

Regular Meeting of the Community Development Board
August 7, 2012

Board Members Present: Kamber Kelly, Emily Shaffer, Patt Leikam, Cindy Sanders, Martha Sanford, Fred Button, Kathleen Candelaria, Trent Currie

Staff Present: Brenda Beckett, Dina Billington-Harmon, Lynda Woods, Denise Bohlman, VISTA Andrew Proctor, VISTA Kelly Fessler

Welcome / Introductions / Announcements: The Community Development Board met at its regular monthly meeting located in the 4th Floor Large Conference Room, Parmly Billings Library, 510 N. Broadway, Billings, Montana. Chair Kamber Kelly called the meeting to order at 3:05 p.m. Guest Susan McAlhaney, the area representative from HUD, was introduced. An assisted homeowner and the homeowner's representative were also introduced, as well as a new VISTA member, Kelly Fessler.

Public Comment: None.

Meeting Minutes: *Fred Button moved that the minutes of the June 5, 2012 meeting be approved as written. Patt Leikam seconded. Motion carried.*

First Time Home Buyer Loan Program – Subordination Request: Dina Billington laid out the basis of the request and provided refinancing documentation from the lending institution. Testimony was heard from the homeowner's representative further supporting the request for subordination of the first time home buyer loan. The Board reviewed the policy for recapturing first time home buyer loan funds. Discussion ensued and options suggested. *A motion was made by Patt Leikam to deny the request for subordination and seconded by Trent Currie. Fred Button opposed the motion; Martha Sanford abstained. The remaining and majority of the board members were in favor of the motion. Motion carries.*

Staff Reports: Lynda Woods began the staff reports by giving an update on the status of the rehabilitation programs.

Housing Rehabilitation Programs – Lynda stated the Minor Home Repair Program was 100% committed and expended. Housing Rehab is 90% committed and there are enough funds available for one more project. Lynda has noticed an increase in the amount of applications received recently. She is finalizing the program development for the Manufactured Home Repair Loan Program and distributing brochures for that program.

First Time Home Buyer – Dina noted there are 144 current first time home buyer applications awaiting funding. Funding is expected to be disbursed very quickly. Susan McAlhaney addressed the Board about reviewing the home buyer files and found them to be in very good order and gave us an A+.

Neighborhood Stabilization Program – Lynda Woods reported that an offer was made on a vacant, foreclosed HUD home located in a low income area in the Heights at 648 Conway. HUD accepted the offer and closing is scheduled for August 30, 2012. The home has 4 bedrooms. Dina continues to search for a qualifying homeowner for the Lynn property.

Kings Green Subdivision – Brenda stated the Phase IV lots are in the process of being presold. Appraisals are coming in pretty low for the southwest corridor area at this time. Construction is anticipated to begin in early Fall.

HOME Monitoring -- Brenda gave an update on the HOME monitoring projects and explained how often on-site visits were conducted. The monitoring for these projects continues throughout the affordability period, which can be up to 20 years. Susan McAlhaney reported she audited the HOME files for the department and they are in good shape. She spoke about pending changes to the HOME program that are expected to take effect in December 2012. Brenda reported that some of those changes are already being implemented in the Community Development office, such as subsidy layering for first time home buyer program. One change that may be necessary is the certification for Dina to conduct home inspections.

Fair Housing Initiative Program (FHIP) Grant -- Brenda reported the final report is done for the FHIP grant. Approximately 20,000 people were served with that project. 37 new products were created, 28 of which are available through the Self Help Law library.

Billings Metro VISTA Project – Brenda introduced each of the six new VISTA members as reported in the June staff report. The Summer Associates are finishing their service and will be leaving on August 10. A total of 49 VISTAs have served or are serving in the Billings area since the project began.

Montana Housing Conference -- Lynda reported that the housing conference at the end of June had the highest attendance of any NeighborWorks housing conference ever. There were many workshops on homelessness. The workshop that Lynda, Brenda and VISTA member Andrew were involved in concerning the 10-year plan on homelessness had the most attendance of any of the workshops there. A Heart Without is a dramatic performance created by a former Billings-MVP VISTA member based on a series of monologues from people experiencing homelessness. The monologues were developed by Venture Theatre from interviews the VISTA conducted with several people who have experienced homelessness. Students from Senior High performed it at the conference and last year as a fundraising event for Billings Community Connect, formerly known as Project Homeless Connect.

Neighborhood Concerns and Happenings:

Emily Shaffer mentioned that Conoco – Phillips 66 will be having its annual Meet and Eat event on September 12th, from 4:30 p.m. to 7:00 p.m., at the Northern Plains Resource Council on South 27th Street. Kathleen Candelaria announced the Magic City Blues Concert in South Park for the second year in a row featuring Allison Krause. The gazebo groundbreaking will follow!

Tentative Schedule: Next Board meeting is scheduled for Tuesday, September 4, 2012, at 3:00 p.m.

Meeting adjourned at 3:55 p.m.