         6:11           7:6,7;12:3;16:18         mental (1)         13:2         one-time (1)         past (1)           looking (10)         13:16         navigate (1)         12:6         19:20           7:4,11;9:10,11,16;         mentioned (2)         25:3         only (1)         Patera (1)           11:2;15:1;23:9,12,14         5:22;7:18         need (16)         12:24         2:22           looks (4)         methods (1)         4:15;7:6;8:16;         opportunities (4)         Paul (1)           9:4,6;24:19;26:17         7:6         13:13,24;14:25;         5:21;7:13;17:17;         2:14           lot (8)         microphone (1)         15:3;16:25;17:2,5,9,         19:4         pause (1)           14:25;15:12,14,         22:16         15,19;24:15,24;         options (1)         22:22           16;16:16;22:3;         might (3)         25:13         6:9         people (12           10ts (2)         million (6)         10:7         4:15         25;13:22           1ove (1)         9:17;18:24,25;         needs (19)         organization (1)         19:15;20 <td></td>	
looked (4)         22:1;26:4,11         Matives (1)         20:6;24:10         6:11           7:6,7;12:3;16:18         mental (1)         13:2         one-time (1)         past (1)           looking (10)         13:16         navigate (1)         12:6         19:20           7:4,11;9:10,11,16;         mentioned (2)         25:3         only (1)         Patera (1)           11:2;15:1;23:9,12,14         5:22;7:18         need (16)         12:24         2:22           looks (4)         methods (1)         4:15;7:6;8:16;         opportunities (4)         Paul (1)           9:4,6;24:19;26:17         7:6         13:13,24;14:25;         5:21;7:13;17:17;         2:14           lot (8)         microphone (1)         15:3;16:25;17:2,59,         19:4         pause (1)           14:25;15:12,14,         22:16         15,19;24:15,24;         options (1)         22:22           people (12         25:13         6:9         people (12           24:25;25:19         13:13;19:23;23:18         needd (1)         9:7,18;1           lots (2)         9:17;18:24,25;         needs (19)         organization (1)         19:15;20           22:4;23:7         19:1,14;20:3         5:4,9,13;7:4,10,15,         23:1         24:25           love (1) <td></td>	
7:6,7;12:3;16:18       mental (1)       13:2       one-time (1)       past (1)         looking (10)       13:16       navigate (1)       12:6       19:20         7:4,11;9:10,11,16;       mentioned (2)       25:3       only (1)       Patera (1)         11:2;15:1;23:9,12,14       methods (1)       7:6       12:24       2:22         looks (4)       methods (1)       4:15;7:6;8:16;       opportunities (4)       Paul (1)         9:4,6;24:19;26:17       microphone (1)       15:3;16:25;17:2,5,9,       19:4       pause (1)         14:25;15:12,14,       22:16       15,19;24:15,24;       options (1)       22:22         might (3)       25:13       6:9       people (12         24:25;25:19       13:13;19:23;23:18       needed (1)       order (1)       9:7,18;1         lots (2)       million (6)       10:7       4:15       25;13:23         22:4;23:7       9:17;18:24,25;       needs (19)       organization (1)       19:15;20         love (1)       19:1,14;20:3       5:4,9,13;7:4,10,15,       23:1       24:25         mind (1)       16,16,19,21;8:20;       ours (1)       percent (1	
looking (10)         13:16         navigate (1)         12:6         19:20           7:4,11;9:10,11,16;         mentioned (2)         25:3         only (1)         Patera (1)           11:2;15:1;23:9,12,14         5:22;7:18         need (16)         12:24         2:22           looks (4)         methods (1)         4:15;7:6;8:16;         opportunities (4)         Paul (1)           9:4,6;24:19;26:17         7:6         13:13,24;14:25;         5:21;7:13;17:17;         2:14           lot (8)         microphone (1)         15:3;16:25;17:2,59,         19:4         pause (1)           14:25;15:12,14,         22:16         15,19;24:15,24;         options (1)         22:22           people (12         25:13         6:9         people (12           24:25;25:19         13:13;19:23;23:18         needed (1)         9:7,18;1           lots (2)         million (6)         10:7         4:15         25;13:23           22:4;23:7         9:17;18:24,25;         needs (19)         organization (1)         19:15;20           10:0 (1)         19:1,14;20:3         5:4,9,13;7:4,10,15,         23:1         24:25           10:0 (2)         10:0 (3)         10:0 (3)         10:0 (3)         10:0 (3)         10:0 (3)	
7:4,11;9:10,11,16; 11:2;15:1;23:9,12,14 looks (4) 9:4,6;24:19;26:17 lot (8) 14:25;15:12,14, 16;16:16;22:3; 24:25;25:19 lots (2) 25:3 methods (1) 7:6 microphone (1) 22:16 might (3) 22:16 might (3) 22:22 23:1 13:13;19:23;23:18 million (6) 22:4;23:7 love (1) 24:5 15:3;16:25;17:25,9, 15:3;16:25;17:25,9, 15:19;24:15,24; 25:13 needed (1) 10:7 needed (1) 10:7 10:15;20 10:	
11:2;15:1;23:9,12,14       5:22;7:18       need (16)       12:24       2:22         looks (4)       methods (1)       4:15;7:6;8:16;       opportunities (4)       Paul (1)         9:4,6;24:19;26:17       7:6       13:13,24;14:25;       5:21;7:13;17:17;       2:14         lot (8)       microphone (1)       15:3;16:25;17:2,5,9,       19:4       pause (1)         14:25;15:12,14,       22:16       15,19;24:15,24;       options (1)       22:22         16;16:16;22:3;       might (3)       25:13       6:9       people (12         24:25;25:19       13:13;19:23;23:18       needed (1)       9:7,18;1         lots (2)       million (6)       10:7       4:15       25;13:22         22:4;23:7       9:17;18:24,25;       needs (19)       organization (1)       19:15;20         love (1)       19:1,14;20:3       5:4,9,13;7:4,10,15,       23:1       24:25         percent (1	
looks (4)         methods (1)         4:15;7:6;8:16;         opportunities (4)         Paul (1)           9:4,6;24:19;26:17         7:6         13:13,24;14:25;         5:21;7:13;17:17;         2:14           lot (8)         microphone (1)         15:3;16:25;17:2,59,         19:4         pause (1)           14:25;15:12,14,         22:16         15,19;24:15,24;         options (1)         22:22           16;16:16;22:3;         might (3)         25:13         6:9         people (12           24:25;25:19         13:13;19:23;23:18         needed (1)         9:7,18;1           lots (2)         million (6)         10:7         4:15         25;13:22           22:4;23:7         9:17;18:24,25;         needs (19)         organization (1)         19:15;20           love (1)         19:1,14;20:3         5:4,9,13;7:4,10,15,         23:1         24:25           mind (1)         16,16,19,21;8:20;         ours (1)         percent (1	
9:4,6;24:19;26:17	
lot (8)         microphone (1)         15:3;16:25;17:2,5,9,         19:4         pause (1)           14:25;15:12,14,         22:16         15,19;24:15,24;         options (1)         22:22           16;16:16;22:3;         might (3)         25:13         6:9         people (12           24:25;25:19         13:13;19:23;23:18         needed (1)         9:7,18;1           lots (2)         million (6)         10:7         4:15         25;13:23           22:4;23:7         9:17;18:24,25;         needs (19)         organization (1)         19:15;20           love (1)         19:1,14;20:3         5:4,9,13;7:4,10,15,         23:1         24:25           mind (1)         16,16,19,21;8:20;         ours (1)         percent (1)	
14:25;15:12,14,       22:16       15,19;24:15,24;       options (1)       22:22         16;16:16;22:3;       might (3)       25:13       6:9       people (12)         24:25;25:19       13:13;19:23;23:18       needed (1)       9:7,18;1         lots (2)       million (6)       10:7       4:15       25;13:2         22:4;23:7       9:17;18:24,25;       needs (19)       organization (1)       19:15;20         love (1)       19:1,14;20:3       5:4,9,13;7:4,10,15,       23:1       24:25         24:5       mind (1)       16,16,19,21;8:20;       ours (1)       percent (1)	
24:25;25:19       13:13;19:23;23:18       needed (1)       order (1)       9:7,18;1         lots (2)       million (6)       10:7       4:15       25;13:23         22:4;23:7       9:17;18:24,25;       needs (19)       organization (1)       19:15;20         love (1)       19:1,14;20:3       5:4,9,13;7:4,10,15,       23:1       24:25         24:5       mind (1)       16,16,19,21;8:20;       ours (1)       percent (1)	
lots (2)       million (6)       10:7       4:15       25;13:23         22:4;23:7       9:17;18:24,25;       needs (19)       organization (1)       19:15;20         love (1)       19:1,14;20:3       5:4,9,13;7:4,10,15,       23:1       24:25         24:5       mind (1)       16,16,19,21;8:20;       ours (1)       percent (1	)
22:4;23:7       9:17;18:24,25;       needs (19)       organization (1)       19:15;20         love (1)       19:1,14;20:3       5:4,9,13;7:4,10,15,       23:1       24:25         24:5       mind (1)       16,16,19,21;8:20;       ours (1)       percent (1	2:6,12,21,
love (1) 19:1,14;20:3 5:4,9,13;7:4,10,15, 23:1 24:25 24:5 mind (1) 16,16,19,21;8:20; ours (1) percent (1	
24:5 mind (1) 16,16,19,21;8:20; ours (1) percent (1	):14,15;
low (6) 22:25 9:4;13:11;14:5,9; 23:20 9:18;10:	
	1:11,13,22;
	;13:8;14:19,
lower (3) minutes (2) new (6) 7:25;15:6;25:1;26:8, 20;15:1:1:1;12:8;15:5 18:18;21:7 6:5,13;8:1;15:17; 18 Performan	
	ice (1)
Missoula (1) 17:3,7 outcome (1) 8:12 M 25:8 Newman (1) 19:14 period (12)	)
mobility (2) 2:4 outcomes (2) 8:5,9;9:	
makes (1) 24:16,23 next (3) 18:20;20:4 10:12,16	
	l;16:1,6,7
making (3) 17:4;19:17 nice (2) 8:8 PERSON	
11:22;17:12;18:7   Montana (16)   24:2;26:17   outreach (1)   2:1	. ,
management (1) 3:22;4:17;5:17; Nicole (1) 7:1 persons (4)	)
24:20 9:3,17;11:18;14:17; 2:4 <b>over (12)</b> 13:16,18	3,19,20
mandated (1) 15:13;16:9,12;21:10, nights (1) 3:19;7:21;9:17,18, pertinent	<b>(1)</b>
4:16	
many (1) more (6) North (1) 18:7,11;21:8,22 physical (1)	1)
10:25 11:11,13,17,18; 2:22 <b>Overall (2)</b> 13:16	
March (3) 24:5,8 note (4) 15:13;25:12 piecemeal	<b>(1)</b>
5:1,10;26:5   Morgan (1)   4:7;19:18;24:10;   over-arching (2)   23:24	
mark (1) 2:17 25:24 8:3,10 places (1)	
23:16 mortar (1) nowadays (1) overcrowding (1) 14:25	
market (5) 25:18 23:12 11:5 Plan (34)	22.24
8:20;10:4;12:2; most (5) number (10) overnight (1) 3:5,6,17	,25,24;
	16,19;5:18;
maybe (5) 22:2 numbers (9) 4:19 14:2;10:	16,19;5:18; 7,7,16,19;
maybe (3)   22.2   numbers (9)   0wn (1)   18.1,14,	16,19;5:18; 7,7,16,19; 18;17:6;

22:3,8,18;23:10,10,	4:12;5:1,14,16;	ranks (1)	repositories (2)	25:14
14,21;25:12,25;26:9,	7:5,25;21:3,23;26:15	15:13	20:22,24	sense (1)
10	production (1)	rapid (2)	represent (1)	25:23
Planner (2)	15:21	7:2;20:14	23:2	September (1)
2:16;24:15	professional (1)	rate (2)	representative (1)	5:7
planning (7)	24:8	9:25;15:13	12:5	Services (11)
6:8;17:6;19:7,10;	proficiency (1)	rates (5)	represented (1)	2:17,23;3:14;4:19,
22:4;23:5,12	4:10	10:20;13:5;14:19,	13:3	23;12:18;13:13,25;
plays (1)	program (4)	21;16:11	request (1)	20:16;21:17;24:8
24:24 plumbing (1)	3:8;6:11,18;8:11 programs (2)	rather (1) 19:23	20:24 research (1)	set (1) 16:21
11:6	5:19;24:6	reach (1)	13:6	several (2)
PO (2)	progress (1)	4:11	residents (8)	3:11;20:22
21:12,19	8:17	real (2)	13:20;14:9,23;	severe (1)
point (2)	Project (1)	16:11;25:2	15:4,6;17:7,13,18	11:12
12:5;19:19	25:7	really (7)	resources (1)	shelter (1)
policies (1)	projects (1)	4:1;11:25;22:1,19,	23:8	20:15
4:23	18:15	23;23:19;24:15	response (1)	shelters (1)
population (7)	proportions (1)	reasonable (1)	26:3	7:1
9:6,16,21,22;12:1;	11:25	4:8	responses (1) 5:12	Shyla (1) 2:22
13:4;15:13 populations (2)	<b>provide (3)</b> 5:20,20;17:17	receive (2) 7:23;21:8	7:12 result (3)	side (1)
13:12,12	Public (13)	received (2)	10:5;15:10;16:4	25:17
positives (1)	3:13;4:18,22,25;	5:12;19:21	retained (1)	sidewalks (1)
16:13	5:6;6:6;7:12;13:20;	receiving (3)	20:5	24:22
possible (1)	17:10;18:3;19:13,	12:18;20:13,15	review (1)	significant (4)
17:22	16;21:17	recognize (1)	21:1	9:20;10:3;11:19,
Powell (3)	published (1)	22:5	revitalization (1)	25
2:16;23:6;24:13	21:1	record (1)	17:16	significantly (1)
PRESENT (1)	purpose (1)	25:10	revitalize (1)	10:20
2:1	3:25 purposes (1)	records (1) 23:2	18:4 revitalizing (1)	similar (1) 6:17
presentation (2) 3:18;4:6	22:4	reduce (4)	20:2	single (3)
presenting (1)	Purvis (1)	17:20;18:5;23:19;	rise (1)	15:20,21;24:3
22:1	2:8	24:2	25:15	sitting (1)
preservation (1)	put (2)	reducing (1)	risk (1)	23:15
16:24	3:16;20:19	20:8	6:24	situations (1)
preserve (1)		rehab (1)	rose (3)	17:8
17:25	Q	6:5	10:17,18,19	slightly (1)
preserving (2)		rehabilitate (1)	Rosie (1)	19:24
17:1;18:22	qualitative (2)	19:2	2:9 <b>Payling (1)</b>	small (1)
pretty (1) 9:20	7:7,11 <b>Quality (1)</b>	rehabilitation (3) 6:14,20;20:7	<b>Rowling (1)</b> 2:5	14:12 snapshot (1)
prevention (2)	2:18	rehousing (2)	rural (1)	12:6
7:2;20:16	quantitative (1)	7:2;20:14	23:13	socioeconomic (1)
price (1)	7:7	rent (2)		9:5
15:8	quarters (1)	13:7;16:2	S	solid (1)
priced (1)	11:23	rental (8)		26:8
15:6	quick (2)	6:12,20,20;13:5;	same (3)	Solutions (2)
primarily (2)	22:23;24:10	14:20;19:3;20:13;	9:25,25;10:12	3:10;6:22
5:23;6:11	quite (1)	25:17	second (1)	Sorry (1) 22:22
<b>prior</b> (1) 5:6	23:11	renter (1) 11:19	18:1 section (1)	source (3)
prioritize (1)	R	rents (2)	24:11	6:3,17,21
24:20		10:17,18	seeing (23)	sources (2)
priority (6)	race (1)	repair (2)	7:16;9:3,7,15,22,	9:11,13
7:15,19;16:21,23;	9:7	15:1,3	23;10:3,10,13,14,19,	South (1)
17:19,24	raise (1)	Report (2)	21;12:10,11,20,24;	21:11
problems (3)	25:6	8:13;11:16	13:9;14:15;15:9,14,	speaking (1)
11:4,5,10	range (2)	reported (1)	17;16:13;24:15	7:13
proceedings (2) 3:1;26:20	6:8;15:8	14:16 reports (1)	send (1) 21:10	special (1) 13:11
process (9)	ranges (1) 11:1	9:2	senior (1)	specific (3)
Process (7)	11.1	7.2	Scinor (1)	specific (3)

<b>DI IIII</b> 2020 2027 COI				17141'01 1, 2020
8:8;18:14,15	26:18	10:24;12:7;17:18;	23:13,21	wintertime (1)
Specifically (1)	supply (2)	20:22	upwards (1)	25:2
23:9	15:2,19	today (4)	23:14	within (2)
spelled (1)	support (3)	3:18,25;4:20;	Urban (2)	7:4;15:7
25:9	13:13;16:14;25:25	25:24	3:7;4:17	word (1)
spelling (1)	supporting (1)	together (2)	use (1)	26:8
23:1	17:16	3:16;7:14	18:8	work (3)
spending (2)	supports (3)	took (1)	used (3)	16:20;17:13;22:19
11:11,13	13:24;17:11,12	16:19	6:19,25;7:5	written (1)
spread (1)	sure (1)	touch (1)	uses (1)	21:6
25:22	17:13	26:19	23:7	
Stacey (1)	survey (4)	towards (2)	using (1)	Y
2:8	5:9,11,13;7:12	6:23;24:6	18:6	
stakeholders (2)	surveys (3)	Traci (1)	usually (1)	year (15)
7:14;14:13	5:2,8;16:20	2:13	19:23	5:2,10;8:6,7,9,11,
started (2)	survivors (1)	trade-off (1)		14;9:19;14:17;
5:1,2	13:17	23:17	$\mathbf{V}$	18:13,16;19:11;20:1,
starting (2)	sustain (1)	trail (1)	•	9;25:21
8:1,6	18:3	24:22	vacancy (2)	years (7)
starts (1)	sustaining (2)	treatment (1)	14:18,21	4:14;7:22,24;8:2;
8:1	17:10;19:13	20:6	,	
	17:10;19:13		values (1)	18:8,12;19:21
State (16)	T	Trust (5)	10:18	youths (1)
3:22;4:15;7:4,9,	1	3:8;6:16;18:10;	variety (2)	13:21
17;9:5,9,14;10:24;		19:1;20:11	9:11;20:19	
12:7;13:9,12;15:10;	talk (7)	trying (2)	various (2)	1
17:18;20:23;24:13	4:1,20,24;8:21;	25:2,6	13:11;18:11	
States (1)	13:5;18:18;21:23	turn (4)	verbal (2)	1,000 (1)
15:15	talked (6)	3:19;4:5;21:8,22	21:8,24	19:15
statewide (1)	7:13;15:11;16:16;	twelve (1)	Veterans (1)	1.1 (1)
10:8	18:9;20:18;22:18	19:10	13:20	9:17
stating (1)	talking (18)	two (2)	viable (1)	10 (1)
22:25	5:23,24,25;6:10,	5:8;20:5	17:2	10:19
Stephanie (1)		type (2)	view (1)	10:15
2:7	22;7:3;11:21,23;			
	12:16;14:1,13;15:19,	6:21;11:9	7:9	26:21
Stepleton (1)	24;18:22;19:7,12,19;	types (4)	violence (1)	1400 (1)
2:10	20:1	4:4;5:24;11:4;	13:17	21:18
still (3)	talks (1)	13:14	visit (1)	160 (1)
12:11;23:15,24	24:11		21:21	12:22
stock (4)	targeted (1)	U	vital (1)	
14:4,7,24;17:2	6:18		17:10	2
storm (2)	ten (1)	unaffordable (1)		
24:18,20	19:6	10:25	$\mathbf{W}$	2 (1)
Stotts (1)	tenant-based (1)	undertaken (1)		23:10
2:20	20:13	18:16	wage (2)	2,008 (1)
strategy (1)	tend (1)	unemployment (1)	10:14;16:11	12:11
7:20	12:8	16:11	water (2)	20 (4)
street (1)	tends (1)	United (1)	24:18,20	12:18;19:17;
7:1	14:24	15:15	1	
			way (2)	20:14,16
stress (1)	terms (3)	units (12)	5:1;25:16	200523 (1)
15:3	4:3,25;10:10	9:24,24;10:2,6,6,7;	ways (2)	21:13
structures (2)	Thanks (7)	14:19,20;15:2,7;	4:11;20:20	2006 (1)
15:23,25	3:19;21:25;25:3,4;	19:3;20:16	website (4)	16:2
submission (2)	26:1,16,18	unsheltered (1)	20:21,23;21:15,21	2017 (3)
3:6;26:10	third (2)	12:8	week (1)	9:19;10:16;15:11
subscribe (1)	11:17;18:2	up (3)	22:18	2018 (1)
21:3	though (1)	10:4;12:22;24:1	what's (1)	14:17
subsidized (1)	22:11	update (1)	7:8	2022 (5)
16:2	thoughtfulness (1)	24:3	WHEREUPON (1)	9:19;10:17;12:14,
substance (1)	25:11	updated (1)	3:1	22;16:12
13:19		23:24	II	<b>2023 (3)</b>
	three (2)		whose (1)	
suitable (1)	5:5;11:23	updates (1)	22:5	12:14,23;15:14
5:20	throughout (8)	21:4	wide (2)	2024 (2)
sunny (1)	4:12,15;7:5;9:9;	updating (2)	6:8;23:25	5:5;12:10
	1	İ.	T. Control of the Con	Í.

D1 11115 2020 2027 C01		T.	1741111 1, 2020
2025 (7)			
18:19,23;19:8,14,	9		
22 24:20:2	9		
22,24;20:3			
2025-2029 (1)	9 (1)		
3:5			
	13:8		
2026 (1)	93 (1)		
18:19	12:22		
202956 (1)	12.22		
21:19			
21st (1)			
26:5			
22,000 (2)			
10:6,7			
23 (1)			
12:13			
3			
3			
3 (1)			
24:19			
30 (4)			
11:11,22;19:2;			
20.4			
20:4			
301 (1)			
21:11			
32 (2)			
10:17,18			
350 (1)			
20:13			
4			
4.5 (1)			
14:20			
400 (2)			
5:12;20:15			
406-447-4265 (1)			
21:21			
406-841-2770 (1)			
21:14			
21.14			
5			
<u>-</u>	4		
<b>5</b> 0 (4)			
50 (1)			
11:13			
59601 (2)			
37001 (4)			
21:12,19			
59620 (1)			
21:13			
59620-2956 (1)			
21:20			
6			
-	1		
(2)			
6 (2)			
10:11;15:11			
	-		
7			
7			
·	1		
7 (1)			
7 (1)			
9:18			
<b>70</b> (1)			
15.10			
15:19			
		l .	