

Community Development Division

Information Session:

*CDBG, HOME, Affordable Housing Development,
AmeriCorps VISTA, HOME-ARP, and City Land*

December 16, 2022



Agenda

- CDBG & HOME Allocation Process
- Affordable Housing Development
- AmeriCorps VISTA Host Site Opportunities
- HOME-ARP
- City Land Initiative

Presentation online!

www.BillingsMT.gov/ComDev

CDBG & HOME

Allocation Process

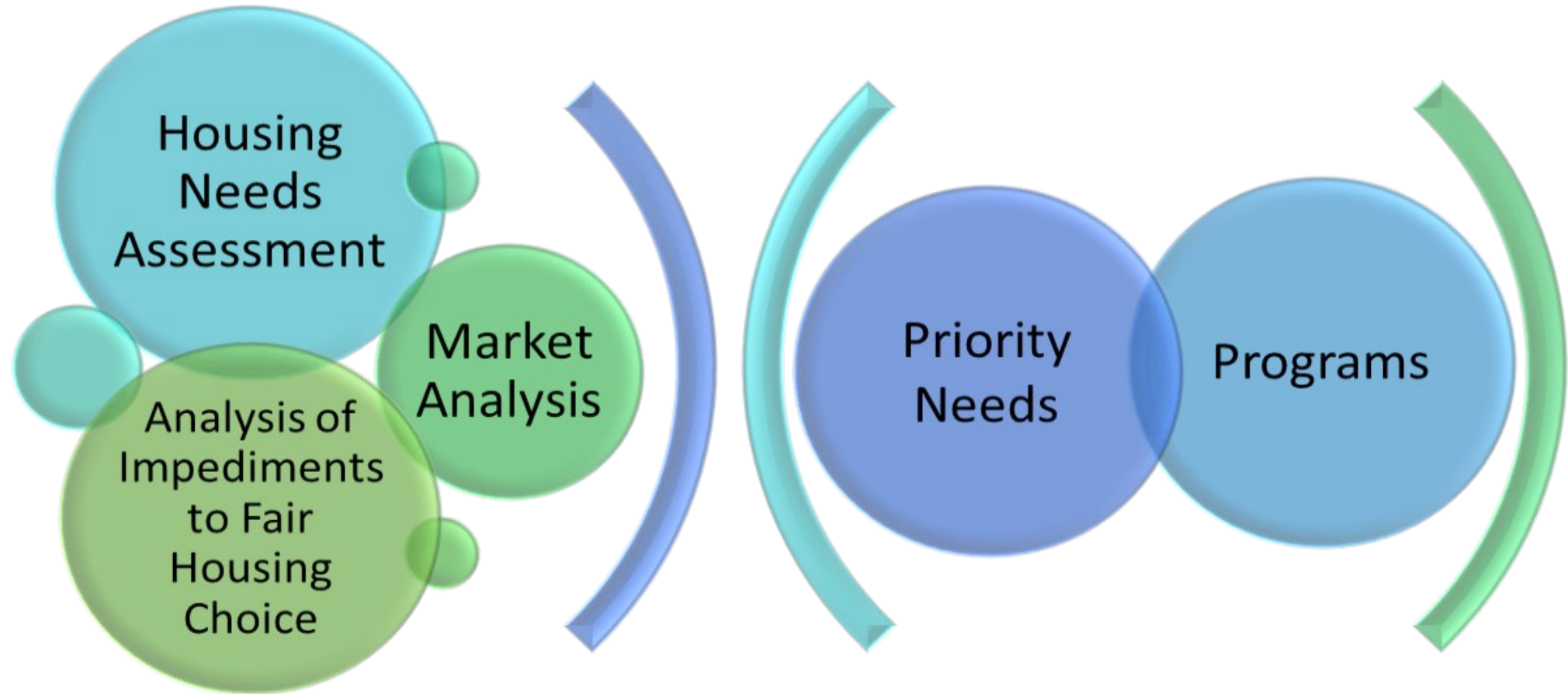
This presentation will be available on the Community Development Website

BillingsMT.gov/ComDev

Consolidated Plan

www.BillingsMT.gov/ConPlan

Data Studies = Key Findings = Priority Needs = City Programs

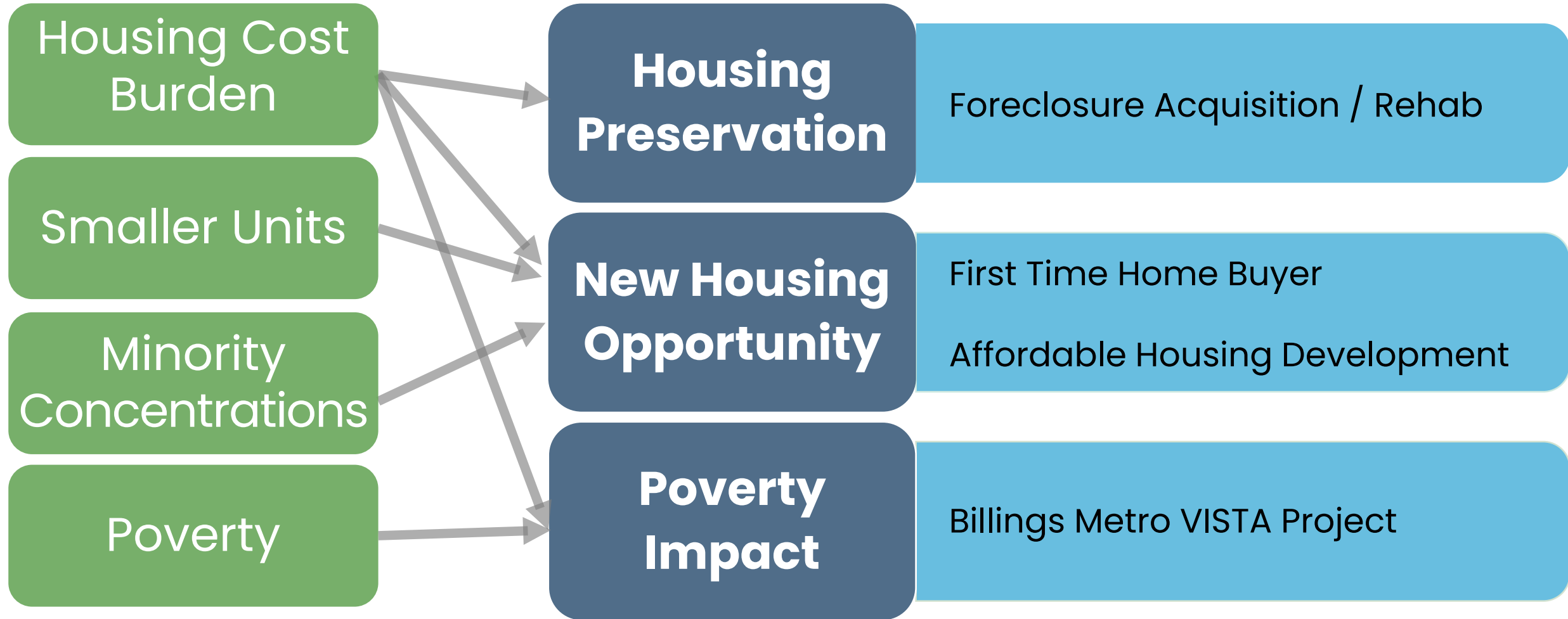


Five Years: 2020 through 2025

Con Plan Findings

Needs & Goals

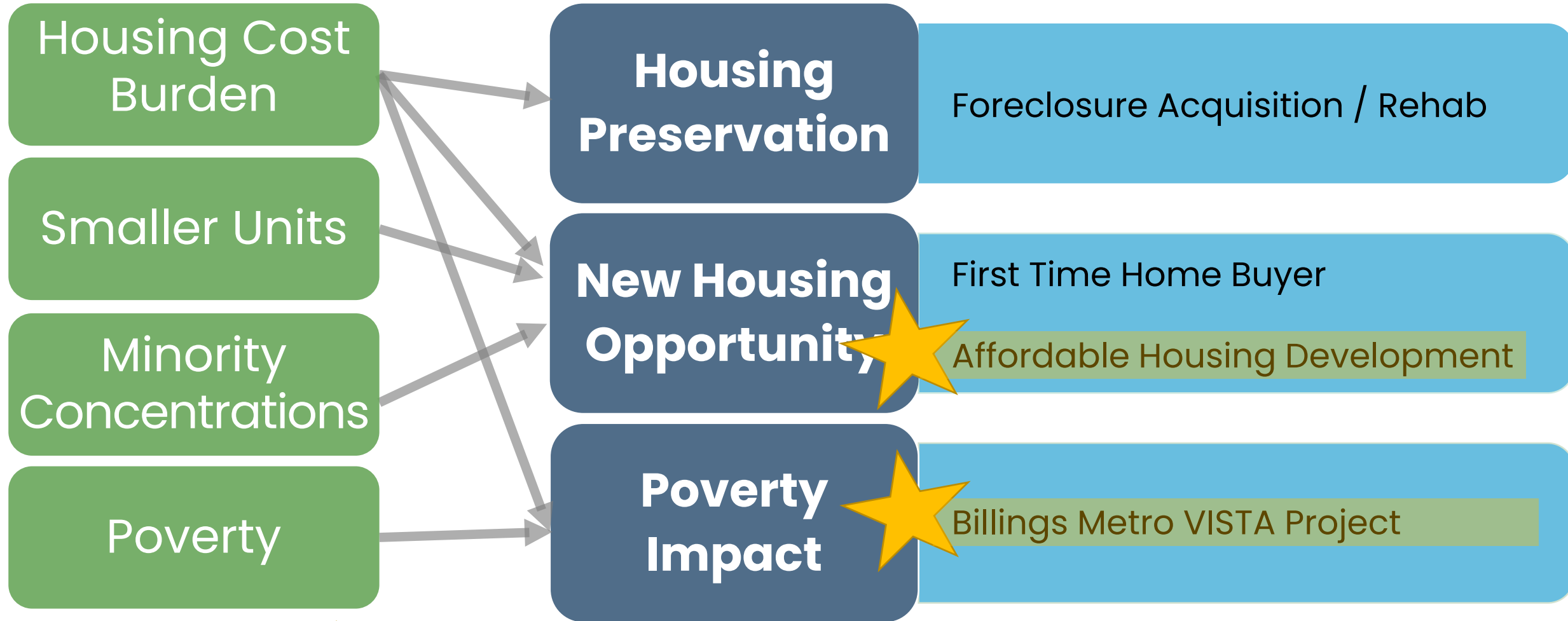
City Programs



Con Plan Findings

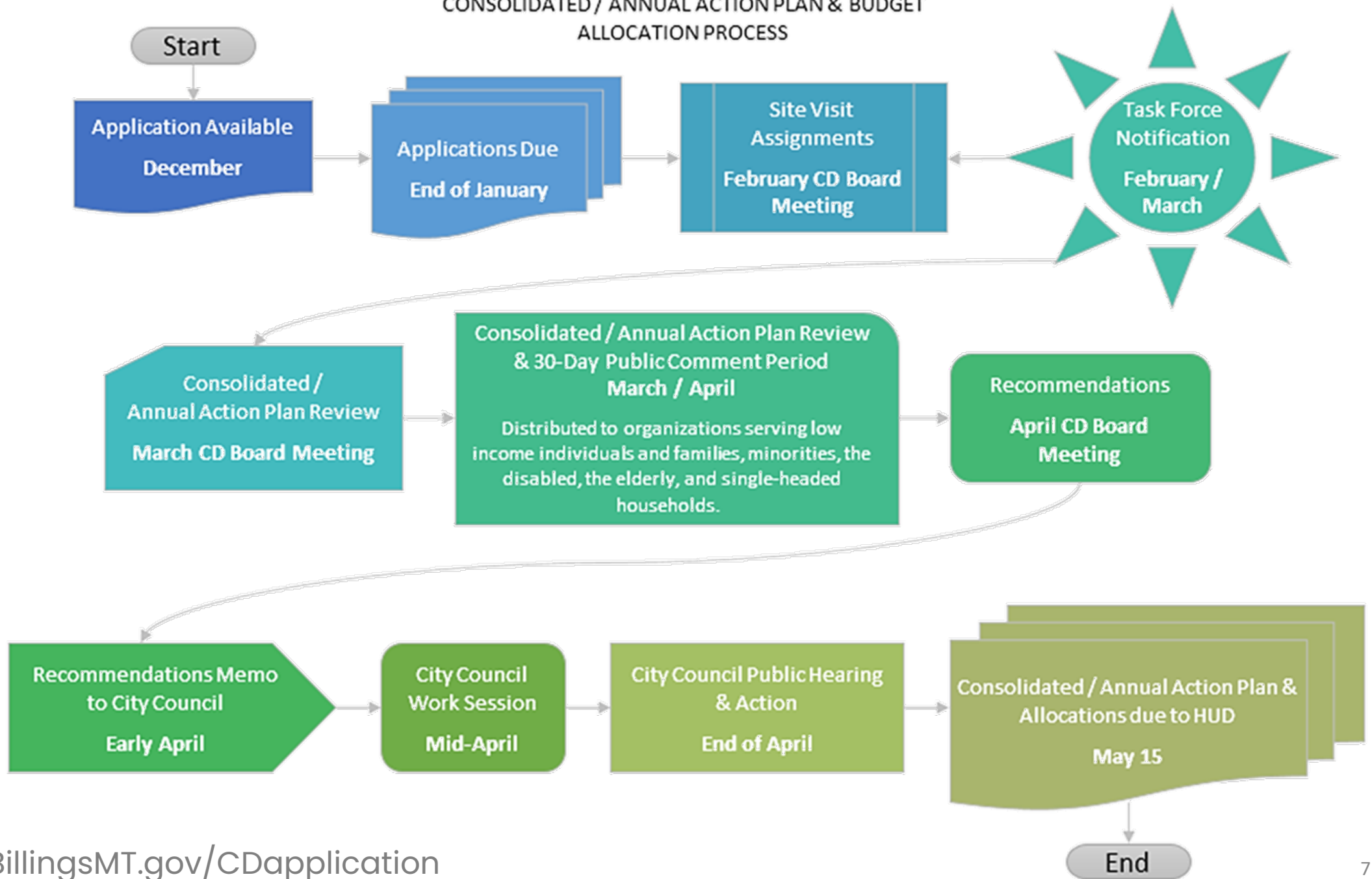
Needs & Goals

City Programs

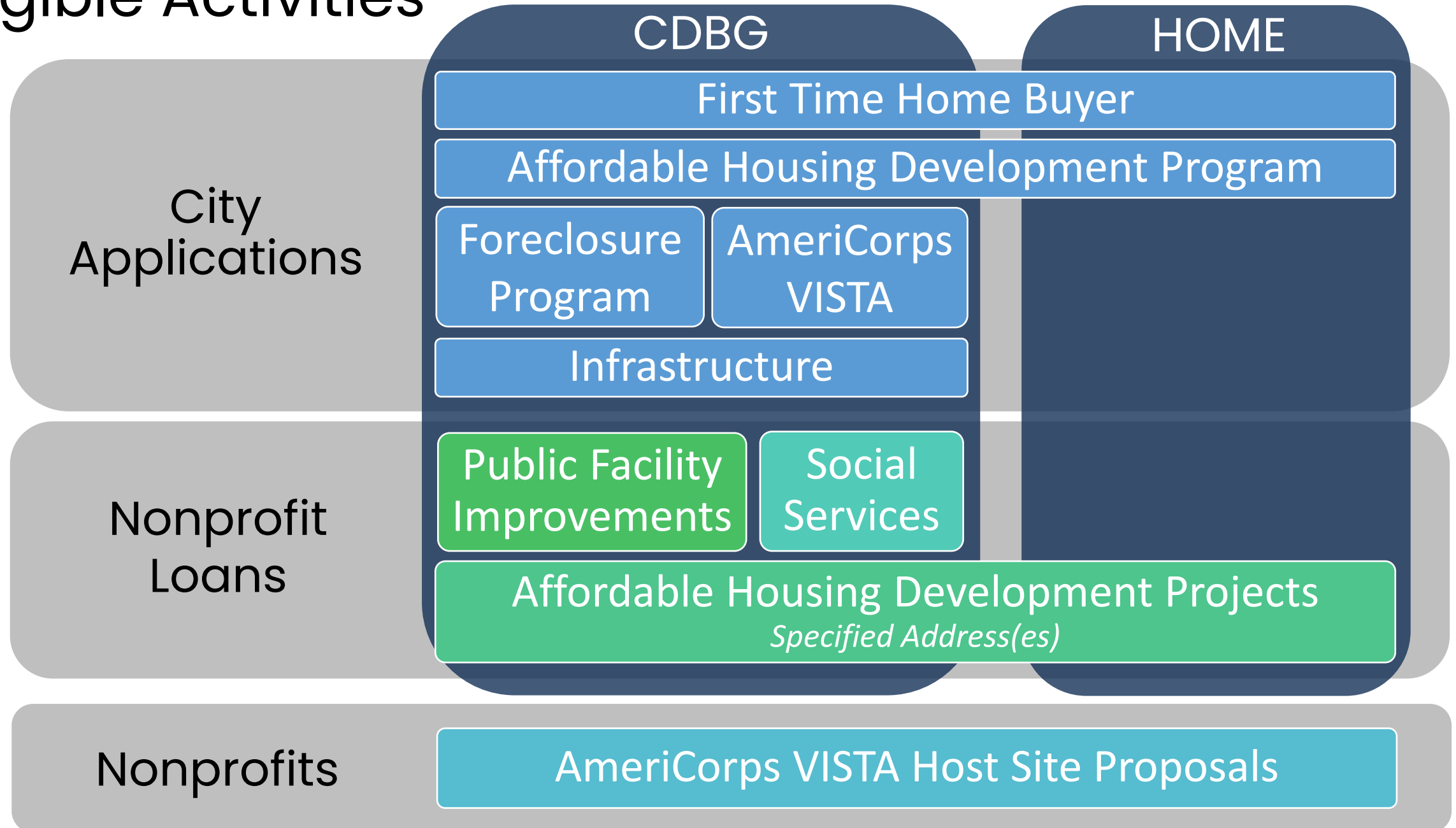


 **Separate application processes**

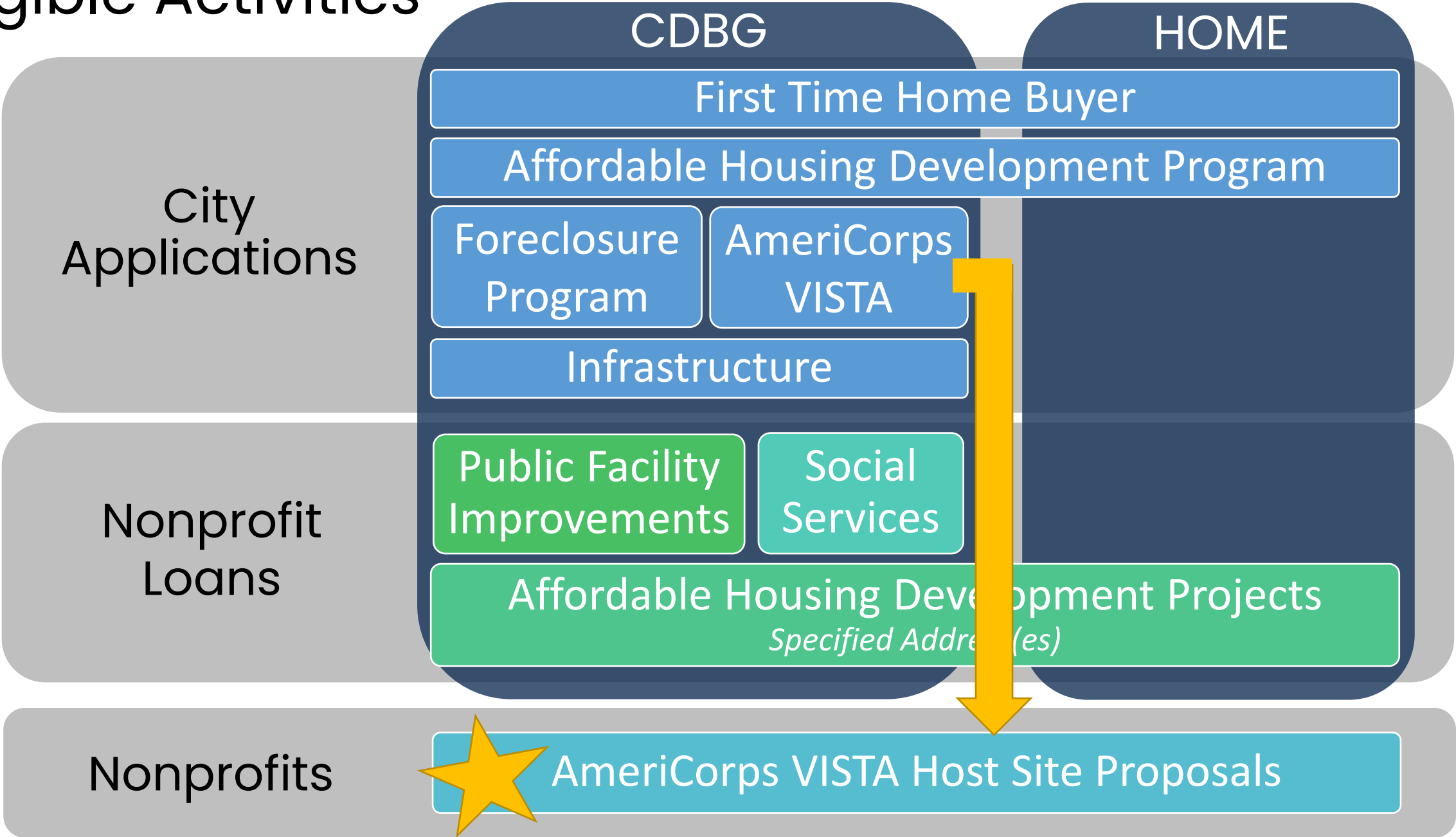
CONSOLIDATED / ANNUAL ACTION PLAN & BUDGET
ALLOCATION PROCESS



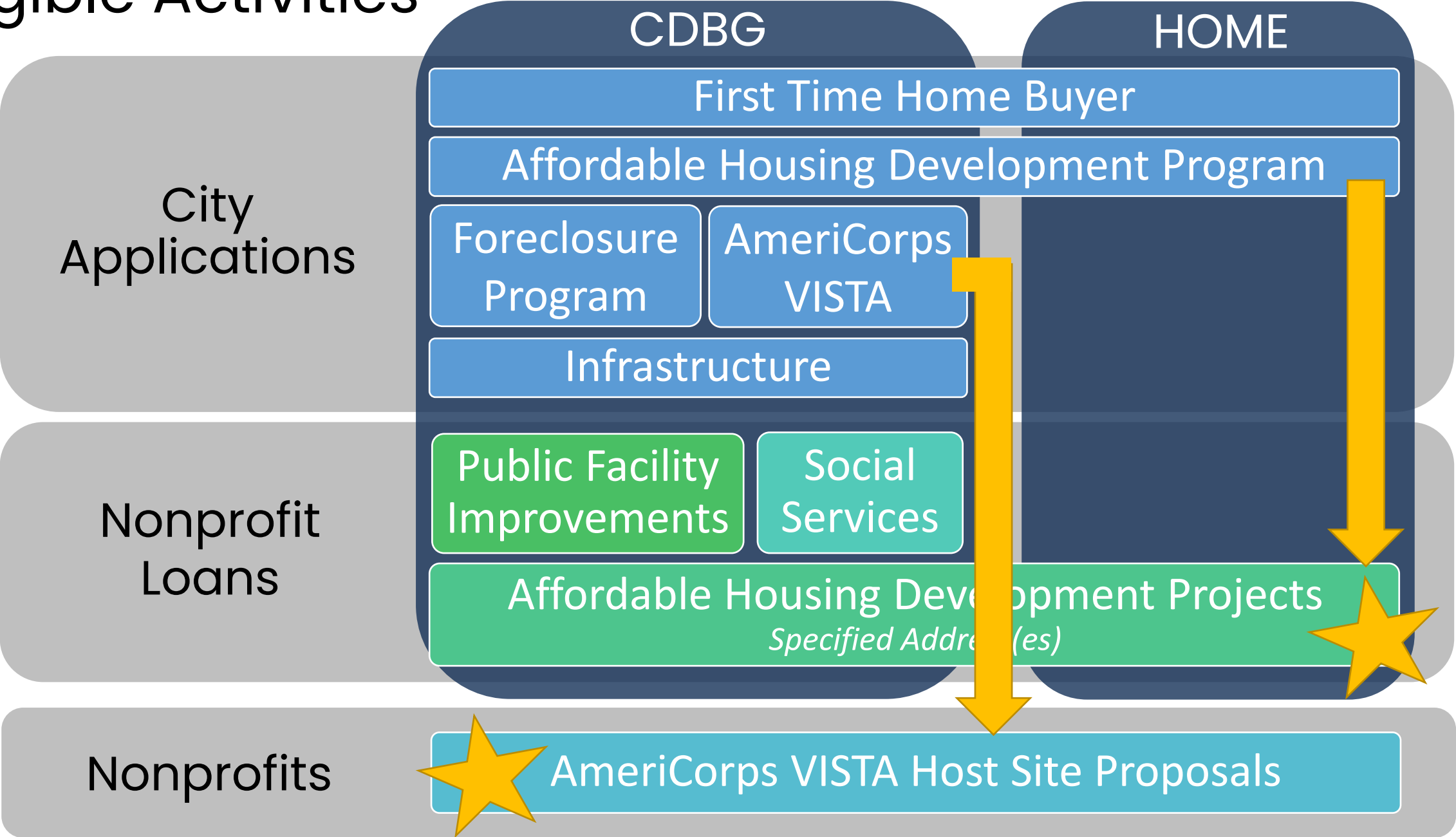
Eligible Activities



Eligible Activities



Eligible Activities



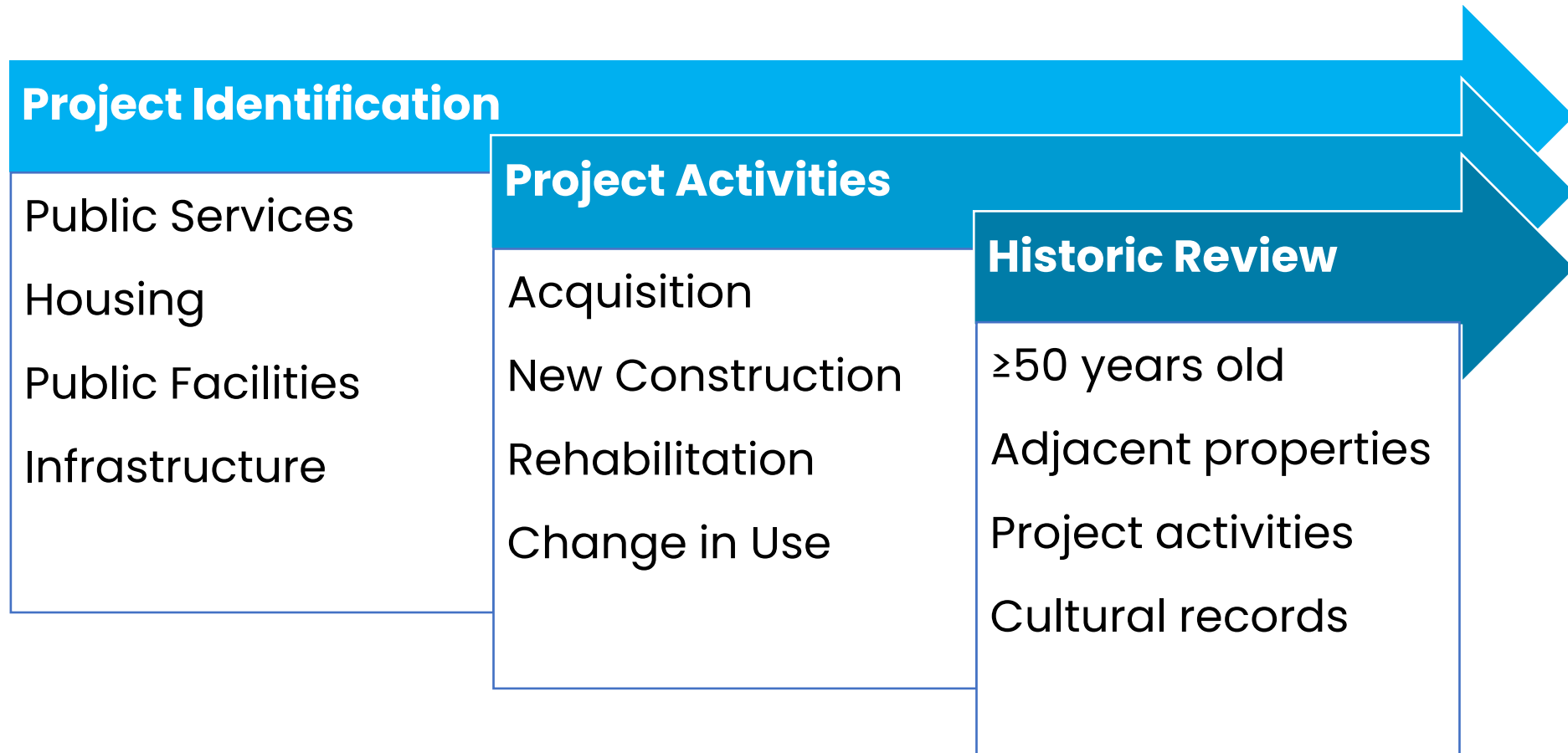
Important Dates

www.BillingsMT.gov/CDapplication

Application Available	December 16
Applications Due	January 20
CD Board Budget Recommendations	April 4
Council Public Hearing & Action	April 24
Plan to HUD	May 15
Plan Year Begins	July 1
Plan Year Ends	June 30

Project Evaluation Process

www.BillingsMT.gov/CDapplication



Environmental Review Record (ERR)

www.BillingsMT.gov/CDapplication

<https://www.ecfr.gov/current/title-24/subtitle-A/part-58>

ERR Levels

Exempt

Categorically Excluded
58.34(a) / 58.35(b)

Full Environmental
Assessment

Review Elements

Floodplain

Wetlands

Noise (airport, railroad,
4-lane road)

Explosives & Flammables
Contamination & Toxic
Substances

Farmland Protection

Water & Aquifers

Wild & Scenic Rivers

Environmental Justice

Review Partners

MT Dept. of Fish, Wildlife &
Parks

U.S. Fish & Wildlife Service

City-County Health

Civil Airport Operators

EPA

MT DEQ

USDA

FEMA

Others

- Online Application, signed by responsible party
- Board of Director List
- Current Bylaws
- Articles of Incorporation
- Treasurer / Financial Report through December 31
- Most Recent Audit / IRS Form 990
- Project Budget & Summary
- If staff position funding requested: Job Descriptions, Personnel Policies, Affirmative Action Policy

CDBG & HOME Application

www.billingsmt.gov/CDapplication

- Guidebook
- PDF Application to assist with preparation
- Online Application Link
- Deadline: **January 20, 2023 by 5:00 p.m.**
- Technical Assistance Available
 - beckettb@BillingsMT.gov
 - rodiert@BillingsMT.gov

Affordable Housing Development

Applications Process

Affordable Housing Development

BillingsMT.gov/chdo

Applications accepted anytime!

The City is a BANK...financing projects

City will not own / manage rentals

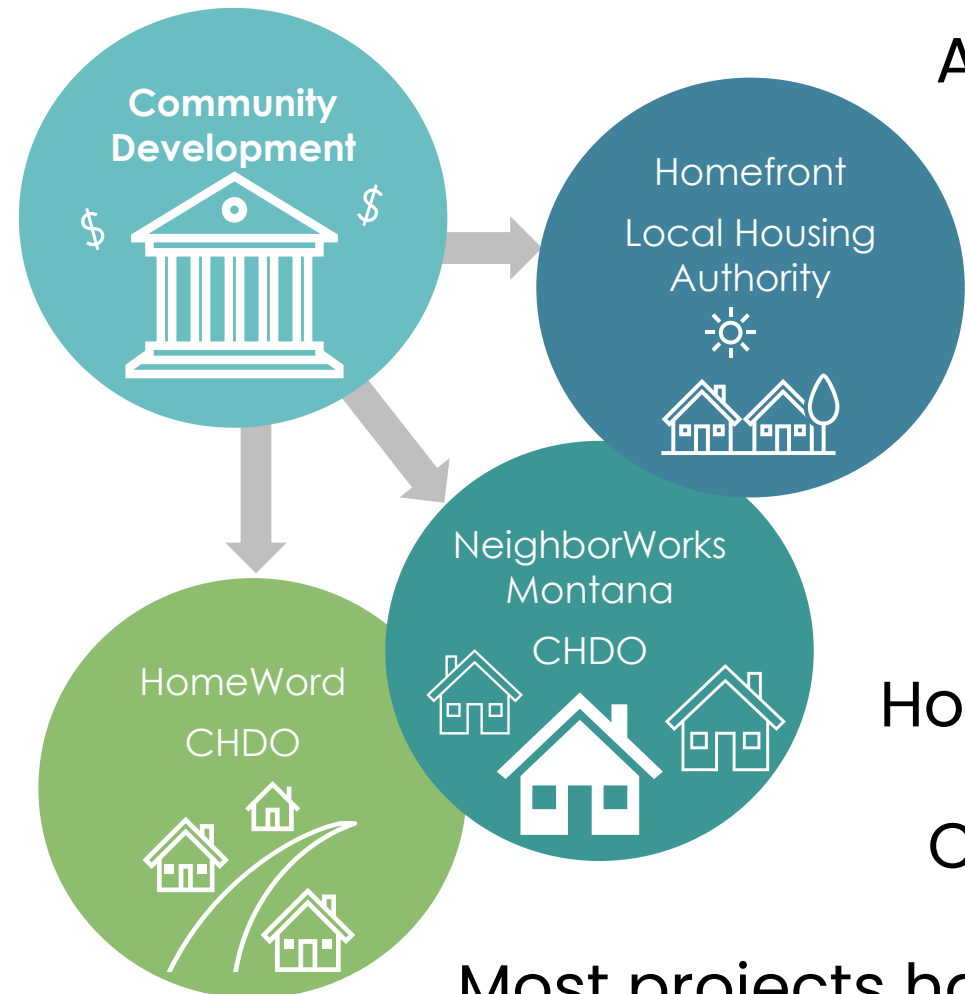
Housing orgs apply to the City for financing and
developers are in short supply

Housing development cycle = **4 years**

City's \$ is a **VERY SMALL** part of overall project \$

Most projects have a lien securing the City's investment

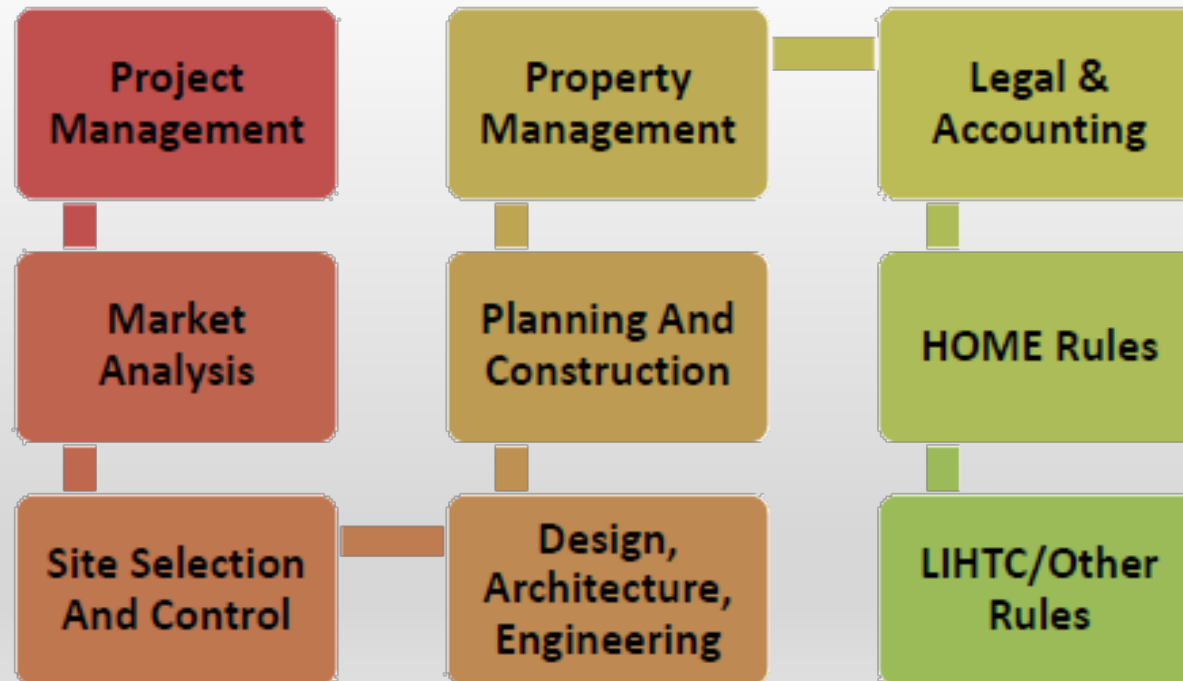
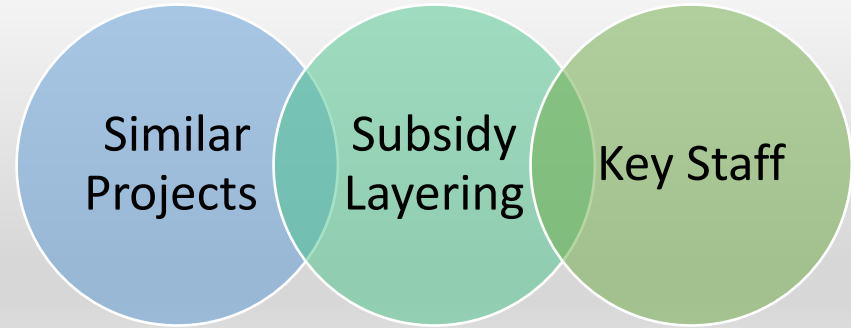
Infrastructure projects are typically grants – they are city streets



Affordable Housing Development

Eligible Applicants

Nonprofits with housing
development experience and
site control



Skills & Abilities

What is a CHDO?!

- Community Housing Development Organization
- $\geq 15\%$ HOME annual allocation to CHDO set-aside
- CHDO's have first preference for HOME funding

The City of Billings currently has two certified CHDOs:

- Homeword
- NeighborWorks of Montana

Eligible set-aside activities w/CHDO acting as an owner, sponsor or developer:

- Acquisition, rehabilitation, new construction of single- or multi-family:
 - Rental Housing
 - Homebuyer Properties
- Direct financial assistance for homebuyers for CHDO-sponsored / developed units

Affordable Housing Development

Infrastructure for 60 Units



307 South Billings Boulevard
NeighborWorks Montana

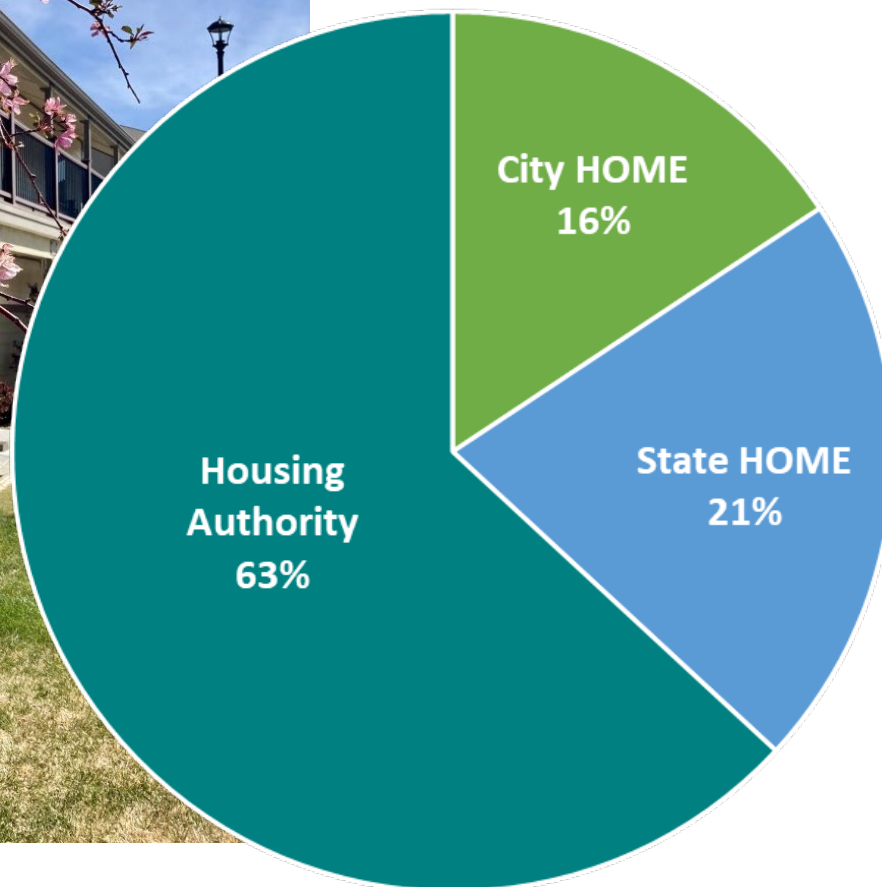


Affordable Housing Development

BillingsMT.gov/chdo



HomeFront
Pheasant Home
16 Units

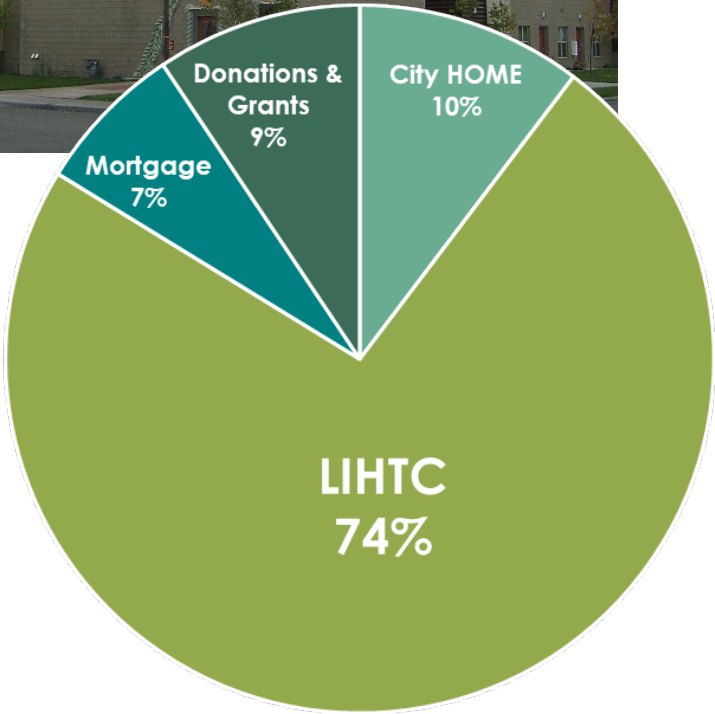


Affordable Housing Development

BillingsMT.gov/chdo

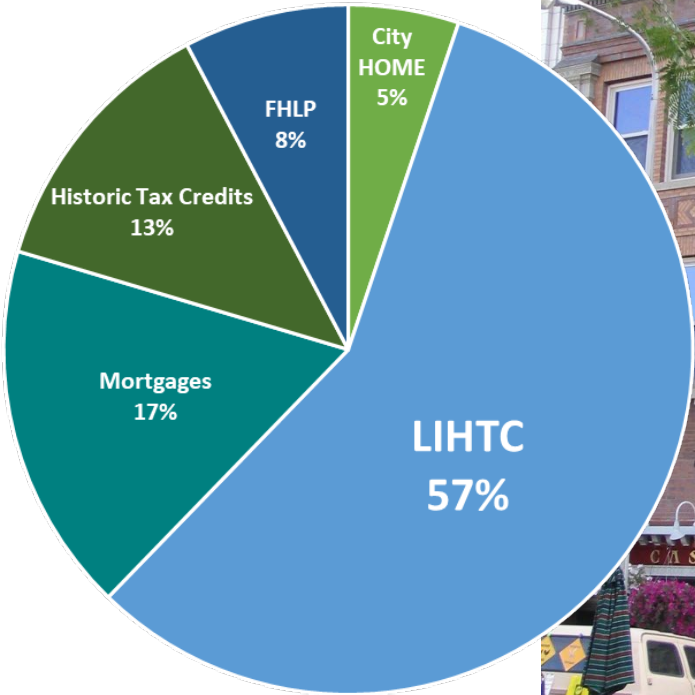


Southern
Lights
20 Units



Homeword

Acme Hotel
19 Units



CD

Acquisition

Rehabilitation

Relocation

Demolition

Reconstruction

Infrastructure

HOME

Acquisition

New Housing Construction

Relocation

Demolition

Reconstruction

Affordable Housing Development

How long does an organization have to comply
w/regulations?

Up to \$15,000	5 years
\$15,000 – \$40,000	10 years
\$40,000+	15 years
Rental New Construction	20 years

Right rent, tenant income, lease, housing quality

Affordable Housing Development

BillingsMT.gov/chdo

	CDBG	HOME
Affordable Housing Development	\$143,830	\$519,975
CHDO Projects		\$106,095
Loan Repayments	\$176,587	\$346,208
Total	\$320,417	\$972,278

Affordable Housing Development (AHD)

- Separate Process & Application billingsmt.gov/AHDinfo
- AHD Application Guidebook [AHDguidebook](#)
- Application Form(Word) [AHDapplication](#)
- Sources & Uses Excel Workbook [AHDsources-uses](#)
- Technical Assistance: dharm@BillingsMT.gov

AmeriCorps VISTA

Request for Proposals

- *National Service Program*
- *Providing resources that directly serve those in need*
- *“...to lift communities out of poverty.”*



AmeriCorps

Billings Metro VISTA Project

www.BillingsMT.gov/vista

- *Established in 2009*
- *Focus Areas*
- *Accomplishments*



- *270 Members*
- *57 Host Sites*
- *\$4.6 + million generated*



National Recognition



tion schools to enhance Aircraft Rescue Fire Fighting (ARFF) training programs and for other educational purposes. The aircraft is International Airport staff greatly appreciate the donation by FedEx Express.

Billings-Metro VISTA Project

V is for VISTA!
The VISTA members celebrate AmeriCorps Week with Mayor Hanel

Since 2007, the Billings-Metro VISTA Project has been working to alleviate poverty in the Billings area. Volunteers in Service to America (VISTAs) come from all over the nation to help people overcome poverty and leave a lasting impact on the community.

restrooms, shower and laundry facilities. Over 9,700 copies of the map and notepad have been distributed! This highly successful project resulted in services to 1,500 clients, heightened capacity for 50 social service organizations, engaged 11 volunteers and generated



AmeriCorps VISTA
December 31, 2020 at 11:15 AM · 🌐

We're ending the year with one of our favorite stories from 2020! Due to COVID-19, Isabel Keddy-Hector had to end her service early as a [Peace Corps](#) member in Panama. Thankfully, when she returned to the U.S. she was able to continue her passion for service with [AmeriCorps](#) as an [#AmeriCorpsVISTA](#) Leader. Be sure to read her story! <https://www.facebook.com/.../a.3472182.../10157184891716363/>

AmeriCorps

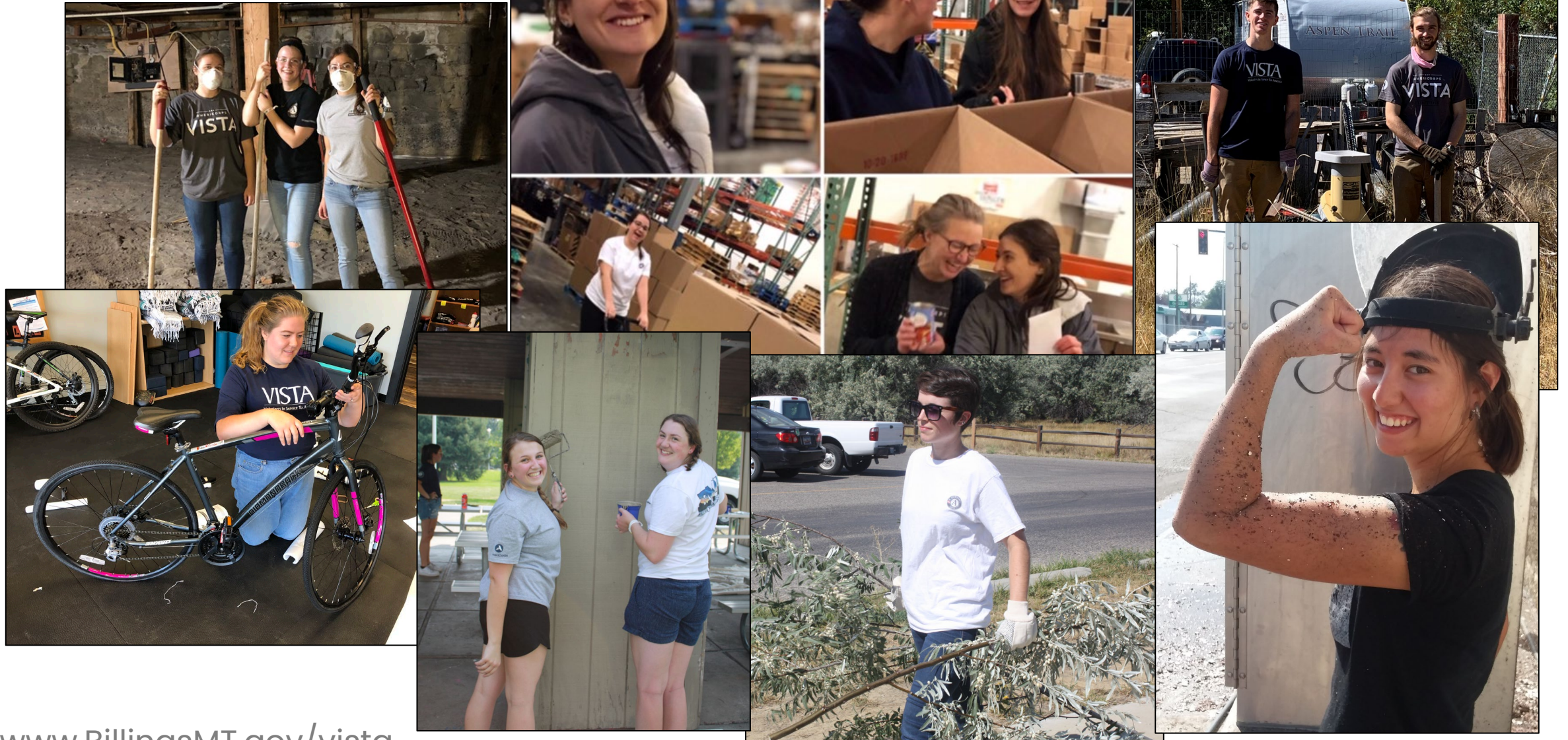
THE BEST OF THE YEAR*

**2020 wasn't great. These stories were.*

Past Projects



Days of Service



Request For Proposals

www.BillingsMT.gov/vista

- Hosting an AmeriCorps Members
- Directly benefit people / poverty impact
- Deadlines:

January 20th, 2023

September 8, 2023





www.billingsmt.gov/hostsite

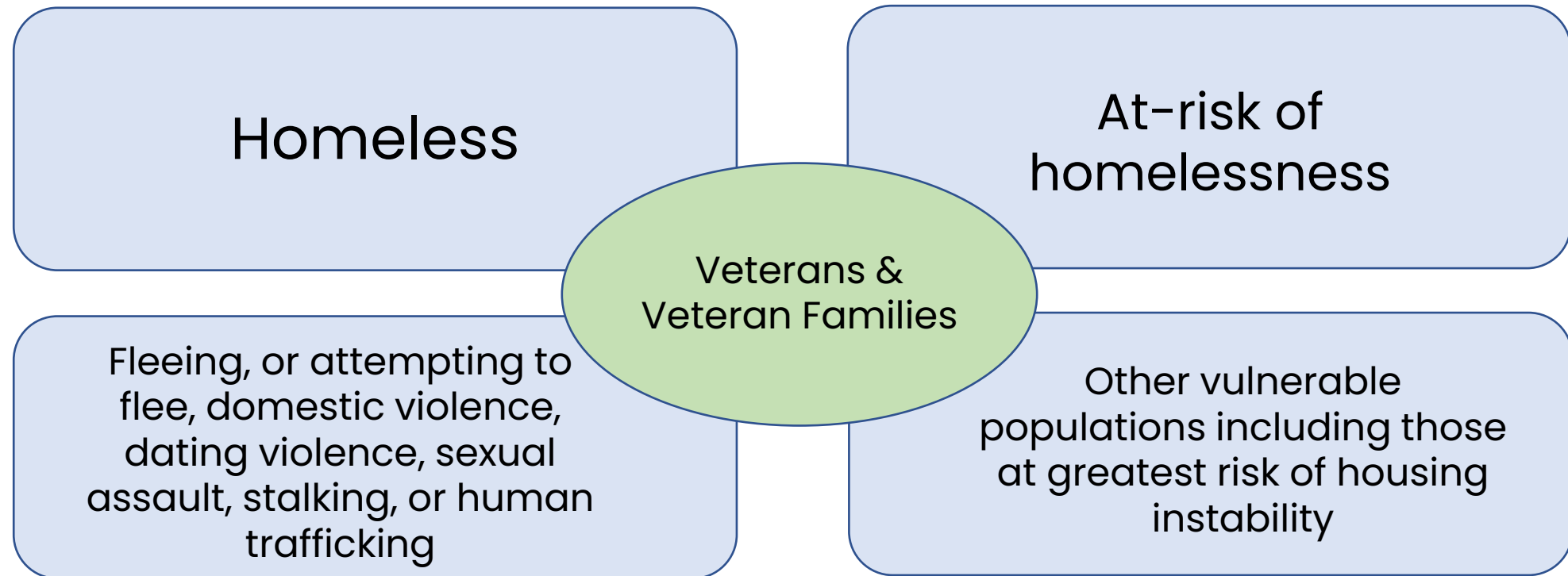
- Guidebook
- Host Site Proposal
- Deadline: **January 20, 2023**
- Technical Assistance Available
 - collinsc@BillingsMT.gov

HOME-ARP

Overview, Process, Timeline

- Approximately **\$969,000** to allocate
- Qualifying Populations
- Eligible Activities
- Program Development & Next Steps

Must Serve ALL Qualifying Populations *within Billings City Limits*



Eligible Activities

www.BillingsMT.gov/HOMEarp

Affordable Housing
Production &
Preservation

Supportive Services
Homeless Prevention &
Housing Counseling

Tenant Based
Rental Assistance
(TBRA)

Non-Congregate Shelter
Purchase & Development

Program Development & Next Steps

www.BillingsMT.gov/HOMEarp

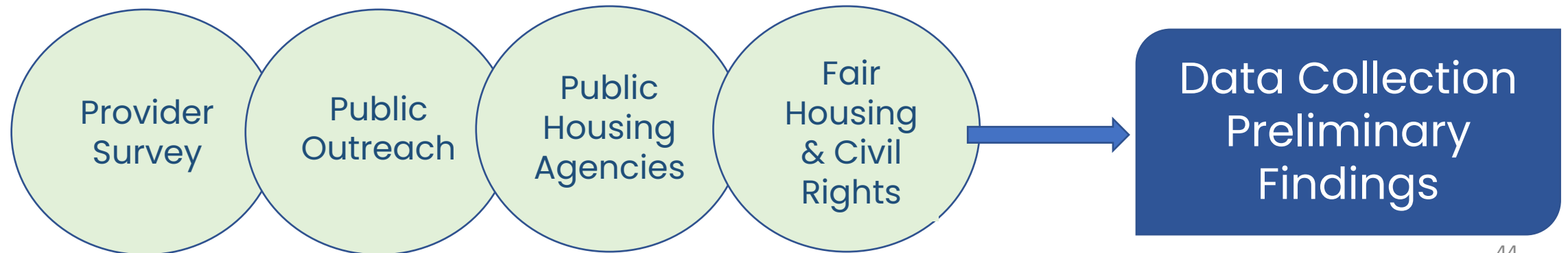
*Funding Award
Program Review
HUD Trainings
Consultation Planning*



**Allocation Plan
Development**

*Deadline: **March 31, 2023***

Public Consultation Process



Complete Needs Assessment & Gaps Analysis

- *Data review*
- *Define unmet Needs of QP's*
- *Housing, Shelter, & Services Inventory*

Finalize Allocation Plan & Submit to HUD

- *Establish Priorities*
- *City approval process*
- *HUD approval process*

Ongoing Program Development

- *Policy & Procedure Development*
- *Application Development, Release, & Review*
- *Funding Allocation Recommendation*
- *Steps for approval*
- *Final Allocation*
- *Ongoing Monitoring*
- *Federal Reporting*

**Expenditure Deadline: September 2030*

Timeline

Public Meeting	December 16
Allocation Plan Draft Review	February 21
Public Comment Begins	February 25
CD Board Recommendations	March 7
Public Hearing	March 13
Allocation Plan Due to HUD	March 31
Applications Released	TBD 2023

www.billingsmt.gov/homearp

- For more information, please contact **Carly Collins**
 - collinsc@BillingsMT.gov
 - (406)247-8675

City Land

Councilmember Rupsis

Council Initiative

- Compile a list of City-owned properties
- Create a process to encourage development proposals

Available City Land

Property Sales Process

1. Council conducts a hearing passing a resolution allowing for disposal
2. All property owners within 300' are notified of the pending sale
3. Proposals or offers are received and reviewed
4. A public hearing is held to consider the proposal or offers

Contacts

- Councilmember Rupsis rupsist@BillingsMT.gov
- Andy Zoeller at zoellera@BillingsMT.gov

Questions?