

Regular Meeting of the Community Development Board
October 7, 2014

Board Members Present: Martha Sanford, Trent Currie, Michele Zahn, Katrina Kruger, Kathleen Candelaria

Excused Board Members: Patt Leikam, Kamber Kelly, Fred Button, Neil Kiner

Staff Present: Brenda Beckett, Lynda Woods, Dina Harmon, Gina Simonetti, 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 Ave North, Billings, Montana. Volunteer Chair Trent Currie called the meeting to order at 3:00 p.m. Brenda Beckett announced that Patt Leikam, Kathleen Candelaria, Trent Currie and Katrina Kruger's first terms were ending but they are eligible to serve for a second term and Kamber Kelly's second term is ending in December. The Community Innovations Summit will be taking place on October 29th afternoon at the Babcock Theatre.

Public Comment: None.

Meeting Minutes: *Martha Sanford moved that the minutes of the September meeting be approved as written with an email vote to the missing board members. Katrina Kruger seconded. Motion carried and absent board members approved via email.*

Staff Reports: The monthly reports were sent out from September which everyone received. Staff reviewed and there were no questions from the Board.

- **First Time Homebuyer:** Funding has been committed to 14 households with three buy / sell agreements currently being processed. There is \$284,345 currently available that will assist approximately 35 more households to purchase their first home.
- **Foreclosure Acquisition / Rehab Program:** Funding is 10% committed for the Housing Rehab Program. Six projects are in construction and six homeowners are seeking bids. Funding for the Manufactured Home Repair program is 30% committed. Five homeowners are seeking bids.

Comprehensive Annual Performance Evaluation Report (CAPER) Review: See slides below.

Reschedule November Meeting: Staff recommended having the next Board Meeting on November 3rd since November 4th is Election Day and November 11th is Veteran's Day which the City office is closed both days. An email will be sent out to confirm that the next meeting will take place on November 3rd. *Meeting has been approved for November 3rd.*

Neighborhood Concerns and Happenings: None.

Trent Currie adjourned meeting and the next meeting is set for November 3rd.

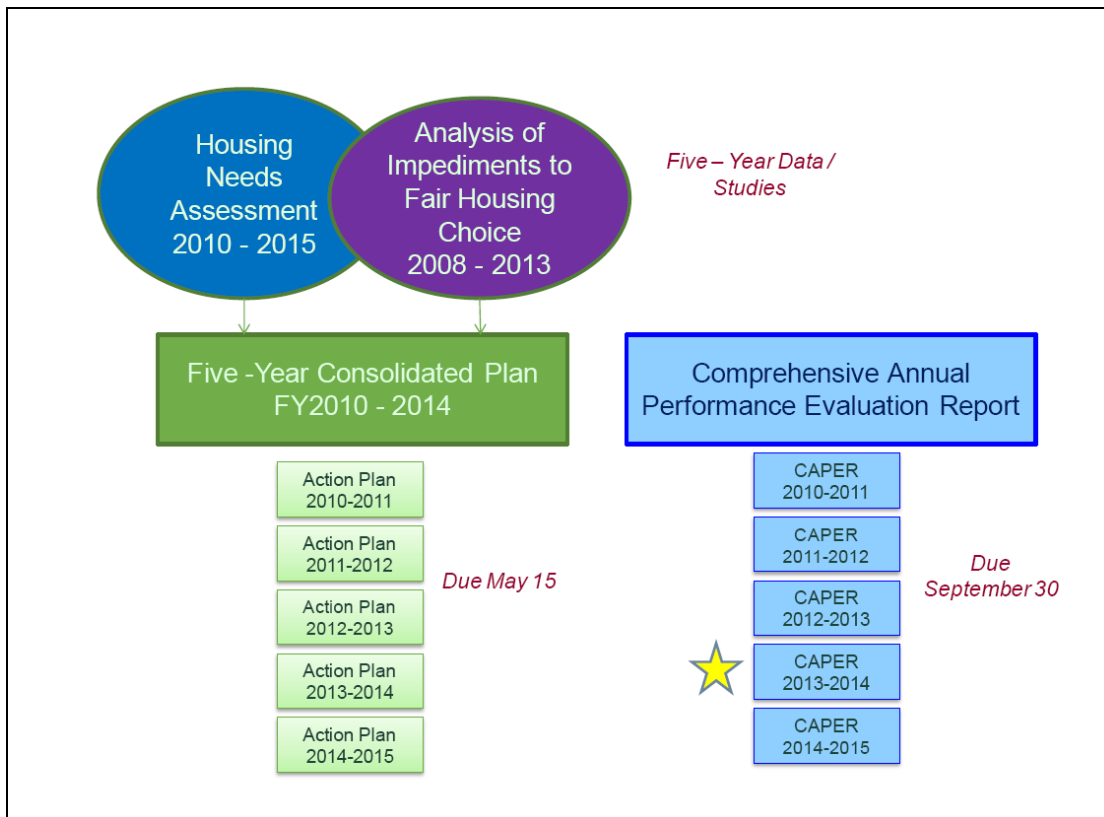
COMPREHENSIVE ANNUAL PERFORMANCE EVALUATION REPORT

FY 2013-2014 CDBG & HOME PROGRAMS

Community Development Division
September 2014

What is the CAPER?

- Comprehensive Annual Performance Evaluation Report
- Report and public comment required
- Covers from July 1 to June 30
- Illustrates progress for the FY2010-2014 Consolidated Plan – fourth year



Five Strategies of the Consolidated Plan

Strategy #1: Promote the **preservation of the existing supply** of safe, affordable housing in the community.

Strategy #2 : Promote **new affordable housing** opportunities.

Strategy #3: Work as an **active partner** with non-profits, neighborhood groups, and others to address housing and community development specific to lower income and special needs households.

Strategy #4: Promote the preservation and **revitalization of the community's older neighborhoods**.

Strategy #5: Provide assistance to **agencies serving lower income households** and special needs populations to assist the homeless, the elderly, minorities and those with disabilities.

Community Development Board

Kamber Kelly, Chair – At Large
Patt Leikam, Co-Chair – Central Terry
Fred Button – At Large
Kathleen Candelaria – South Side
Trent Currie – Southwest Corridor
Neil Kiner – At Large
Katrina Kruger – North Elevation
Martha Sanford – Heights
Michele Zahn – South Side

Financial Resources

CDBG & HOME Funding

Source		Amount	Committed	Expended in FY2013-2014*
CDBG	New Entitlement	\$583,761	100%	\$717,344
	Program Income	\$247,526		
	Reprogrammed Funding	\$115,933		
	TOTAL CDBG BUDGET:	\$947,220		
HOME	New Entitlement	\$309,694	100%	\$536,399
	Program Income	\$0		
	Recaptured / Repayment	\$260,967		
	TOTAL HOME BUDGET:	\$570,661		
Council Reinvestment	\$250,000 allocation released in May 2013		80%	\$200,000
Totals include amounts spent during the current fiscal year, including expenditures from previous years' allocations.				

Total of **all grant** programs managed by the Division:

\$2,220,111

expended and drawn

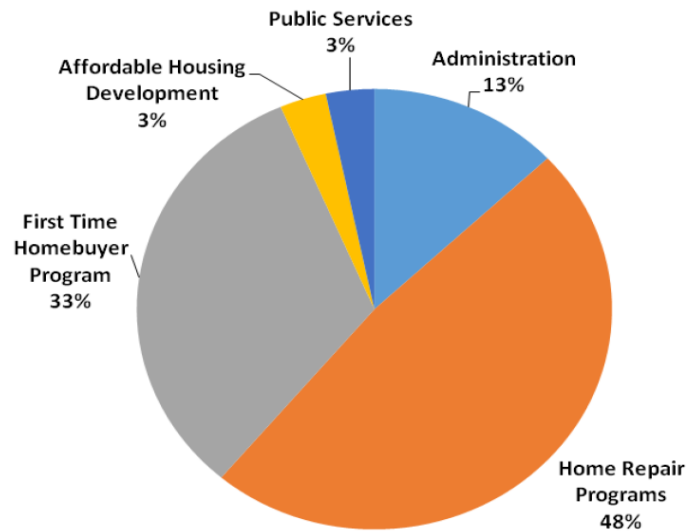
Council Reinvestment Fund

Figures to date...

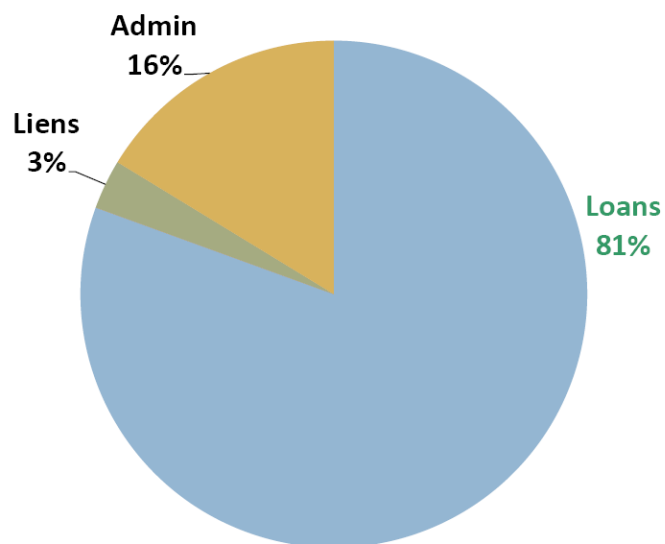
- Available for disbursement on **May 1, 2013**
- **15 households** committed, **80%**
- Average:
 - Assistance: **\$13,000**
 - Mortgage: **\$120,000**
 - Payment: **\$650**
 - Household Income: **\$30,000**
 - Household Size: **3**
 - Interest Rate: **3.5%**

CDBG / HOME Program Allocations

FY13-14 Budget Allocations & Commitments



CDBG / HOME Budget Allocations by TYPE



Grants at 8%
FY2012-2013

Leveraging: **\$7,165,806** **1:4 Ratio**

Home Repair Programs	\$33,000
First Time Home Buyer Program – <i>CDBG</i>	\$2,263,277
First Time Home Buyer Program – <i>HOME</i>	\$3,790,664
First Time Home Buyer Program – <i>City Council Allocation</i>	\$366,543
Foreclosure Acquisition & Rehabilitation Program	\$83,000
VISTA Cash Resources Generated	\$467,467
VISTA In-Kind Resources Generated	\$143,369
VISTA Project Support – Cash Admin	\$18,486

Community Development Additional Grants

Total Grant Awards July 2005 to present:

\$4,276,334

outside of CDBG & HOME

Accomplishments

Strategy A:

Preserve existing housing

# Units	Activity
19	City housing repair programs
17	Energy-efficiency improvements
4	Accessibility improvements for the disabled

Strategy B:

New affordable housing opportunities

# Households	Activity
51	Down payment / closing cost assistance
172	Homebuyer education
49 units completed	Kings Green Phases I – IV

Strategy C:

Partnerships: low income & special needs

Staff Facilitation:
Affordable Housing Task Force
Billings Partners for American Indian Homeownership
Mayor's Committee on Homelessness
AmeriCorps VISTA – Billings Metro VISTA Project

Strategy E:

Assistance to **low income**, homeless, elderly, minorities, those with disabilities

Low Income Categories	Individuals / Households Served this Program Year	
	#	%
Extremely Low Income: Up to 30% AMI	1,424	55%
Very Low Income: 31 – 50% AMI	13	1%
Low Income: 51 – 60% AMI	1,131	44%
Low Income: 61 – 80% AMI	29	1%
Total Low Income Served:	2,597	100%

Strategy E:

Assistance to low income, homeless, **elderly**, minorities, **those with disabilities**

Special Categories	Individuals / Households Served this Program Year	
	#	%
Female Head of Household (with dependents living in home)	27	1%
Disabled	314	12%
Elderly	92	4%
Totals	433	17%
*U.S. Census 2000		

Strategy E:

Assistance to low income, homeless, elderly, minorities, those with disabilities

