

Community Development Board  
Meeting Minutes  
September 2, 2008 – Approved as Corrected October 14, 2008

Members Present: Emily Shaffer, Jim Hartung, Duane Loken, Sandy Weiss, Kathy Walters

Members Absent: Uriah Edmunds, Kamber Parker, David Goodridge

Staff Present: Brenda Beckett, Dina Billington, Doris Cole

Others Present: None.

The meeting was called to order by Chair Loken at 3:05 pm. with the following announcements:

- The Conoco Meet and Eat will be September 17 at 7:00 p.m. to discuss “New Faces, New Growth”. Everyone is invited.

**Public Comment Period:** None

**Minutes:** The minutes of the last meeting were approved on a motion by Weiss, seconded by Walters.

**Allocation Process Review:** *An opportunity for the Board to review the allocation processes and to make changes. A drafted survey can be found in the CD Board packet for review/comment and further development.*

Discussion on the drafted survey included concerns about too many choices. The survey was cut to four questions with three answer choices. The survey will then be inserted into the Council’s Friday packet and council members will be requested to return the survey to Community Development as soon as possible.

**Growth Policy Update:** *An opportunity to review the attached Growth Policy Update regarding policies on affordable housing.*

Beckett gave a brief background on the Growth Policy and stated that the Planning Division will be integrating the Consolidated Plan strategies in to the document. Hartung questioned the Accessory Dwelling Unit ordinance passing in the county. Research found that it was not passed in either the city or the county. Comments on the Growth Policy update should be addressed to Juliet Spalding in the Planning Division.

**Comprehensive Annual Performance Evaluation Report (CAPER):** *The CAPER is being prepared for public comment which begins on September 8 and runs through the September 22<sup>nd</sup> Public Hearing at City Council. The CAPER is then due to HUD on September 30<sup>th</sup>.*

Beckett noted that she is considering recommending to HUD that the Rental Rehab and the Demolition programs be suspended within the city since they have hardly been used. She then discussed some of the new items in the report. She noted that the neighborhood planning position in the Planning Division ended as of July 1, 2008, so there will be no more neighborhood planning taking place. She discussed accomplishments for the past year. Any comments should be emailed to Beckett by September 19, 2008.

**Housing & Economic Recovery Act of 2008:** *The City of Billings may receive additional CDBG funding. We should know by the end of October / early November what impact this will have on the Division and allocation processes. See page two for additional information on CDBG provisions.*

Beckett reported that the CD Board may be in a position to commit additional funds within 18 months of notice of funding. This funding will be linked to foreclosures, blighted areas. Funding will be dependent on the amount of foreclosures in the number of housing units. Discussion ensued on area median income and fair market rents. Rentals are very scarce now and rents are high. Discussion also on mobile homes/manufactured homes, and modular homes.

**Staff Updates:** *An opportunity for staff to share happenings in their programs and initiatives.*

Beckett discussed the applicants and timeline for the rehab position. Billington reported that First Time Home Buyers is going fast. Beckett noted that Billington is working on several other projects as well. She is working on the development agreement for Westchester Square which includes Universal Design. She just completed her first Environmental Review. She is also working with the Affordable Housing Task Force and the Billings Partners for American Indian Home Ownership. Beckett discussed the task force e-newsletters and noted that it is there is almost a \$4,000 savings.

**Neighborhood Concerns & Happenings:** *Opportunity for board members to share information or concerns.*

Hartung placed a concern about a comment made by the School District #2 that the neighborhood that includes Highland, McKinley, and Broadwater schools as "the inner city". He feels it is a disservice to the people in the area. Weiss noted there is more graffiti at 6<sup>th</sup> and Grand. She also noted that as of September 19 she will have email again.

The next meeting will be October 14. Meeting adjourned at 4:15 p.m.