



COMMUNITY DEVELOPMENT DIVISION

Community Development Board Meeting Minutes

2825 3rd Avenue North, Billings, MT 59101 Phone: 406.657.8281 Fax: 406.294.7595 Relay: 711 www.ci.billings.mt.us/ComDev

Regular Meeting of the Community Development Board

April 5, 2016

Board Members Present: Patt Leikam, Michele Zahn, Fred Button, Becky Bey, James Corson, Laura Gittings-Carlson, Bret Rutherford, Kathleen Candelaria

Staff Present: Candi Millar, Brenda Beckett, Sandra Lopez

Board Members Excused: Katrina Kruger

Guests: City Council representative Larry Brewster, Volunteers in Service to America (VISTA) member Ari Denson, NeighborWorks Director Amber Hofferber, and Mary Lou Affleck, representing NeighborWorks Montana.

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 3:00pm. The Board was introduced to the NeighborWorks guests.

Public Comment: No public comment was offered.

Meeting Minutes: Board member Bret Rutherford stated that the drafted March minutes did not reflect his presence, to which CD staff apologetically stated that they would be amended. Vice Chair Fred Button moved to approve the amended minutes from March's meeting. Becky Bey seconded and the Board approved the amended minutes.

Staff Reports:

- **VISTA:** The VISTA leader notified the Board that the VISTA members would be present at the City Council meeting on April 11th. Chris Kieve, a VISTA with the city's Parks & Recreation Department has begun his city-wide composting project that entails gathering used coffee grounds from at least 10 city departments as well as Starbucks. The Housing Authority of Billings' Literacy Program, Wild Words, has made their website live. The National Alliance on Mental Illness, Billings was announced to be holding their rummage sale on Saturday, April 9th.
- **First Time Home Buyer Program:** Staff reported again that funding for the First Time Home Buyer program has been expended until the following fiscal year. Marketing for the Chamberlain property continues and is eligible for those participants in the First Time Home Buyer program.
- **Foreclosure Acquisition / Housing Rehab Program:** Staff reported that the Custer property is nearly completed. The coordinator position will be advertised for in the coming months.

NeighborWorks Project Review: Staff gave a presentation on what the NeighborWorks Project entailed (See attached), before deferring questions to Mary Lou Affleck. Board members raised concerns about the walkability of the neighborhood to access services, and the lot size. Discussion ensued.

Consolidated Plan – Draft Annual Action Plan: Staff presented a drafted annual action plan with budget features. See attached. Jim Corson moved that the Board approve the Annual Action Plan Draft. Fred Button seconded and the motion carried after a voice vote.

Staff Recommendations Review: Staff presented recommendations for Community Development programming to the Board. See attached.

Budget Recommendation Session: The CD Board and staff discussed program budgets and the results of the task force and online surveys about priorities. Fred Button made a motion to adopt the budget as recommended and Bret Rutherford seconded. Patt Leikam took a voice vote and the board approved and adopted the staff recommendations.

Neighborhood Concerns and Happenings: Bret Rutherford announced that the close of registration for school elections was April 4th, but that late registrations were still possible. Laura Gittings-Carlson announced that MSU-Billings would be having a “Girls in Science” STEM (Science, Technology, Engineering, and Math) event for girls in 4-8th grade on April 16.

Next Meeting: Patt Leikam adjourned the meeting and reminded the room that next meeting is set for May 3rd.

Community Development Division

Affordable Housing Development Program

Staff Review – April 5, 2016

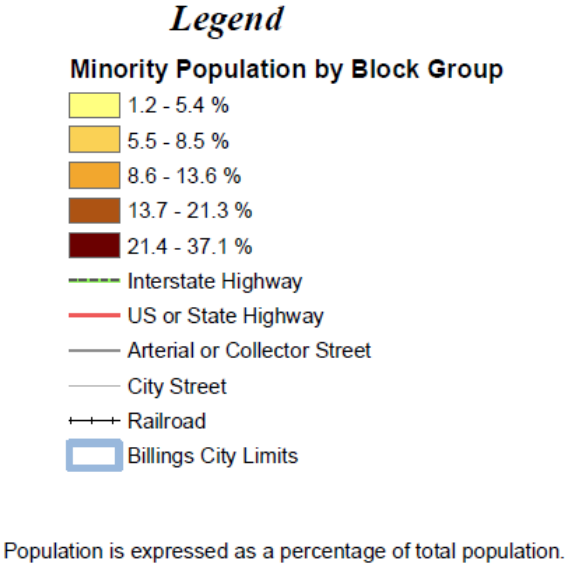
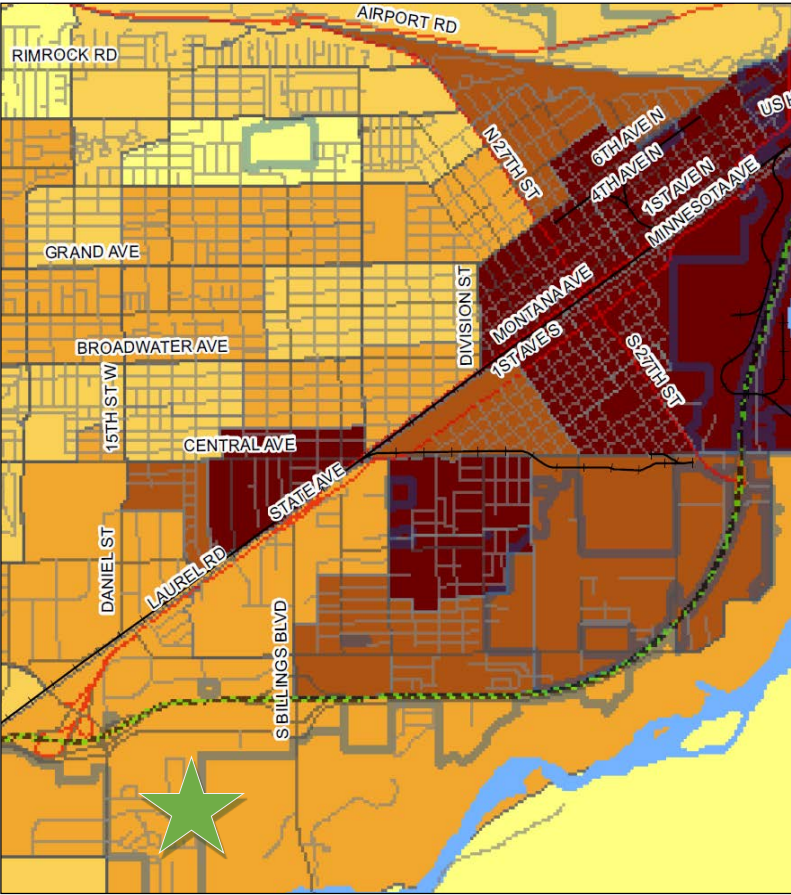
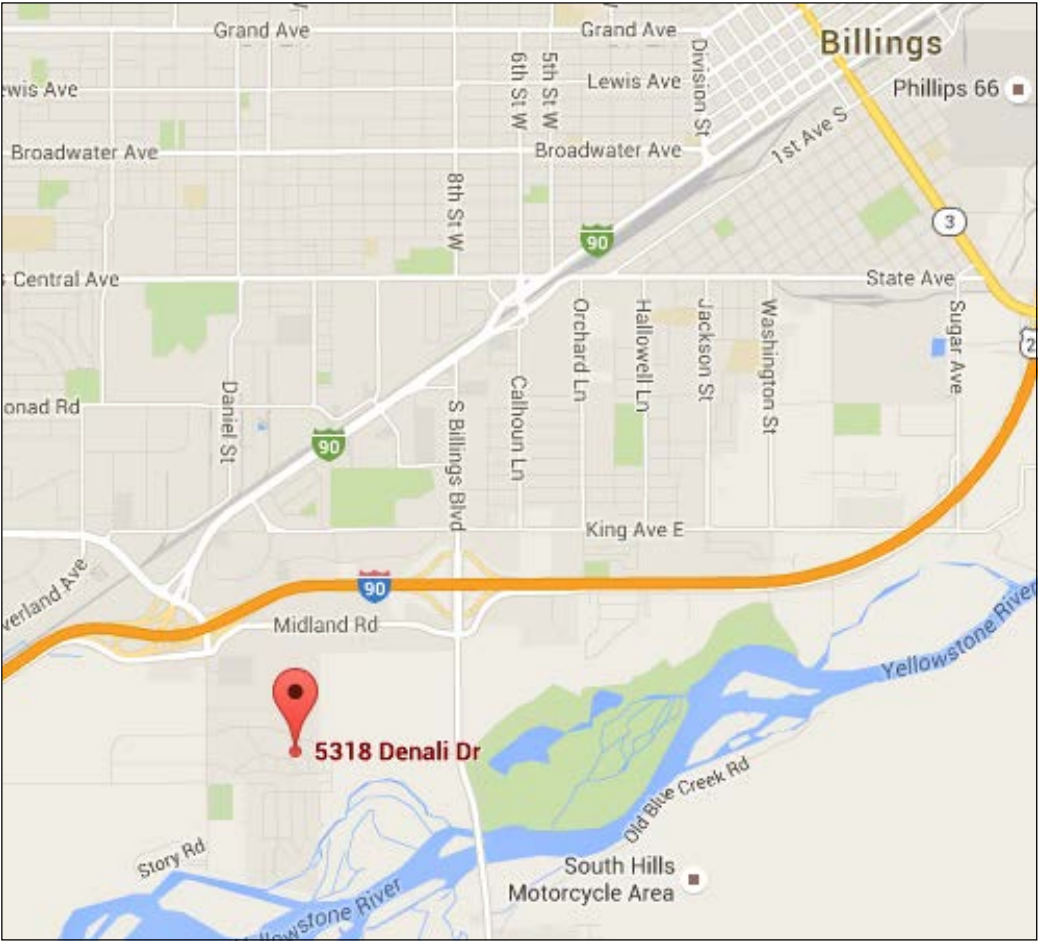
NeighborWorks Montana

Riverfront Pointe – Twin Home

Procedural History

- **January 5:** CHDO application received, subsequently approved
- **February 19:** Affordable Housing Development application
- **February 25:** Southwest Corridor Task Force meeting, favorable response
- **March 22:** Staff memo sent to CD Board
- **April 5:** NeighborWorks Montana & CD Staff present project, recommendation
- **April 25:** City Council public hearing and action

Location



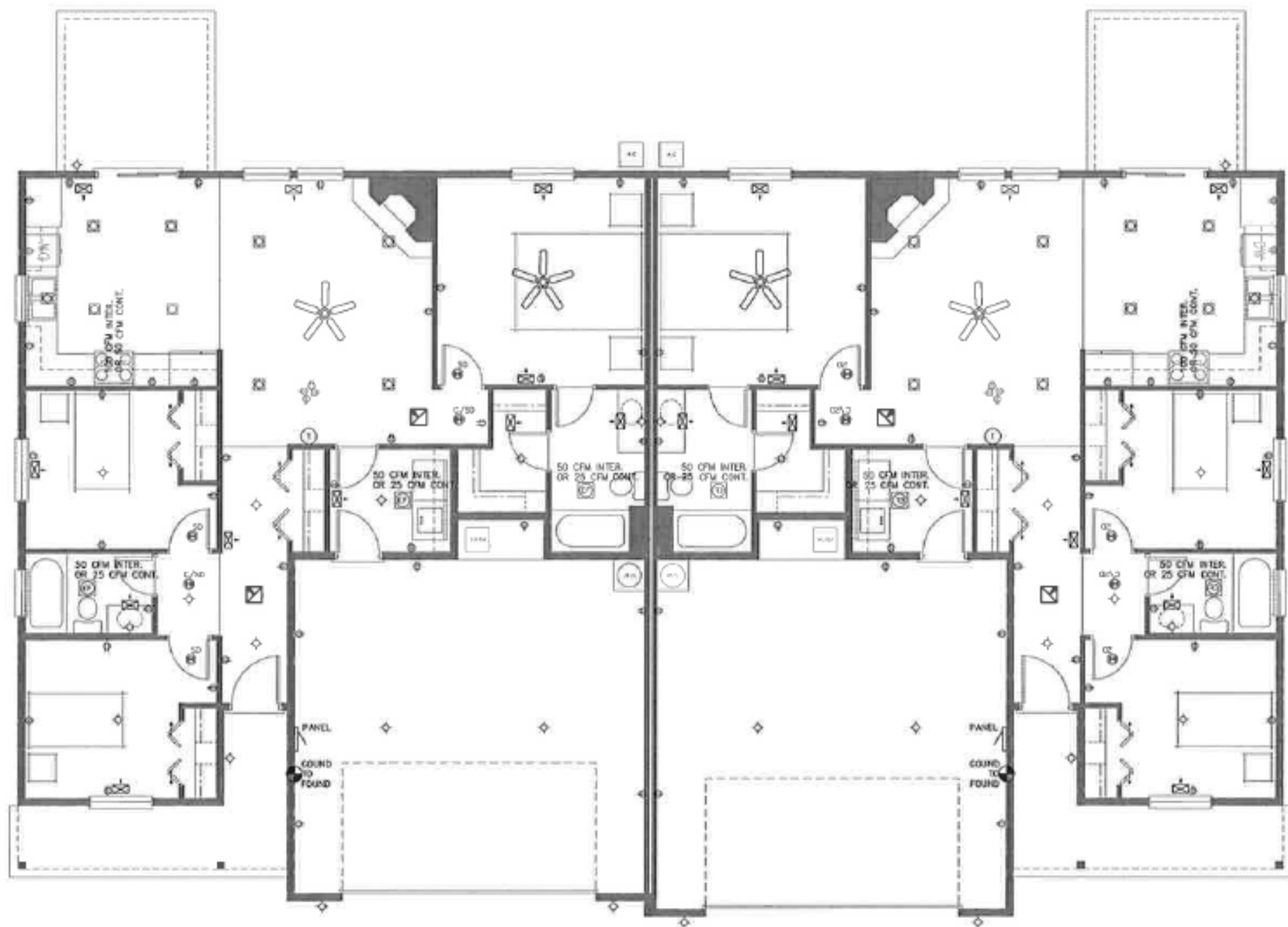
Workforce Housing



- Two single family ownership units
 - Household income limit is 80% Area Median
 - Commit to 50 hours (per adult) labor - landscaping
- Three bedrooms, two bathrooms, double-car garage
- Sales Price **lower of**:
 - 95% FHA **area median** for new construction - \$210,000
 - Appraisal price
- Mortgage payments limited to **29%** household income
 - Estimated \$140,000 to \$160,000
- City's HOME funds in second mortgage position
 - Repaid to City when resold, rented or refinanced

First Time Home Buyer
existing home limit
\$208,000

Average Purchase Price:
FY14-15: \$145,000
FY15-16: \$151,000



Financial Plan

• NeighborWorks MT Equity	\$230,240
• Community Frameworks	\$30,000
• City of Billings HOME Funds Requested	\$175,000
• Homeowner Labor, Loan Fees	\$4,260
• Contribution from Seller of Land	\$5,500
• Contractor Contribution	\$15,000
• Wells Fargo Targeted Market Grant	\$20,000
Total Sources:	\$480,000

Recommendation - CHDO

Required to commit 15% of all HOME funds to CHDOs...or give it back to HUD

With a \$175,000 commitment, the City would be compliant with FY14-15 commitment deadline (*June 30, 2016*)

Fiscal Year	Total Authorization	Admin Authorization	CR/CL/CC – Amount Committed to CHDOS	% CHDO Cmtd
2010	\$538,119	\$53,812	\$130,833	24.3%
2011	\$473,640	\$47,364	\$71,046	15.0%
2012	\$315,079	\$31,508	\$47,262	15.0%
2013	\$309,694	\$30,969	\$47,929	15.4%
2014	\$301,712	\$30,171	\$0	0.0%
2015	\$263,688	\$26,369	\$0	0.0%
Total	\$9,788,163	\$1,012,033	\$1,584,641	16.1%
Fiscal Year	Total Authorization	Admin Authorization	CR/CL/CC – Amount Committed to CHDOS	% CHDO Cmtd
2010	\$538,119	\$53,812	\$130,833	24.3%
2011	\$473,640	\$47,364	\$71,046	15.0%
2012	\$315,079	\$31,508	\$47,262	15.0%
2013	\$309,694	\$30,969	\$47,929	15.4%
2014	\$301,712	\$30,171	\$45,257	15.0%
2015	\$263,688	\$26,369	\$39,553	15.0%
2016	\$294,209	\$29,421	\$44,131	15.0%
		Additional HOME Funds	\$46,059	
Total	\$10,082,372	\$1,041,454	\$1,759,641	17.5%

Consolidated Plan

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.

Addresses Key Findings

- **Housing Cost Burden:** Housing costs <30 percent of household income.
- **Tight Housing Market:** Project replication potential, CHDO compliance.
- **Special Needs Populations:** Visitability standards, zero-step entrances.
- **Minority Concentrations:** Location has moderate level minority concentration; 8.6 to 13.6 percent.

Questions?



COMMUNITY DEVELOPMENT DIVISION

Affordable Housing Development Program

2825 3rd Avenue North, Billings, MT 59101

406.657.3045

Fax: 406.294.7595

www.ci.billings.mt.us/chdo

DATE: March 22, 2016
TO: Community Development Board
TITLE: NeighborWorks Montana – Two Dwelling Development at Riverfront Pointe
DEPARTMENT: Planning & Community Development Division
PRESENTED BY: Dina Harmon, Community Development Program Coordinator

ISSUE STATEMENT

The City of Billings Community Development Division is required by federal regulation to commit 15 percent of its annual HUD HOME allocation to a Community Housing Development Organization (CHDO) for affordable housing development purposes. On February 19, 2016 an Affordable Housing Development Program application was submitted by NeighborWorks Montana requesting \$175,000 in HOME funding.

NeighborWorks Montana proposes to construct a two family “twin home” which will create two single family homeownership opportunities for low income families. The homes will have three bedrooms, two bathrooms, a double car garage, and will be universally designed including construction conformity with visitability standards of zero-step entries. The two single family residential homes will be built in the Riverfront Pointe Subdivision located in the Southwest Corridor neighborhood.

The City of Billings is required to allocate at least the following CHDO reserves to a viable project:

- FY14-15 \$45,257 (*Must be committed via legal agreement by June 30, 2016 or funds returned to HUD*)
- FY15-16 \$39,553
- FY16-17 \$44,131

An additional \$46,059 can be committed in either HOME program income or FY17-18 new CHDO reserve funds, dependent on project timing. Committing \$175,000 would allow the City to remain in compliance with CHDO allocation requirements. A portion of the HOME funding would be secured via recorded Deed Restriction and Montana Trust Indenture as a second lien against the property upon sale to a qualified first time home buyer. This second mortgage will be due in full from the homeowner to the City of Billings upon resale, refinance, or use of the property as a rental.

ALTERNATIVES ANALYZED

- 1) Approve funding for the proposed project, with or without conditions. A funding allocation to support this new construction project would assist the City in meeting affordable housing needs while ensuring compliance for CHDO allocations through FY17-18;
- 2) Not approve funding for the project. NeighborWorks Montana would have to secure additional conventional financing to complete the project, increasing costs passed on to the buyer, or the project would not move forward.

FINANCIAL IMPACT

NeighborWorks Montana is currently one of two CHDOs certified by the City of Billings. If funding is not committed to the proposed NeighborWorks Montana project, the City would be in jeopardy of noncompliance with federal regulations and would be required to return \$45,257 in funds to HUD if not allocated to another project by June 30, 2016.

PROCEDURAL HISTORY

- **January 5, 2016:** NeighborWorks Montana submitted a CHDO certification application to the City of Billings Community Development Division. The qualifications to become a CHDO were met and the organization was certified.
- **February 19, 2016:** NeighborWorks Montana submitted an Affordable Housing Development Program application to the City's Community Development Division requesting \$175,000 in HOME funding to develop an affordable housing project.
- **February 25, 2016:** A presentation was made at the Southwest Corridor Task Force meeting regarding the proposed project. Task force members were supportive of the project moving forward.
- **March 22, 2016:** Staff sent a memo detailing the project to the Community Development Board.
- **April 5, 2016:** NeighborWorks Montana staff will review the project with the Community Development Board during their regular monthly meeting. A recommendation must be made on this project in order to prepare documents for City Council.
- **April 25, 2016:** The City Council will review the FY16-17 Annual Action Plan and proposed budget, including funding for this project, and will make a final determination on allocation.

PROJECT REVIEW

Location: The property is located within the Billings city limits in the Southwest Corridor area. Parking and landscaping will be included in the site plan. Utilities are available at the site and the project conforms to infill development recommendations.

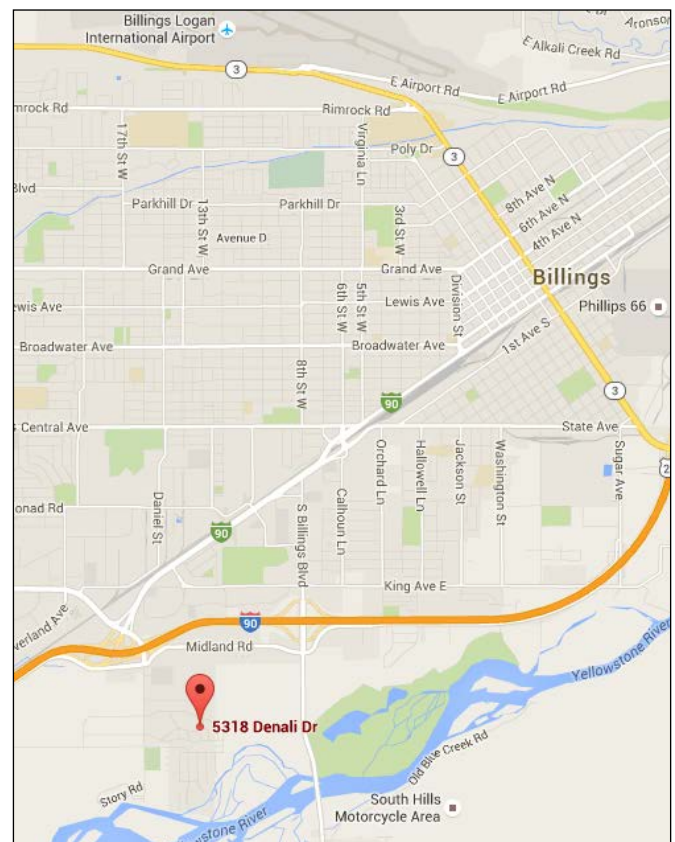
Staff does not anticipate environmental review issues at the site as the lot is located in a developed residential area and is not located adjacent to areas of potential environmental concern; the airport, PCE contamination site, or a four-lane street. Staff has begun the process of a full Environmental Assessment, including historic review, on this project.

Units: Proposed sales price of each unit will not exceed the lower of the following: 95 percent of the median purchase price for the area based on Federal Housing Administration (FHA) single family mortgage program; or the appraised value of the completed unit.

The homes will have three bedrooms, two bathrooms, a double car garage and will be universally designed including construction conformity with visitability standards of zero-step entries. Please refer to the last page of this memo for site plan rendering.

Beneficiaries & Deal Structure: The prospective buyer will apply directly with the lender of their choice for a first mortgage loan and will be reviewed through the City's First Time Home Buyer program to determine income eligibility. The household will be referred to the Home Center for homebuyer education classes and will enter into a buy/sell agreement with NeighborWorks Montana.

Total household income must not exceed 80 percent of the Area Median Income (AMI) as determined by HUD (see chart, following page). Buyers will be qualified for a first mortgage using 29 percent of household income with an estimated first mortgage from \$150,000 to \$160,000.



HUD HOME Income Limits - Effective June 1, 2015	
Household Size	80 Percent AMI Limit
1	\$35,950
2	\$41,100
3	\$46,250
4	\$51,350
5	\$55,500
6	\$59,600

NeighborWorks Montana is committing \$10,000 per unit from a Wells Fargo Targeted Market Grant to assist in financing construction of each of the units. HOME funds will be used for zero percent interest deferred second mortgages* to bring the homeowner's housing payment to no more than 29 percent of household income and a total debt ratio no higher than 41 percent of household income. A \$15,000 zero percent interest deferred loan in third position will be provided with Community Frameworks funds.

**The City of Billings will be the recipient for repayment of second mortgage HOME funds upon resale, refinance or non-use as a primary residence.*

Organizational Strengths: NeighborWorks Montana staff has significant experience in affordable housing development, processing mortgage loans and determining required federal subsidy needed to bring forth successful projects. Organization staff will be working with local lenders for primary mortgages and with City staff for secondary mortgages. Marketing will be conducted through the Billings Association of Realtors and the homes will be listed on the Multiple Listing Service.

NeighborWorks Montana has developed 23 single family homes in Shelby, Ronan, Great Falls, Black Eagle, and Red Lodge. Staff has extensive knowledge, experience, and formal education to ensure the long term viability of the project. NeighborWorks Montana has the financial capacity to oversee and fund the proposed development.

Financial Plan: Sources of funds to complete the project financing to date are as follows:

NeighborWorks MT Equity	\$230,240
Community Frameworks	\$30,000
City of Billings HOME Funds Requested	\$175,000
Homeowner Labor, Loan Fees	\$4,260
Contribution from Seller of Land	\$5,500
Contractor Contribution	\$15,000
Wells Fargo Targeted Market Grant	\$20,000
Total Sources:	\$480,000

With \$175,000 in HOME funding allocated to the project, the total per unit subsidy would be \$87,500 for each of the two units. The maximum allowable HOME allocation for a three bedroom unit is \$252,662. Staff has recommended a HOME funding level for this project at 37 percent of total project costs. Projects previously funded include:

- **Pheasant Home:** \$554,191 for 16 units, with an overall cost per unit of \$34,637. Four of the units in the project were HOME-assisted, creating a \$138,548 subsidy for each HOME-assisted unit.
- **Southern Lights:** \$500,000 for 20 units, with a \$25,000 cost per unit; all of the units are HOME-assisted.
- **Acme:** \$143,400 for 19 HOME-assisted units, with a \$7,547 cost per unit.
- **Old Town Square:** \$242,000 for 8 HOME-assisted units, with a \$30,250 cost per unit.

Additional Reviews: A subsidy layering review has been completed using the income documentation of four different households with the sales price and approximate taxes for these homes. A review of the market assessment has also been completed. The market assessment reflects a strong need for single family housing in this particular price range.

NeighborWorks Montana will be required to sell each of the homes to income qualified households within six months of Certificate of Occupancy issuance. Staff does not anticipate issues with the organization meeting this deadline. The project is not located in an area where it will adversely affect affordable housing projects being completed by other organizations. Both the subsidy layering and market assessment reviews are available for inspection upon request.

CONSISTENCY WITH ADOPTED POLICIES OR PLANS

City staff completed the five-year Consolidated Plan in 2015 and the following key findings were identified as a result of a Housing Needs Assessment, Market Analysis and an Analysis of Impediments to Fair Housing Choice:

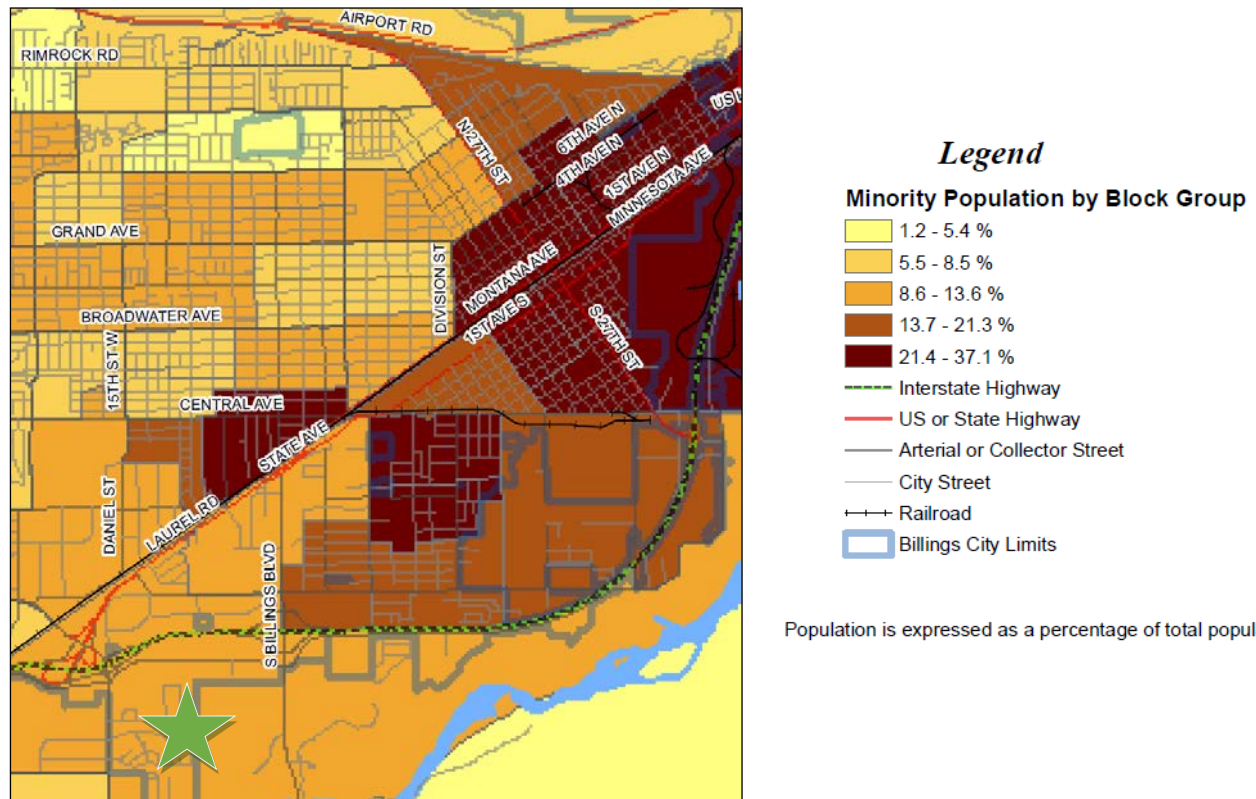
- **Housing Cost Burden:** The most severe housing problem for local residents is paying greater than 30 percent income for housing expenses.
- **Smaller Housing Units:** 1,200 households are on the Housing Authority waiting list for one-bedroom rental units.
- **Tight Housing Market:** Billings currently has a very low vacancy rate. Over half of the public housing voucher holders seeking housing have not been able to secure it due to high rent costs and poor unit conditions.
- **Minority Concentrations:** Data evidenced the beginnings of neighborhood segregation and lending discrimination against Hispanic Americans. Most White households own their homes. Most minority households are renting.
- **Homelessness is on the rise:** An average of 711 individuals are experiencing homeless on any given day in Billings, including 122 families.
- **Special Needs Populations:** Elderly, Disabled, Public Housing Residents and HIV/AIDS populations are in need of various services and support.

Priority needs have been identified in the five-year Consolidated Plan and include the provision of new affordable housing opportunity.



Key Findings & Priorities: This project will assist in addressing the following key findings as identified in the City's five-year Consolidated Plan:

- **Housing Cost Burden:** Housing costs relative to principle mortgage, insurance and taxes will be maintained at less than 30 percent of household income.
- **Tight Housing Market:** While only producing two units, this project has the potential to be replicated in the future to assist in planned unit development through CHDO reserve channels.
- **Special Needs Populations:** Project design includes visitability standards with zero-step entrances.
- **Minority Concentrations:** HUD has encouraged the City to focus affordable housing development efforts outside of the highest minority concentrations of the City. The Southwest Corridor area for this project has a moderate level minority concentration; 8.6 to 13.6 percent according to the 2010 Census.



STAKEHOLDERS

- NeighborWorks Montana made a presentation to the Southwest Corridor Task Force February 25, 2016. Task force members were supportive of the project moving forward.
- Low income families and individuals in the community, as the project is targeted to families and individuals under 80 percent AMI.
- Disabled individuals and families in the community, as the project has been designed with visitability and accessibility features.
- Surrounding property owners would benefit from new, high-quality, single family housing for two families would be constructed to complement the neighborhood.

SUMMARY

An overall review of the application reveals the project is consistent with similar projects the City has funded in the past. The HOME subsidy amount is within limits and considered reasonable gap financing required to ensure long term project viability. Match requirements are being met as NeighborWorks Montana has committed to accommodate 63 percent of overall project costs. The project meets Section 504 and ADA accessibility requirements and the project is also consistent with the City's Consolidated Plan.

There is a demonstrated need for affordable single-family units, as evidenced through data from the City's recent Housing Needs Assessment, Market Analysis and the Analysis of Impediments to Fair Housing Choice. NeighborWorks Montana has extensive experience, both in developing and managing affordable housing projects, and they are knowledgeable about HOME program requirements.

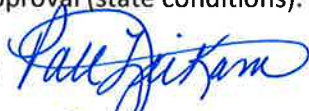
RECOMMENDATION

Staff recommends the Community Development Board approve \$175,000 in funding for NeighborWorks Montana to construct a "twin home" development which will provide home ownership opportunities for two families in Riverfront Pointe.

COMMUNITY DEVELOPMENT BOARD DECISION

- ☒ Approval
- ☐ Denial
- ☐ Conditional Approval (state conditions):

Board Member Attest:



Staff Attest:

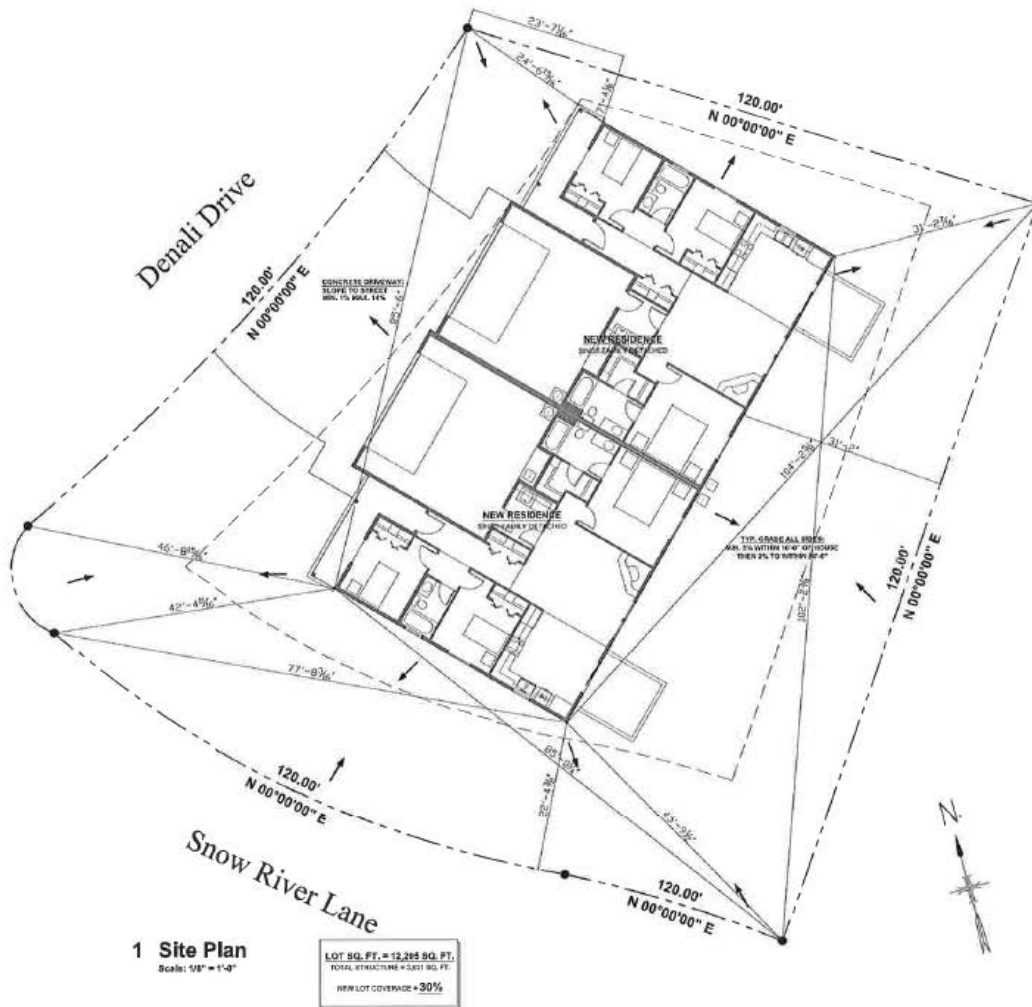


Community Development Board members requested the following information prior to decision:

- Square footage for one unit is 1,622 including the garage / 3,244 total.
- Proposed bus routes are within walkable distance from the project.

Lot 11 Block 7 Riverfront Pointe Sub

Billings, Yellowstone County, Montana








1 Site Plan

LOT SQ. FT. = 12,295 SQ. FT.
TOTAL STRUCTURE = JUST 80. FT.
NEW LOT COVERAGE = 30%

RENDERING:



SYMBOLS LEGEND:

ROOF	
BRICK	
CONCRETE	
ASFLT, SHINGLES	
CEDAR SHAKE	
BATT INSULATION	
STUCCO	

PROJECT DESIGNER:



BUILDER:

SHEET INDEX:

A1.0	COVER SHEET / SITE
A2.0	MAIN LEVEL PLAN
A3.0	ELEVATION PLAN
E1.0	MAIN ELECTRICAL PLAN
S1.0	FOUNDATION / MAIN FLR. FRAMING PLAN
S2.0	ROOF FRAMING PLAN
S3.0	WALL BRACING PLAN

CONSTRUCTION
DRAWINGS
12.15.2015

Lot 11 Block 7
The Riverfront Pointe Sub
Dillings, Yellowstone County, Montana



The Duplex

SACRED TITLE
Ske Plan

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Consolidated Plan Review

FY2016-2017 Annual Action Plan

CONSOLIDATED AND ANNUAL ACTION PLAN GOALS

Strategy	Objective	Activity	Outcome Type	Five Year Goal	One Year Goal	HUD Objective	HUD Outcome	Funding Source*
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	Housing Units	50 / 25*	5	Suitable Living Environment	Affordability	CDBG
		Manufactured Home Repair		25 / 1	0			CDBG NSP
	A2: Revitalize low income neighborhoods through foreclosure remediation, redevelopment and infill development.	Foreclosure Acquisition / Rehabilitation		5	1			CDBG HOME
		Affordable Housing Development		10 / 4	2			
B: Create affordable housing opportunities to further improve access to and the quality of affordable housing stock.	B1: Provide affordable financing and support to promote homeownership opportunities citywide.	First Time Homebuyer	Housing Units	175	15	Decent Housing	Affordability	CDBG HOME
	B2: Provide homebuyer education to all households utilizing acquisition programs.		Households	175	15			
	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				
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	-	-		Suitable Living Environment	Availability / Accessibility	Admin
		Billings Home Center	Clients	250	50			
	C2: Ensure core programs are implemented citywide to promote desegregation and inclusive neighborhoods.	All Programs	-	-				
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.	Billings Metro VISTA Project	Clients	1,000	200	Suitable Living Environment	Affordability	CDBG CNCS
		Billings Home Center	Clients	See Above			Availability / Accessibility	Admin
*Community Development Block Grant (CDBG) Neighborhood Stabilization Program (NSP) HOME Investment Partnerships Program (HOME) CDBG or HOME Administration (Admin) AmeriCorps Volunteers in Service to America (VISTA) Corporation for National and Community Service (CNCS)								

*Updated Five Year Goals

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

Housing Cost Burden

Smaller Units

Minority Concentrations

Homeless & Poverty Needs

Needs & Goals

Housing Preservation

New Housing Opportunity

Housing Choice

Poverty Impact

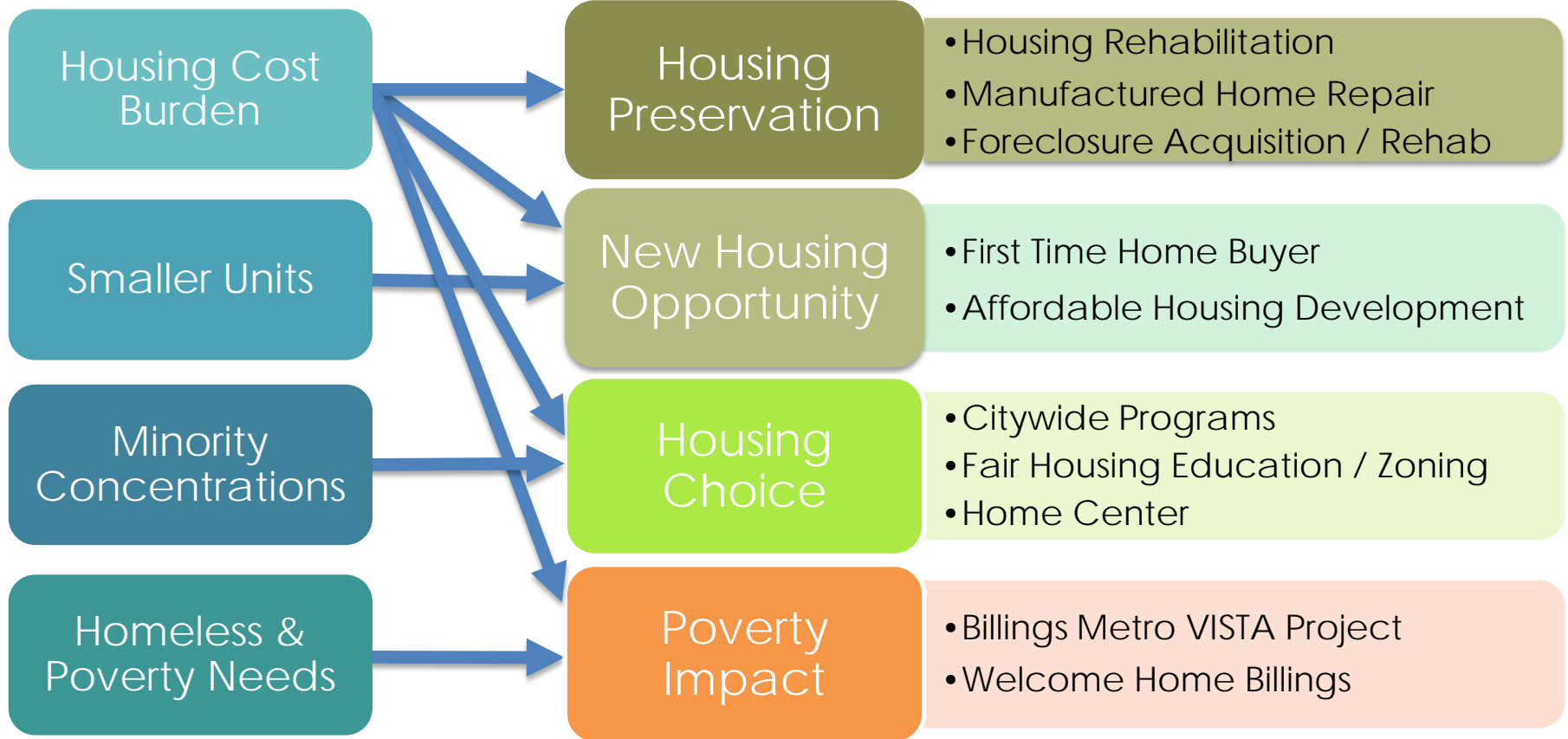
Programs

- 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



Staff Recommendations Review

COMMUNITY DEVELOPMENT DIVISION

FINAL Revenue FY 2016-2017

CDBG REVENUE

New Funding Sources - Eligible for use in Admin Cap

HUD CDBG Grant	\$581,942	HUD Allocation Estimate
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Reallocated Funding Sources - Not Eligible for use in Admin Cap

None to date...

Total Reallocated Funding: \$0

CDBG Revenue Total: \$581,942

20% CDBG Administration Cap: \$116,388 Budget 20% HUD Allocation Only

Public Service Cap Calculation

15% of Prior Year Program Income	\$0
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15% of New CDBG Allocation	\$87,291
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15% Public Services Cap: \$87,291

Housing Rehabilitation Revolving Loan Fund - Minimum Allocation Calculation

FY2015-2016 New CDBG Allocation	\$562,741
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Considered 'Prior Year' for FY16-17 Planning

1/12 of Prior Year's New CDBG Allocation Calculation	\$46,895
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Maximum Program Income Allowed

New Program Income on FY2014-2015 (last completed) CAPER:	\$117,189
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\$ Over Maximum to be Re-Allocated to Housing Rehab: \$70,294

Program income over 1/12 of last year's new CDBG allocation allowed for reallocation if part of revolving loan fund.

HOME REVENUE

New Funding Sources - Eligible for use in Admin Cap

HUD HOME Grant	\$294,209	HUD Allocation Estimate
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10% Cap on HOME Administration: \$29,421

15% CHDO Allocation Minimum: \$44,131

Reallocated Funding Sources - Not Eligible for use in Admin Cap

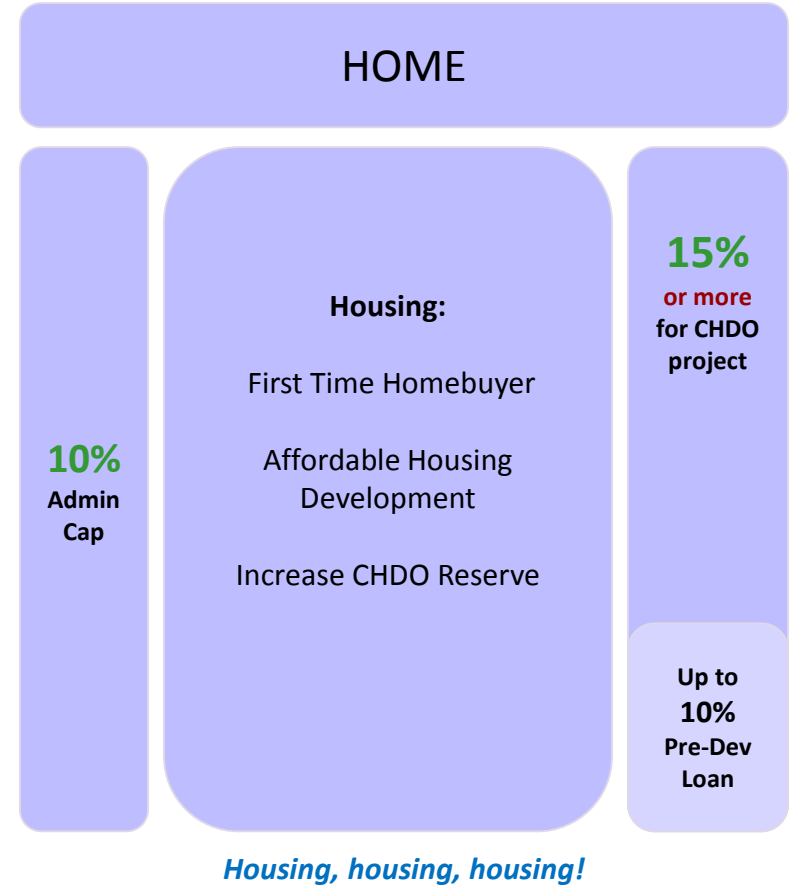
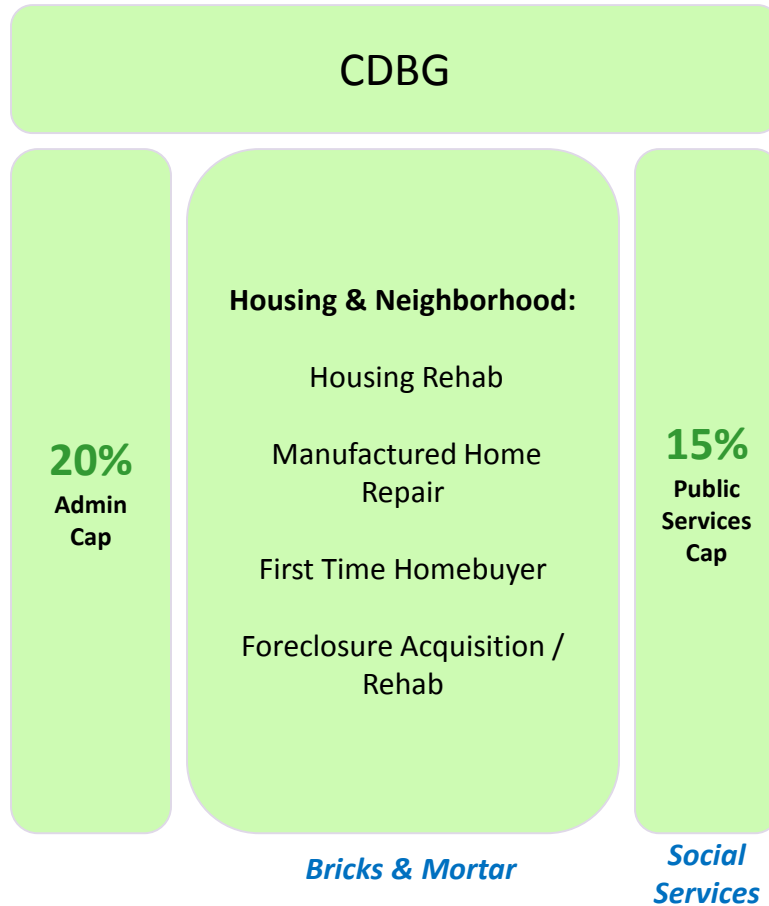
Nada...yet

Total Reallocated Funding: \$0

HOME Revenue Total: \$294,209

Total Available in CDBG & HOME: \$876,151

Minimum / Maximum Limits



CHDO: Community Housing Development Organization is a private, non-profit w/primary purpose to provide & develop decent, affordable housing for community it serves.

Recommendations

CDBG & HOME PROJECTS			Applications		Staff Recommendations <i>Purple \$ set by Formulas</i>	
			CDBG	HOME	CDBG	HOME
Admin / Planning	HN-1	CDBG Administration - CAP: 20% of new CDBG \$	\$125,000	-	\$116,388	-
	HN-2	HOME Administration - CAP: 15% of new HOME \$	-	\$30,000	-	\$29,421
Affordable Housing	HN-3	Set-Aside for CHDOs - Min: 15% of new HOME \$	-	\$40,000	-	\$44,131
	HN-4	Affordable Housing Development		\$0	-	\$0
	HN-5	First Time Home Buyer Program	\$0	\$200,000	\$40,554	\$220,657
	HN-6	Housing Rehabilitation Loan Program	\$175,000	-	\$175,000	-
	HN-7	Minor / Manufactured Home Repair	\$25,000	-	\$0	-
	HN-8	Foreclosure Acquisition Rehab	\$200,000	-	\$200,000	-
CDBG PUBLIC SERVICES			Applications		Staff Recommendations	
Public Services	PS-1	VISTA Administration	\$50,000	-	\$50,000	-
Total Funded:			\$575,000	\$270,000	\$581,942	\$294,209
			\$845,000		\$876,151	
			\$581,942	\$294,209	\$581,942	\$294,209
			\$6,942	\$24,209	\$0	\$0

CHDO Recommendation

Required to commit 15% of all HOME funds to CHDOs...or give it back to HUD

Fiscal Year	Total Authorization	Admin Authorization	CR/CL/CC – Amount Committed to CHDOS	% CHDO Cmt'd
2010	\$538,119	\$53,812	\$130,833	24.3%
2011	\$473,640	\$47,364	\$71,046	15.0%
2012	\$315,079	\$31,508	\$47,262	15.0%
2013	\$309,694	\$30,969	\$47,929	15.4%
2014	\$301,712	\$30,171	\$0	0.0%
2015	\$263,688	\$26,369	\$0	0.0%
Total	\$9,788,163	\$1,012,033	\$1,584,641	16.1%
Fiscal Year	Total Authorization	Admin Authorization	CR/CL/CC – Amount Committed to CHDOS	% CHDO Cmt'd
2010	\$538,119	\$53,812	\$130,833	24.3%
2011	\$473,640	\$47,364	\$71,046	15.0%
2012	\$315,079	\$31,508	\$47,262	15.0%
2013	\$309,694	\$30,969	\$47,929	15.4%
2014	\$301,712	\$30,171	\$45,257	15.0%
2015	\$263,688	\$26,369	\$39,553	15.0%
2016	\$294,209	\$29,421	\$44,131	15.0%
		Additional HOME Funds	\$46,059	
Total	\$10,082,372	\$1,041,454	\$1,759,641	17.5%

With a \$175,000 commitment:

- City will be in compliance with FY14-15 commitment deadline (*June 30, 2016*)
- Raise the City's contribution from 16.1% to 17.5%.

Questions?