

Community Development Board
Meeting Minutes
March 2, 2010

Present: Emily Shaffer, Duane Loken, Jim Hartung, and David Goodridge

Members Not Present: Kamber Parker, Uriah Edmunds, Kathy Walters, and Sandy Weiss

Staff Present: Brenda Beckett, Wyeth Friday, Dina Billington, Lynda Woods, and Doris Cole

The meeting was called to order at 3:09 p.m by Jim Hartung, vice-chairperson.

Announcements: Beckett distributed a letter from the South Side Neighborhood Task Force supporting the Friendship House' application for Public Service funding. She noted that she has the latest version of the Consolidated Plan and that a lot more graphics and pictures are in it this time and passed around the latest version of the plan. She announced the public comment period for the plan begins March 26. She also distributed *before* and *after* photos of the Housing First project and the ground breaking ceremony of the Housing Authority's Whitetail Run project in the Heights.

Public Comments: None.

Minutes: Postponed. No quorum.

Staff Reports / Neighborhood Stabilization Properties Review: Woods reported that Rehab funds are 74% committed, two new applications were received, no new closings. Minor Home Repair is out of funds as are tree and paint. Woods reported that CDBG-R funds are 68% committed and in construction. There is enough funding for one more project. Billington reported that First Time Home Buyer program is out of funds and that the building addition at Young Families Early Head Start is complete. The Board stated that they would like to tour the new addition and requested Billington to set up a tour. Billington noted that she has been reviewing old Rental Rehab files and noted that most of them were grants from the late 1980s and early 1990s that were forgiven at ten years. Three projects are active and are being monitored. Beckett discussed the homeWORD CHDO pre-development agreement. The project is being treated as a forgivable loan. The VISTAs are working on a nomination for Extreme Makeover Home Edition.

Beckett then discussed the Neighborhood Stabilization program (NSP) noting that the city's application was submitted in July 2009 and the final contract was received in January 2010. Beckett has received four hours of webinar training with another four hours scheduled to implement the program. Since the application was approved, the division received unsolicited notification of two properties in town by Montana Board of Housing agents, Streeter Brothers. While processing the feasibility of the two homes for the program, Beckett ran into the signature authority issue and met with the City Council in a work session and will be going to City Council for action on March 22 to give the City Administrator authorization to

sign up to \$150,000 to purchase foreclosed, abandoned, or vacant property for rehab and resale to low-income households. If the property is not feasible for rehab, it will be demolished and land banked for future low-income housing projects.

Beckett reported that NSP-3 will be released soon. NSP-2 was for the very impacted areas with certain boundaries within cities such as Miami, Phoenix, etc. with a risk rate of eight or higher. NSP-3 may be a little more relaxed and will be used over time. The city of Billings may be able to accomplish 4-6 transactions by the end of September. There are approximately 60 homes in foreclosure in Billings since the first of the year with principle amounts less than \$160,000. There over 70 approved applications waiting for First Time Home Buyer funds in July with approximately 20 of those are in the state's number one priority, which are household incomes of less than 50% area median income. Council hearing and action on the Administrator's signature authorization is scheduled for March 22, 2010. Shortly, after that public notice will go out to Dina, lenders, and task force chairs regarding foreclosures in the neighborhoods. Goodridge reported that American Title tracks foreclosures and sends a report to him monthly. He suggested that we contact them for the report. After further discussion, Beckett stated that the board would get a better sense of direction on this program within the next few months.

Drafted Housing Needs Assessment: Wyeth Friday, Planning Division Manager, discussed the process for the Housing Needs Assessment. He noted that 2,600 housing surveys were mailed to a cross section of the city with a 16.5% return. He then gave a summary of trends and gave recommendations through 2015 as follows:

- An increase of 454 low-income housing units
- Focus home buying support for households earning 50% AMI
- Preserve existing housing
- Preserve existing neighborhoods through infill and infrastructure
- Encourage Universal Design for more accessible housing options
- Increase affordable rental units for low-income households by 592
- Focus on rental assistance programs for low-income households that cannot afford rental housing matching their need.

Consolidated Plan Review: Beckett discussed the goals again to make sure the division is on the right track so that we are in line with implementing strategies to address needs identified in the Housing Needs Assessment and the Analysis of Impediments to Fair Housing Choice.

The following goals are based on the last five years of data:

- Preservation of affordable housing stock;
- New housing opportunities utilizing First Time Home Buyer, new affordable housing development – look at universal design and green building;
- Partnerships to address low-income household needs that include the homeless and special needs populations;
- Preserving and revitalizing older communities or older neighborhoods where affordable house stock is predominantly located;

- Providing assistance to agencies serving low-income and special needs individuals, specifically the homeless, elderly and those with disabilities.

Beckett noted that there is a finding concerning renter demand for acquisition of mobile/manufactured homes (30% of renters would purchase a mobile home) and the current Affordable Housing Development Program can be utilized to finance development. We have zoning issues that are factors in this type of development.

Beckett noted that the full Consolidated Plan will be online for viewing by March 26 for public comment and will be finalized on April 26 with adoption by City Council.

Neighborhood Concerns & Happenings: Shaffer requested clarification for Friendship House because it asked for \$15,000 for one year and wanted to know if it can apply for next year. The answer is that Public Services can only apply once every three years and Housing & Neighborhood applicants can apply annually.

Staff will be going to all the task forces to discuss the applications and to get the task force rankings for the board meeting on April 6, 2010.

Adjournment: The next meeting is scheduled for April 6, 2010. Meeting adjourned at 4:53 p.m.