

Community Development Board
Meeting Minutes
November 3, 2009

Present: Emily Shaffer, Duane Loken, Kathy Walters, Jim Hartung, Sandy Weiss, Bill Kipp, Kamber Parker, and David Goodridge

Members Absent and Not Excused: Uriah Edmunds

Staff Present: Brenda Beckett, Dina Billington, Doris Cole, Jessica Mowry, and Mike Dummeyer

The meeting was called to order at 3:05 p.m by Duane Loken, chairperson. Beckett announced that Lynda Woods is in HOME regulations training this week.

Public Comments: None.

Minutes: *Hartung moved that the minutes of October 5, 2009, be approved. Goodridge seconded the motion and it passed unanimously.*

Staff Reports: Beckett distributed an additional staff report from Woods on the Wells Fargo loan product and discussed the report. She noted that Wells Fargo had loaned the Community Development Division \$100,000 in 2002 to be utilized as a low-interest rehabilitation loan product. The program was unsuccessful due to the strict parameters placed on the program. In October 2009, Community Development staff closed the program and paid back Wells Fargo. There was interest earned on the loan product and it will be used by staff to purchase a fireproof cabinet to hold HUD contracts, the Consolidated Plan, Annual Action Plan, and other permanent and important original documents. There is also a records management issue on the third floor that needs to be addressed.

Billington reported that the First Time Home Buyer fund transfer of \$150,000 was approved by City Council on October 13. On October 23rd those funds were expended. There are still many abeyant applications for the program. She also reported that half of the CDBG-R funds have been expended. The commitment deadline is December 4th.

Beckett noted that Welcome Home Billings was approved on October 26th by City Council. Beckett also noted that Neighborhood Stabilization Program still has not been approved. She reported that there are 15 new foreclosures that the City could purchase with mortgages under \$150,000. She has again requested approval from the State. There are now a total of 33 current foreclosures that we could save for their affordability. Beckett is becoming a little more forceful because the application was sent in July and is still not approved.

homeWORD: Representatives from homeWORD will be attending the December board meeting, weather permitting, to answer questions about the affordable housing application they submitted as a Community Housing Development Organization (CHDO). It was requested that

the board review the application thoroughly in preparation of the next meeting and have questions ready for homeWORD. Hartung noted that the last four pages of the application have the most valuable information. Beckett gave a brief background of attempts to entice organizations to become CHDOs and the regulations and restrictions applied to CHDOs. She also noted that it is best to front load the CHDO commitment to entice movement in this program. She then explained that, if \$24,000 is not committed via contract by June, HUD will recapture the funds. Loken then instructed the board to take the application home and read it thoroughly in preparation for the meeting in December.

FY2010-11 Application: Beckett discussed the changes to be made to the application and instructions for the upcoming allocation process. She distributed a flow chart of the process to the board and noted that the tentative schedule for 2010 would be available at the December or January meeting. Hartung noted that the checklist did not include reference to submitting a CD on page 3. Beckett will add it to the checklist to replicate the instructions on page 6. Hartung moved to accept the CDBG / HOME application submitted and guidelines with revisions as discussed. Kipp seconded the motion. Motioned passed with Shaffer abstaining.

Neighborhood Concerns: Kipp reported that he had attended the Southwest Corridor Task Force meeting where there was a discussion on crime and the lack of or slowness of responses by the Police Department. He noted that crimes are committed by youth who move from time to time. A discussion ensued regarding security cameras in the area to be able to prove who is committing the crimes. Walters suggested enacting neighborhood watches. Beckett suggested writing a letter from the task force with ideas and suggested remedies for these issues. She also suggested holding a fundraiser to purchase the cameras. Goodridge suggested contacting Albertsons and the school district regarding the placement and regulations of the cameras.

Weiss noted that she attended a Senior High School community meeting to discuss neighborhood concerns regarding litter caused by the students. The service clubs will be canvassing the neighborhood, cleaning up the litter and placing more garbage cans around to help deter the litter. She noted that the area is better now and that the hall monitors now flash a reminder to be good neighbors. She also reported that the School Resource Officer (SRO) wrote only 20 warning citations. She would like to see more citations with fines attached for such things as smoking / littering.

Hartung noted that 50 percent of those panhandling are not homeless.

Adjournment: The next meeting is scheduled for December 1, 2009. Walters noted that she will not be at the December meeting. Meeting adjourned at 4:20 p.m.