

Regular Meeting of the Community Development Board
May 5, 2015

Board Members Present: Patt Leikam, Michele Zahn, Fred Button, Katrina Kruger, Kathleen Candelaria

Unexcused Board Members: Nate Fawcett, Neil Kiner

Staff Present: Brenda Beckett, Gina Simonetti, Lynda Woods, Dina Harmon, Candi Millar

Welcome / Introductions / Announcements: The Community Development Board met at its regular monthly meeting located in the 6th Floor Conference Room, Miller Building, 2825 3rd Avenue North, Billings, Montana. Chair Patt Leikam called the meeting to order at 3:00 p.m.

Public Comment: None.

Meeting Minutes: *Katrina Kruger voted that the meeting minutes from April be approved as written. Fred Button seconded. Motion carried.*

Staff Reports: The monthly reports were sent out from April. Staff reviewed and there were no questions from the Board.

- **Billings Metro VISTA Project:** Kelly Merdinger who is serving with Rebuilding Together, raised almost \$20,000 during March in order to help support low-income families through emergency home repairs. The policy prohibiting VISTA members from seeking employment has been changed. Members are now allowed to hold part-time employment with approval from their Host Site Supervisor and Project Sponsor.
- **First Time Homebuyers program:** The First Time Home Buyer program is currently able to assist approximately 23 more households with current funding available. Applications submission has increased with three to five coming in daily.
- **Foreclosure Acquisition / Rehab Program:** Funding is 42% committed for the Manufactured Home Repair program and 45% committed for the Housing Rehab Program with six homeowners seeking bids. Four projects are in construction and four homeowners are seeking bids. HUD accepted an offer on a house for the Foreclosure Acquisition program located at 3921 Chamberlain Drive. The house will require new roofing, siding and flooring throughout the house.

Consolidated Plan – Final Review: See slides.

Allocation Process Review: Patt Leikam suggested working with the Task Forces earlier to recognize each program and share what has been accomplished. It was also suggested that more outreach is done within the community overall in regards to the programs and their accomplishments. A suggestion was contributed that meetings with the Task Forces also occur in October to talk about the programs. Gina Simonetti will be contacting the Task Forces to see if someone from the Board would be able to attend their October meeting.

June / July Meetings: *Fred Button moved that the June / July meetings be cancelled. Kathleen Candelaria seconded the motion. Motion carried.*

Neighborhood Concerns and Happenings: None.

Patt Leikam adjourned the meeting and the next meeting is set for August 4th.

City of Billings

COMMUNITY DEVELOPMENT DIVISION
FIVE YEAR CONSOLIDATED PLAN

Funding Sources

Community Development Block Grant (CDBG)

- Since the 1970s
- \$562,741 to allocate in FY15-16

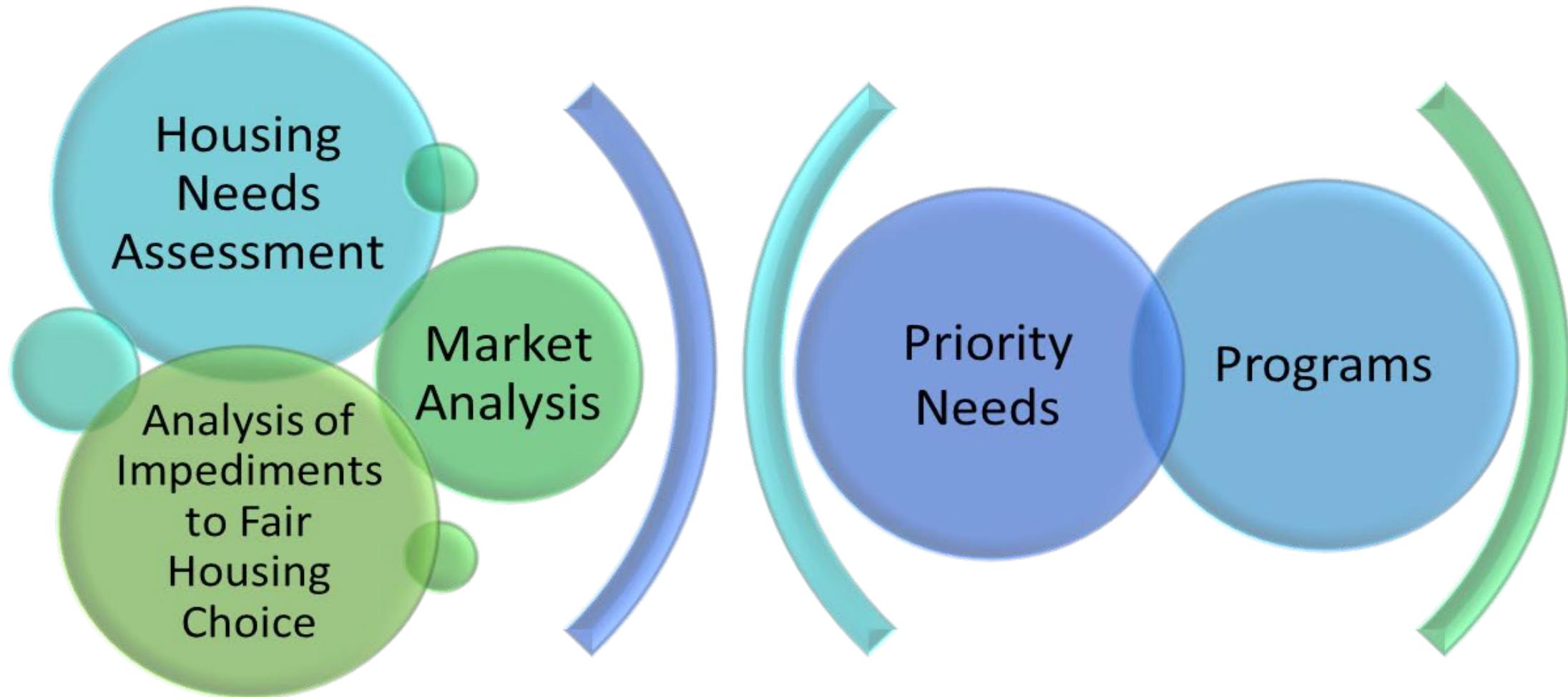
HOME Investment Partnerships (HOME)

- Since the 1990s
- \$263,688 to allocate in FY15-16

All funds support low income households

Total household income for a family of four < \$48,500

Data Studies = Key Findings = Priority Needs = City Programs



Key Findings

- **Housing Cost Burden:** Most severe housing problem for residents is paying >30% income for housing expenses.
- **Smaller Housing Units:** 1,200 households on Housing Authority waiting list for one-bedroom units.
- **Tight Housing Market:** Low vacancy rates and over half of the voucher holders seeking housing have not been able to secure it due to high rent costs and poor unit conditions.
- **Minority Concentrations:** Beginnings of segregation and evidence of lending discrimination against Hispanic Americans. Most White households own their homes. Most minority households are renting.

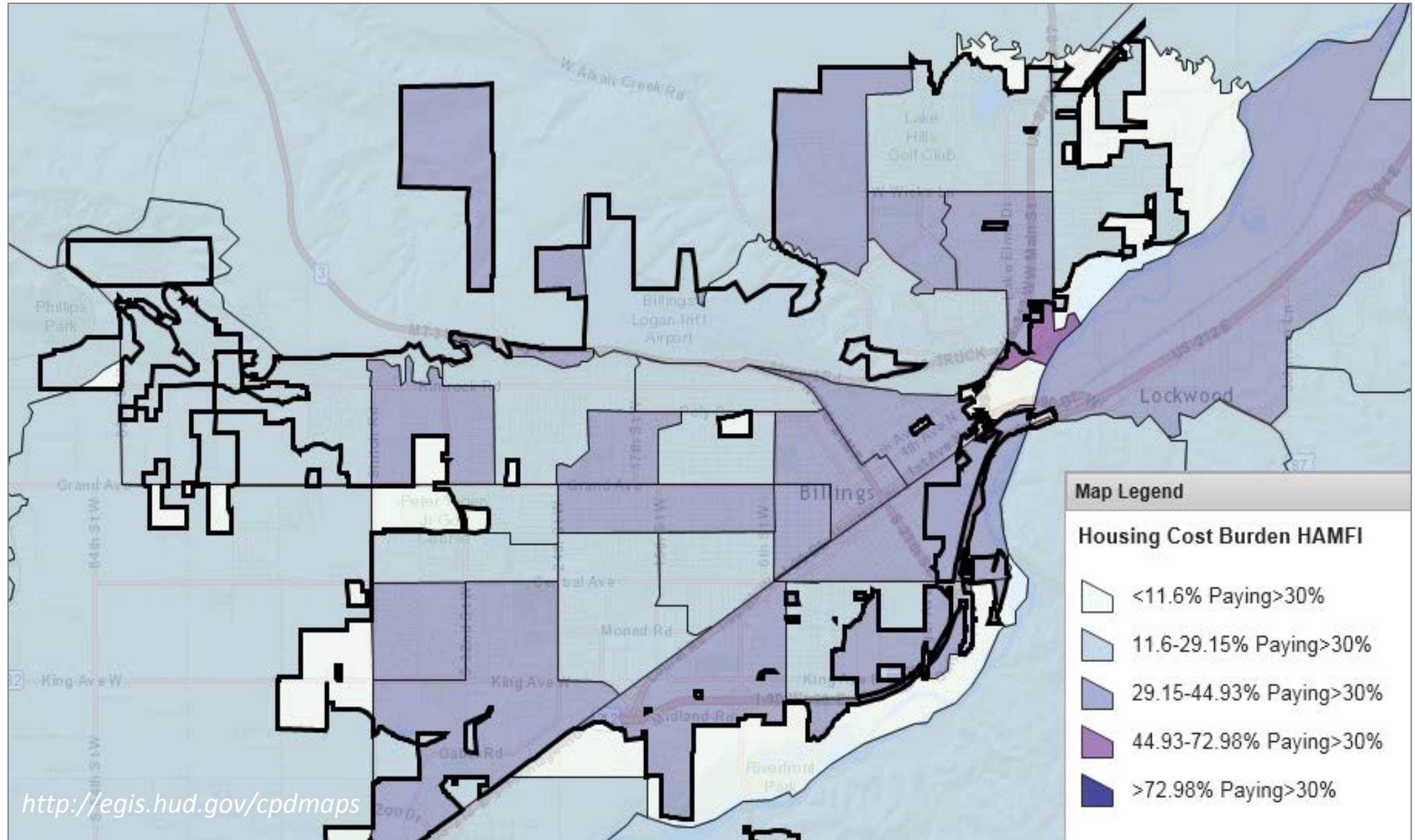
Key Findings

- **Homelessness is on the rise:** An average of 711 individuals are experiencing homeless on any given day, including 122 families.
- **Special Needs Populations:** Elderly, Disabled, Public Housing Residents and HIV/AIDS populations are in need of various services and support.

Elements in Key Findings

NEEDS ASSESSMENT & MARKET ANALYSIS

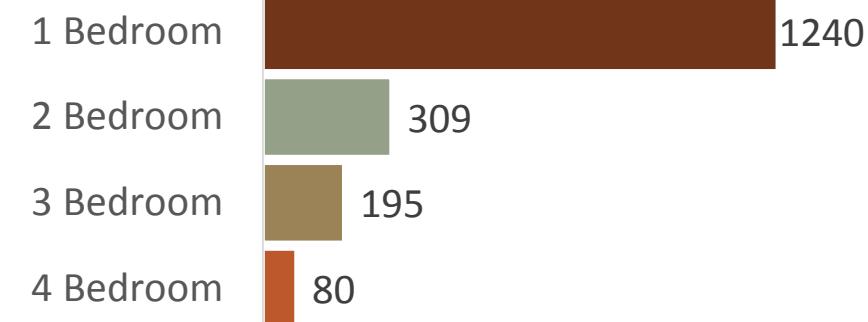
Housing Cost Burden



Small Housing Units / Tight Rental Market

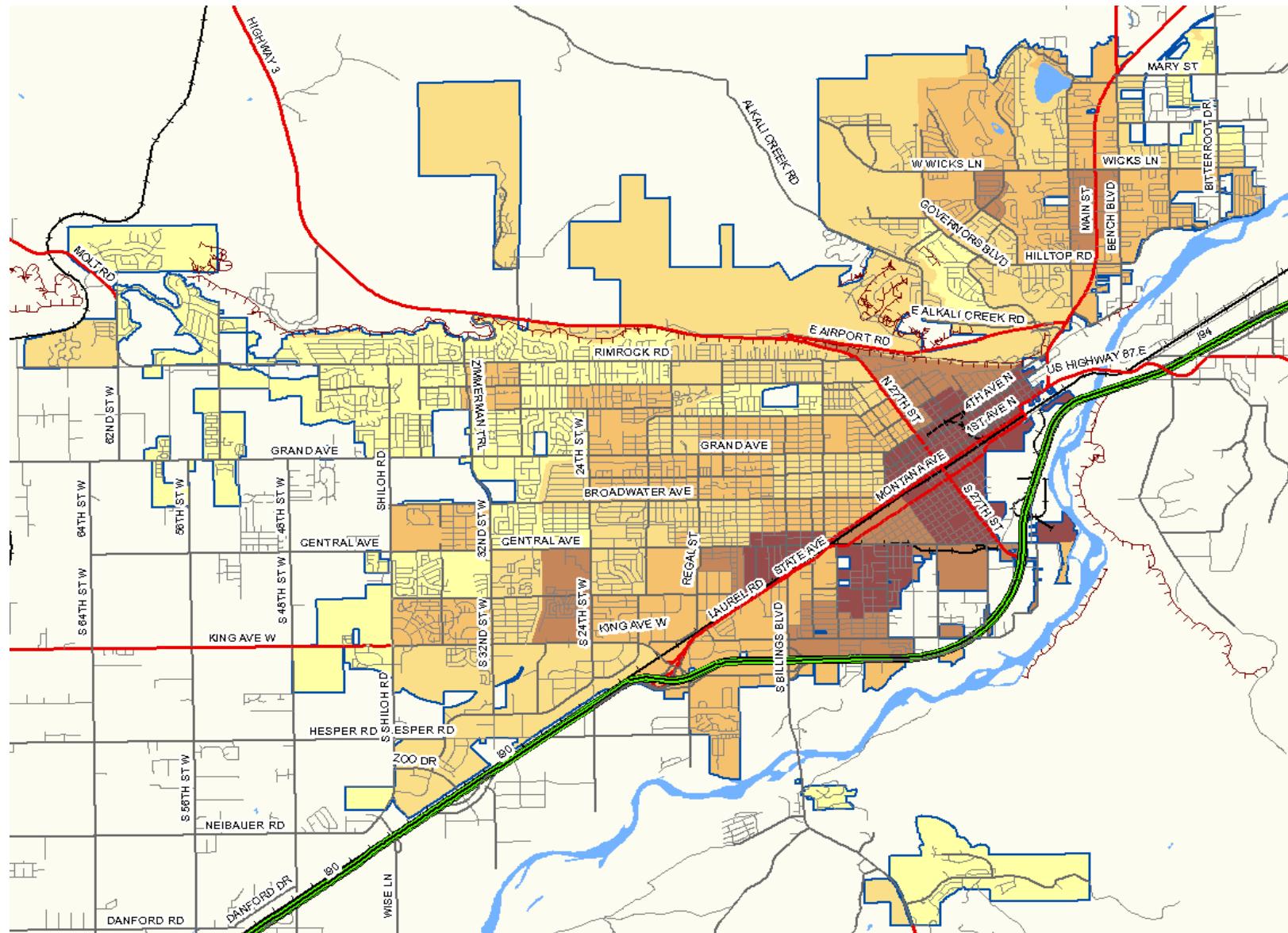
Housing Authority of Billings Assistance Programs	Vouchers / Units in Use	Current Waiting List
HAB Housing Choice Voucher / Section 8	551	2,076
Moderate Rehabilitation Section 8	38	187
Public Housing (Income Eligibility)	274	1,824
Section 8 Project-Based Vouchers	102	148
Department of Commerce Housing Choice Voucher	366	577
Veterans Affairs Supportive Housing Vouchers	76	77
Shelter Plus Care Vouchers	22	15
HOME Units	43	65
Tax Credit Units	32	22
Total:	1,504	4,991

Waiting List for Public Housing



2% Vacancy Rate /
Fully Booked

Minority Households

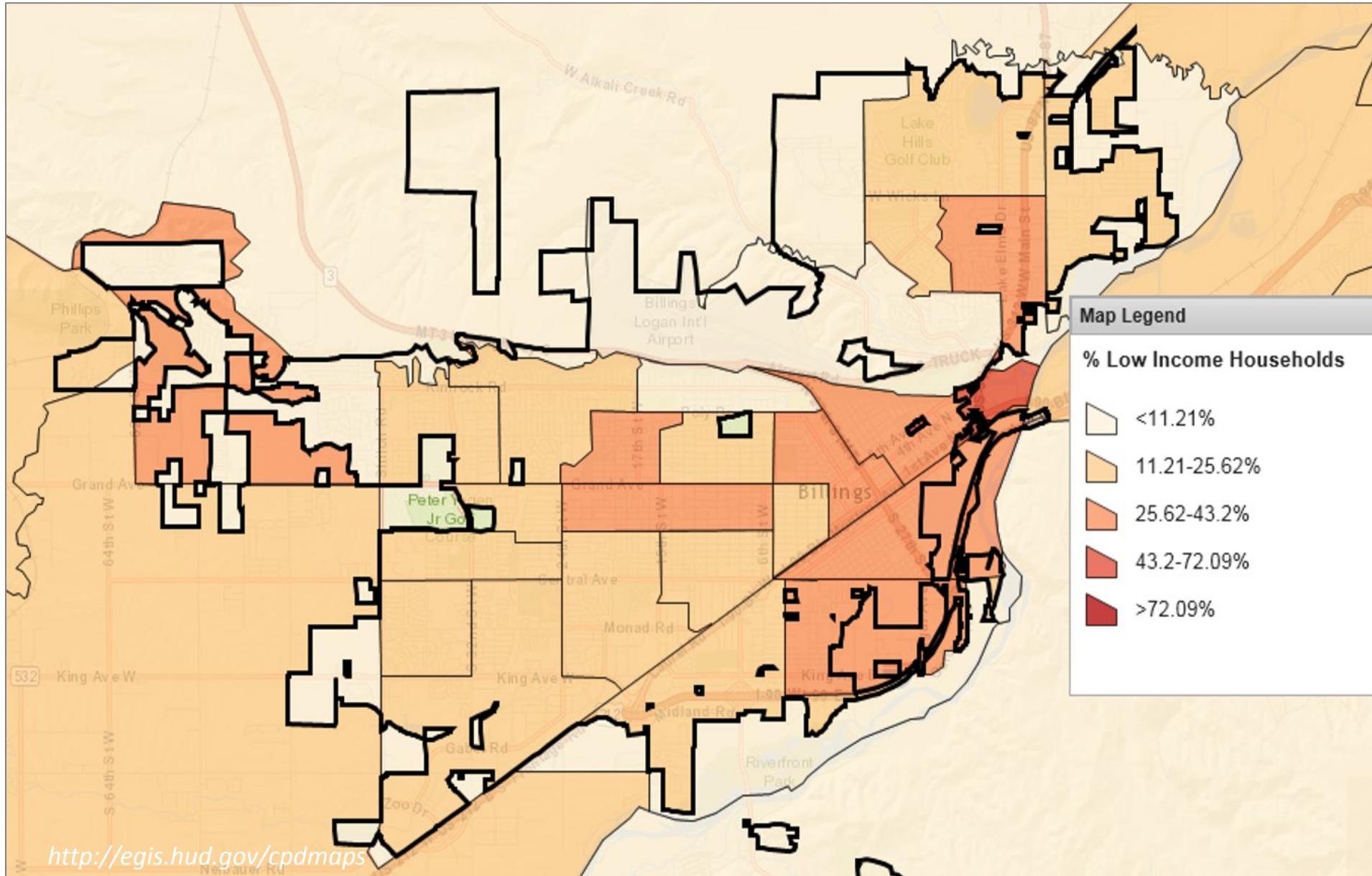


Minority Population by Block Group

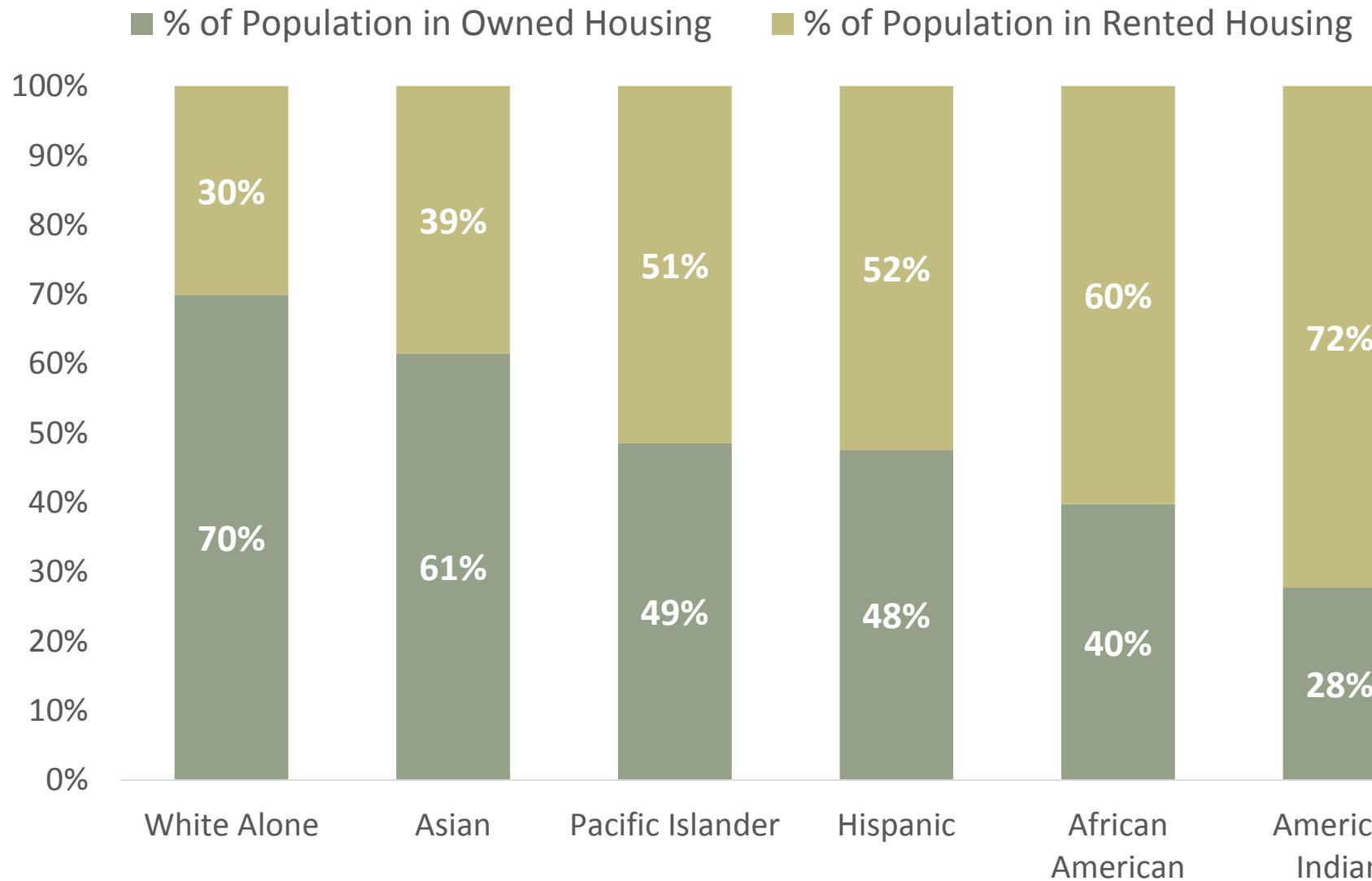
1.2 - 5.4 %
5.5 - 8.5 %
8.6 - 13.6 %
13.7 - 21.3 %
21.4 - 37.1 %
Billings City Limits

2010 Census – Location of All Minority Groups in Yellowstone County Urban Core

Low Income Households



Owner / Renter Population by Race / Ethnicity



Homelessness & Special Needs

Cities receiving CDBG funds are required to provide a strategic plan which includes:

- A description of the City's strategy for **reducing and ending homelessness**.
- An **anti-poverty strategy** to **reduce the number of families in poverty**.

Welcome Home Billings

www.welcomehomebillings.org

City's ten-year plan to impact
homelessness

The AmeriCorps VISTA program provides full-time volunteers to support the efforts of **nonprofit organizations** and **public agencies** working to **fight poverty** in low-income communities.

Homelessness & Special Needs

Homeless: **THEN...**

- 600 individuals
- 80 families

Averaged 2005 to 2008

NOW...

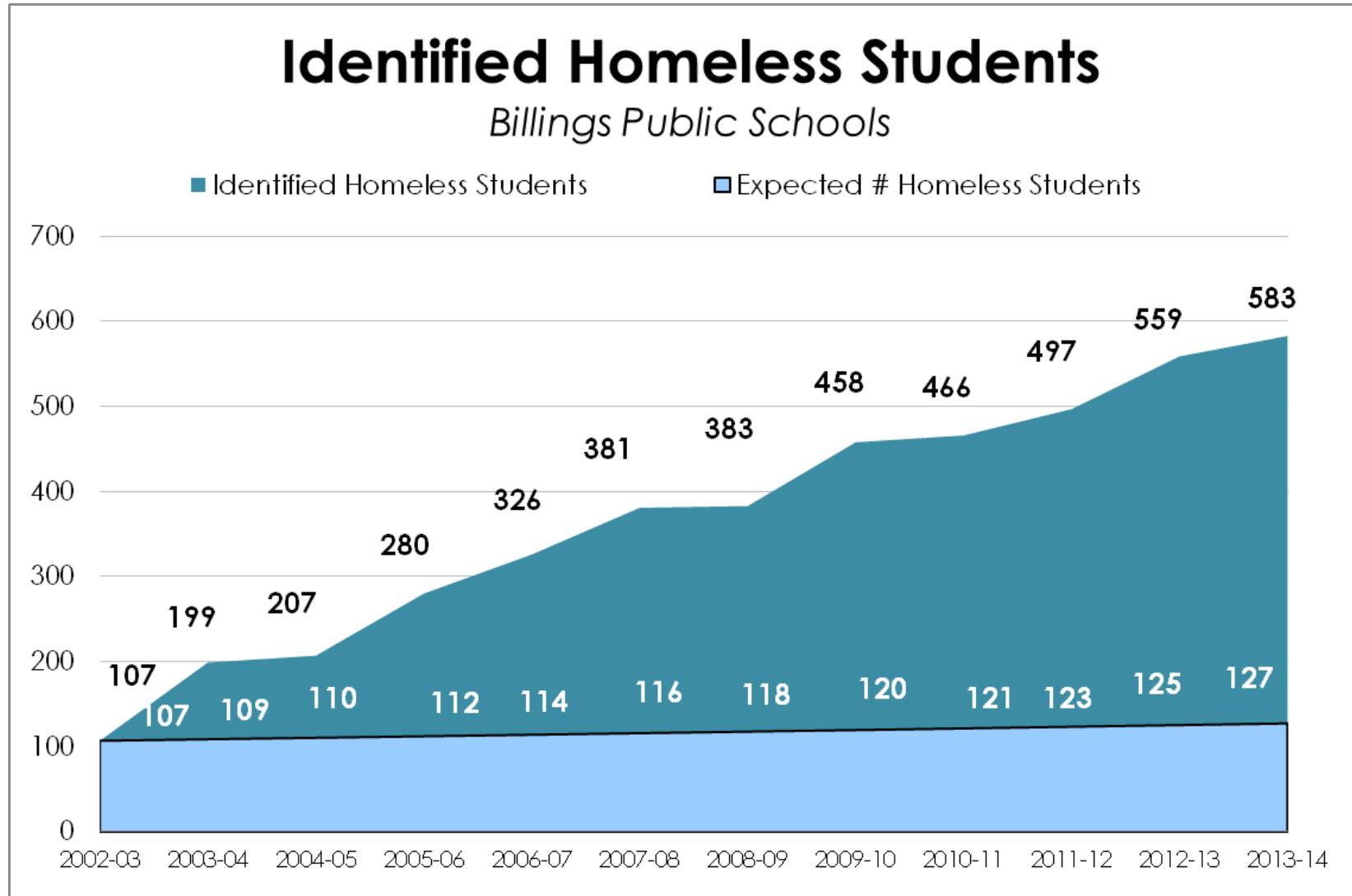
- **711** individuals
- **122** families

Averaged 2006 to 2014

Special Needs: Elderly, Disabled, HIV/AIDS, Public Housing:

Housing, accessibility modifications, food security, financial literacy, employment, volunteer engagement, healthcare, transportation, childcare, etc.

Homelessness & Special Needs



How does it all fit together?

PRIORITY NEEDS, GOALS & PROGRAMS

Priority Needs & Goals

Housing Preservation

- Promote preservation of existing affordable housing supply, particularly in older neighborhoods.

New Housing Opportunity

- Promote new affordable housing opportunities.

Housing Choice

- Expand housing choice options for existing and potential new residents to foster stable, socio-economically diverse neighborhoods citywide.

Poverty Impact

- Support housing and community development specific to lower income and special needs households through poverty-impact initiatives.

Key Findings

Needs & Goals

Programs

Housing Cost Burden

Smaller Units

Minority Concentrations

Homeless & Poverty Needs

Housing Preservation

New Housing Opportunity

Housing Choice

Poverty Impact

- Housing Rehabilitation
- Manufactured Home Repair
- Foreclosure Acquisition / Rehab

- First Time Home Buyer
- Affordable Housing Development

- Citywide Programs
- Fair Housing Education / Zoning
- Home Center

- Billings Metro VISTA Project
- Welcome Home Billings



Strategy	Objective	Activity	Outcome Type	Five-Year Goal
A: Preserve existing affordable housing supply, particularly in older neighborhoods, to support the stability of the current affordable housing stock.	A1: Provide direct, affordable financing and assistance to low income homeowners for the completion of needed repairs citywide.	Housing Rehabilitation Manufactured Home Repair	Housing Units	50 25
	A2: Revitalize low income neighborhoods through foreclosure remediation, redevelopment and infill development.	Foreclosure Acquisition / Rehabilitation		5
		Affordable Housing Development		10
	B1: Provide affordable financing and support to promote homeownership opportunities citywide.	First Time Homebuyer	Housing Units	175
B: Create affordable housing opportunities to further improve access to and quality of the affordable housing stock.	B2: Provide homebuyer education to all households utilizing acquisition programs.		Households	175
	B3: Encourage the citywide development of new affordable single-family, multi-family and special needs housing in the community through private developers and nonprofit organizations.	Affordable Housing Development Program	Housing Units	See Above

<i>Strategy</i>	<i>Objective</i>	<i>Activity</i>	<i>Outcome Type</i>	<i>Five-Year Goal</i>
C: Expand housing choice options for existing and potential new residents to foster stable, socio-economically diverse neighborhoods citywide.	C1: Ensure equal opportunity and housing choice with all programs and activities citywide.	All Programs	-	-
	C2: Ensure core programs are implemented citywide to promote desegregation and inclusive neighborhoods.	Billings Home Center	Clients	250
D: Support housing and community development specific to lower income and special needs households through poverty-impact initiatives.	D1: Encourage collaboration to better address needs and to respond to opportunities for special needs populations.	All Programs	-	-
		Billings Metro VISTA Project	Clients	1,000
		Billings Home Center	Clients	See Above

Community Development Board

BUDGET RECOMMENDATIONS

Core Programs & Recommended \$ Sources

Home Buyer

- First Time Home Buyer

CDBG

HOME 

Home Repair

- Housing Rehabilitation
- Foreclosure Acquisition / Rehab

CDBG 

Housing Development

- Single- & Multi-Family

CDBG

HOME 

Poverty Initiatives

- Billings Metro VISTA Project

CDBG 

VISTA 

Funding by Program

CDBG		
Admin Cap	Maximum Allowed	\$112,548
VISTA Admin Support		\$75,000
Housing Rehabilitation	Remaining CDBG	\$310,193
Foreclosure Acquisition / Rehab		\$65,000
HOME		
Admin Cap	Maximum Allowed	\$26,369
Affordable Housing Development		\$35,000
Community Housing Development Organizations	Minimum Required	\$39,553
First Time Homebuyer	Remaining HOME	\$162,766

Priority-Based Budgeting

Quartile
One



Core Programs

First Time
Homebuyer
Home Repair

Quartile
Two



Billings Metro
VISTA Project
Foreclosure

Quartile
Three



Council Strategic Plan

Sustainable
Economic
Development

Involved, United
Community

Comprehensive
Orderly Growth

Housing
Development



Public Comments Received

Letters received from the Montana Smokefree Housing Project with support:

- Department of Public Health and Human Services
- American Cancer Society / Lung Association, Montana Chapters
- RiverStone Health
- Billings Clinic

Response: Priority has been established for tobacco-free housing projects as of July 1, 2014. The guidance manual and ranking sheets for the Affordable Housing Development program have been updated.

[**City staff included the tobacco-free provision in the FY2014-2015 Annual Action Plan and the provision continues.**](#)



Billings Metro VISTA Project

- 136 members have served at 37 Host Site organizations.
- Raised \$2.6 million for nonprofit poverty-impact services.
- Initiatives Include:
 - Billings Community Connect
 - Faith Engagement in Homelessness
 - Spare Change for Real Change
 - Illuminate Poverty
 - Resource Map / Notepad
 - Veterans Services List
 - Homeless Play
 - Community Gardens
 - Veterans Commissary



Council Questions

- Segregated Neighborhoods / Lending Discrimination / Dual Housing Market:
 - Commitment to expansion of housing choice achieved in Con Plan Goals
Page 125 of Analysis of Impediments to Fair Housing Choice
 - **Citywide** programs rather than **target neighborhoods**
 - Zoning Recommendations
 - **Home Center:**
 - First Time Home Buyer Education / Rental & Fair Housing Education
 - Celebrating Neighborhoods
- Poverty Initiative:
 - Billings Metro VISTA Project, supporting **non-profits serving low income families** and the **homeless**, Billings Community Connect, etc.

Questions?
