

Community Development Board
Meeting Minutes
February 5, 2008

Members Present: Kathy Walters, Emily Shaffer, Jim Hartung, Duane Loken, Sandy Weiss, Uriah Edmunds, Kathleen Gilluly

Members Absent and Excused: Kamber Kelly, David Goodridge

Others Present: Council Member Jim Ronquillo, homeWORD representation: Tim Hudson, Bernie Mason, Mary Lou Affleck, Jennifer Betz, Heather McMilan (Missoula) and Bill Egen (Acme), Housing Authority representative Gib Glasson

Staff Present: Candi Beaudry, Brenda Beckett, Dina Billington, Sarah McNamara, Doris Cole

The meeting was called to order by Chair Loken at 3:00 pm. with introductions of those present. Loken then requested that the April 1, 2008, board meeting be move to the day before, March 31. All present agreed to a March 31 meeting date. Loken noted the pictures that were displayed on the screen as those of the Young Families Early Head Start facility.

Public Comment Period: Heather McMilan, Housing Development Director for homeWORD in Missoula, thanked the CD board for previous funding for the Southern Lights project. She then introduced homeWORD board members that were in attendance. Bill Egan from the Acme Hotel offered his support of homeWORD. Tim Hudson, Real Estate Dynamics and Kings Green developer, spoke in support of both Kings Green and homeWORD.

Minutes: The minutes of the last meeting were approved unopposed as distributed on a motion made by Walters, seconded by Gilluly.

Housing Authority of Billings: Beckett introduced Gib Glasson, Director of Housing from the Housing Authority (HAB) who discussed the 13.77 acres that Housing Authority owns in the Heights and would like to develop housing for low income households. HAB would like to keep single family homes on the south side and multi-family structures on the north side. Beckett noted that the application is in the Housing and Neighborhood book and they are asking for predevelopment funds from CDBG. The board has the option of making this presentation an action item with current funds and recommending City Council approval prior to the July 1, 2008. She did note that HAB is under HUD regulations for the amount of reserves HAB must maintain and documentation should be available through their audit.

Southern Lights: Beckett gave a brief background of the Southern Lights project and homeWORD's request for an additional grant of \$200,000 to finish the project. Less than 11% of the total project funding to date is from CDBG funding. ***Gilluly moved to***

follow staff recommendation and approve the \$200,000 amendment to the development agreement for Southern Lights. Weiss seconded the motion and it passed unopposed.

Kings Green Phase III: Beckett gave a brief background of the Kings Green Subdivision, the Request for Proposals (RFP), and the legal notice. After discussion, *Walters, seconded by Gilluly, moved to release the RFP and publish the legal notice. Motion was approved unopposed.*

Public Budget Review: Beckett noted that the division has approximately \$143,000 less this year to allocate than last year.

Brief Recess: 4:00 pm

Reconvene: 4:07 pm

After the break, Shaffer asked for an update on the CHRB. Beckett noted that Linda Henry has been chosen as the new Program Manager of the CHRB after the untimely death of Russ Brown.

Distribution of applications and assignments for the new fiscal year as follows:

Sandy Weiss:

- LIFTT
- YCCOA – Minor Home Repair
- YCCOA – Resource Center
- Scottish Rite Clinic – Scholarship Program

Kathleen Gilluly

- Rebuilding Together
- Friendship House – Summer Enrichment

Dave Goodridge

- Housing Authority – Lake Elmo Site Development
- Housing Authority – Lake Elmo Infrastructure Phase I
- Housing Authority – Section 8 Deposit Assistance

Uriah Edmunds

- HRDC – Affordable Housing Project
- HRDC – Growth Thru Art
- HRDC – Harmony House
- Southgate Cop Shop

Kathy Walters

- Easter Seals – P.L.A.Y.
- Young Families – Building Addition
- Young Families Early Head Start

Duane Loken

- Big Sky EDA
- homeWORD – Homebuyer Education

Jim Hartung

- Big Sky Prevention of Elder Abuse
- Big Sky Senior Helping Hands Program
- Tumbleweed – Street Outreach Program

Emily Shaffer

- CHRB
- Yellowstone Health Partnership – Medical Assistance Program

Kamber Kelly

- YWCA – Children's Services
- YWCA – Gateway House

CD Board Review: Beckett discussed the affordable housing commitments and account balances. She also discussed CHDO allocations and noted that we are committed through next year which is great. She noted that quarterly updates by sub-recipients increased accountability by these organizations.

Staff Updates: McNamara discussed a Lead Safe Work Practices workshop on February 14 that the city is conducting in partnership with Rebuilding Together. She noted that the Minor Home Repair application has an increased grant amount to accommodate the rise in costs. This is primarily for the cost of replacing a roof. She noted she may also have to look at a repayment/interest bearing loans in the future.

Billington noted that she is learning about CHDOs and RFPs. She also noted that the application for the First Time Home Buyer program to include \$10,000 assistance for households at 80 percent AMI and \$15,000 for 60 percent AMI. Beckett noted that the Analysis of Impediments to Fair Housing Choice is currently available. She noted that Parks will be coming to the board in March to reallocate the funding for the Galles Building to the Skate Park bathroom facility.

The meeting was adjourned at 5:00 p.m. on a motion by Walters, seconded by Gilluly.