

# FY2011-2012 Year Two

*of the FY2010-2014  
Consolidated Plan*

## City of Billings Comprehensive Annual Performance Evaluation Report



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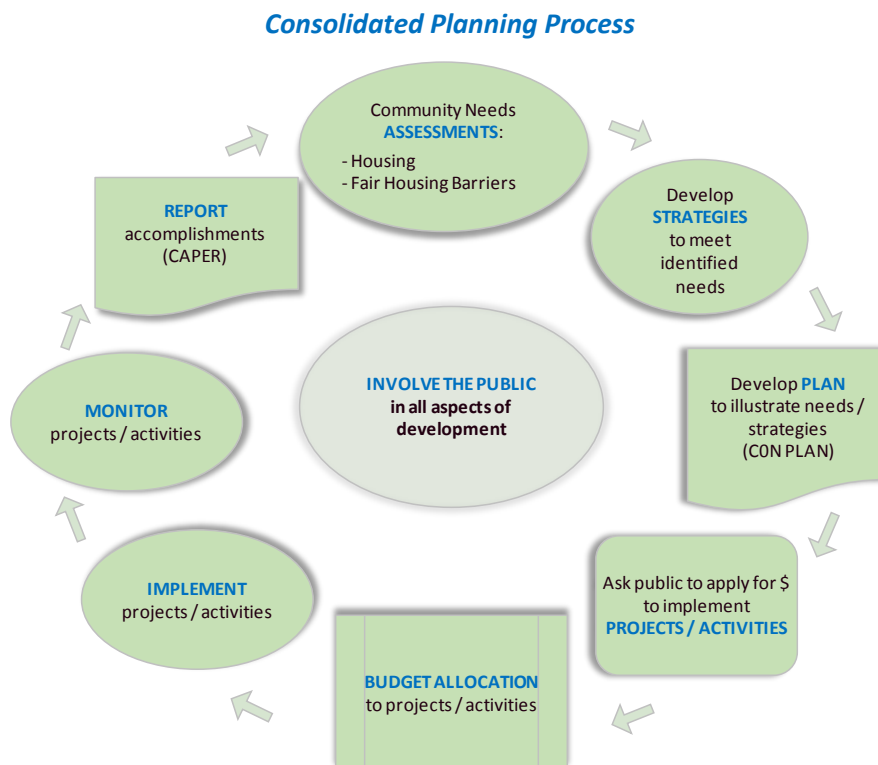
## SECTION I - Executive Summary

### Introduction

Presented herein is the City of Billings FY 2011-2012 Comprehensive Annual Performance and Evaluation Report (CAPER) for the City's federally funded Community Development Block Grant (CDBG) and HOME Investment Partnership Programs (HOME). The FY 2011-2012 CAPER covers the period from July 1 to June 30 and reports on the City of Billings' progress in meeting the goals established in the [FY 2010-2014 Consolidated Plan](#) and the [City's Annual Action Plan](#). Reports utilized to develop the City's Consolidated Plan are also online, including the [Billings Housing Needs Assessment](#) and the [Analysis of Impediments to Fair Housing Choice](#). The City's general website address is [www.ci.billings.mt.us](http://www.ci.billings.mt.us).

The City's Consolidated Plan is a strategic planning document that identifies housing and community development needs and proposes strategies to address those needs with available resources. The Consolidated Plan initiative of the U.S. Department of Housing & Urban Development (HUD) combines the planning, application and reporting requirements of CDBG and HOME programs. Consolidated Plans and CAPERs are also submitted by the cities of Great Falls and Missoula and by the State of Montana. The State's Plan covers areas of Montana, outside Billings, Great Falls, and Missoula.

CDBG and HOME programs covered by the Consolidated Plan must primarily benefit low income persons and are intended nationally to provide decent housing, a suitable living environment, and expand economic opportunities for lower-income individuals. The needs and strategies described in the City's Consolidated Plan outline a specific course of action for the community's housing and community development activities. The City's plan sets forth goals and objectives that are used to measure progress in achieving the strategies described in the plan. The CAPER provides a report on the City's progress in meeting established goals and objectives.



The consolidation of the submission and reporting requirements for the CDBG and HOME programs allows the City of Billings to report on its various housing and community development activities in an effective and coordinated manner. It also reduces the duplication of effort for planning and reporting for these programs and affords the opportunity for citizen participation on the CDBG and HOME programs to take place in a comprehensive context.

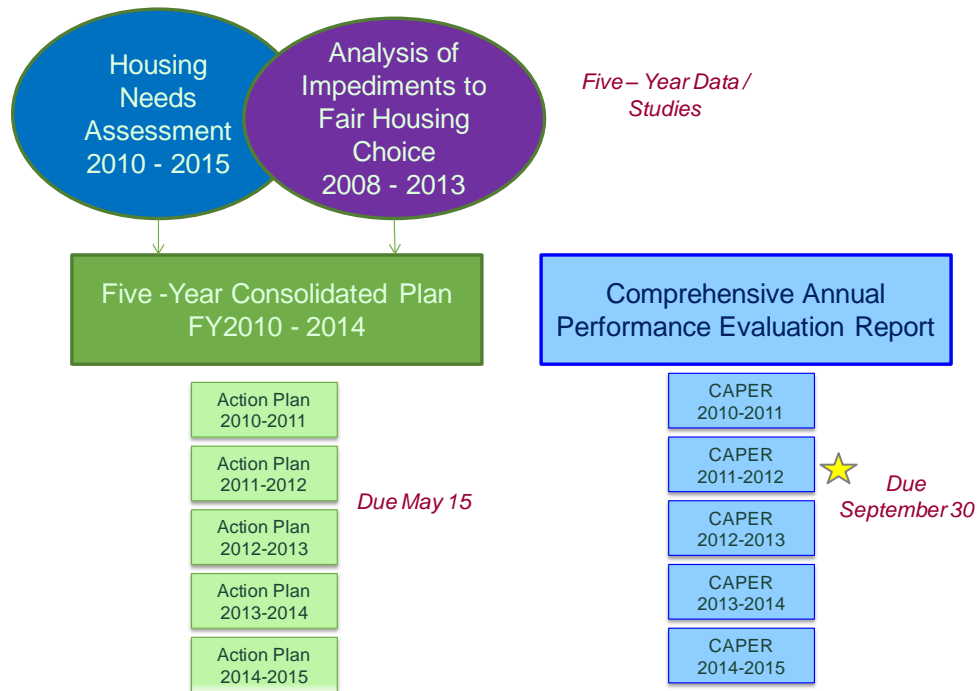
The structure and content of the Consolidated Plan and this CAPER are based on specific HUD requirements. Many terms used in this document are specific to the CAPER process and HUD programs, and the reader may consult the City of Billings Community Development office for assistance with interpretation. Although the Consolidated Plan initiative also covers the Emergency Shelter Grant program (ESG) and Housing Opportunities for Persons with AIDS program (HOPWA), the City of Billings is not an Entitlement City or Participating Jurisdiction for these programs and, as such, strategies for these programs are not included in the City’s Consolidated Plan or CAPER.

### Summary of FY 2010-2014 Consolidated Plan

The Billings City Council approved the FY 2010-2014 Consolidated Plan on April 26, 2010. The development process included the completion of the *Billings Housing Needs Assessment* completed by City-County Planning Division and an *Analysis of Impediments to Fair Housing Choice* completed by Montana State University - Billings.

### Significant Aspects of the Process

The City utilizes significant public comment processes and coordinates input from various organizations and groups in order to maximize collaborative efforts while developing and implementing the Consolidated Plan. Both the *Housing Needs Assessment* and the *Analysis of Impediments to Fair Housing Choice* are utilized by City staff as **primary planning tools** for the development and implementation of Consolidated Plan activities.



## **Consolidated Plan Strategies**

The following strategies were adopted by the City in its five-year Consolidated Plan to address Billings' housing and community development needs based on needs identified in the *Housing Needs Assessment and Analysis of Impediments to Fair Housing Choice*.

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

- Provide direct, affordable financing and assistance to allow low and moderate-income homeowners to perform needed repairs to their homes.
  - Substantial housing rehabilitation for homeowner occupied, single-family units through the City's Housing Rehabilitation Program.
  - Emergency repairs and improvements to single-family and manufactured / mobile-home units through the City's Minor Home Repair program.
  - Provide lead-safe painting program for owner-occupied single-family and manufactured / mobile homes through the City's Painting Program.
- Provide affordable financing and assistance through partnerships to encourage developers and agencies to make needed repairs to existing housing stock for accessibility, safety and affordability, particularly for special needs populations.
  - Wheelchair and accessibility ramps for the disabled.
  - Rehabilitation for single and multi-family units serving special needs populations, including the homeless, the elderly and the disabled.

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

- Encourage the development of new affordable single-family, multi-family, and special needs housing in the community through private developers and nonprofit organizations.
  - New construction and rehabilitation of housing units through the City's Affordable Housing Development Program.
  - Complete Kings Green Subdivision single-family development.
  - Support the efforts of the Housing Authority of Billings to increase and maintain the affordable housing stock in the community through the implementation of their five year plan.
  - Meet Community Housing Development Organization commitment and expenditure deadlines, as required by the HOME program.
- Providing affordable financing and support to increase access to homeownership and further homeownership opportunities.
  - Facilitate access to homeownership through the City's First Time Homebuyer Program.
  - Facilitate affordable financing through the use of the Montana Board of Housing mortgage program.
  - Encourage homeowner education throughout the community and specifically for participants of the First Time Homebuyer Program.
  - Support the efforts of the Billings Partners for American Indian Homeownership to increase homeownership opportunities for American Indians in Billings.

**Strategy C. Work as an active partner with nonprofits, neighborhood groups, and others to address housing and community development specific to lower income and special needs households:**

- Support partnerships and regular meetings to facilitate community participation and collaboration.
  - Provide staff support and facilitation for the following focus / community needs groups:
    - Affordable Housing Task Force.
    - Adjacent Neighborhood Committee.
    - Billings Partners for American Indian Homeownership.
  - Complete the *Analysis of Impediments to Fair Housing Choice* by December 2013 to implement activities for 2014-2019.
- Support task force newsletters and further capacity-building for self-sustainability.
- Encourage activities that promote fair housing and increase awareness of the rights of protected classes.
  - Continue to support organizations with an interest in fair housing in applying for the Fair Housing Initiatives Program grant and facilitate the application if necessary to ensure an application is submitted to HUD annually on behalf of the citizens of Billings.
- Encourage housing, community development organizations, social service agencies and businesses to work together to build strong community structures to better address needs and to respond to opportunities.
  - Provide staff support and facilitation for the Mayor’s Committee on Homelessness.
  - Assist in the implementation of Welcome Home Billings, the City’s ten-year plan to impact homelessness.

**Strategy D. Promote the preservation and revitalization of the community’s older neighborhoods:**

- Preserve the housing stock in older lower income neighborhoods.
- Encourage infill development of vacant lots and redevelopment of substandard properties in lower income neighborhoods:
  - Provide financing through the Affordable Housing Development Program.
  - Promote the redevelopment of the 27<sup>th</sup> Street Corridor for remaining properties purchased through the CDBG and Tax Increment District programs.
  - Support activities that provide amenities, neighborhood stabilization and maintain infrastructure needs of older lower income neighborhoods.

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

- Provide CDBG Public Service funding to nonprofit organizations to provide basic needs assistance, job training and employment opportunities.
  - Provide CDBG Public Service funding allocation for basic needs assistance and supportive services.

## Major Initiatives & Highlights

The City made significant strides in meeting the needs established through the Consolidated Plan through various strategies identified below.

Strategies	FY2011-2012 Accomplishments
A: Promote the preservation of the existing supply of safe, affordable housing in the community.	43 units were rehabilitated through City-supported programs.
	Of these units, 22 received energy-efficiency improvements.
	16 units resulted in accessibility improvements for the disabled.
B: Promote new affordable housing opportunities.	21 households achieved home ownership through the City's First Time Homebuyer program.
	The City has assisted a total of 545 households achieve homeownership since the mid-1990s.
	193 households received pre-purchase homebuyer education.
C: Active partnerships with non-profits, neighborhood groups and others to address housing and community development specific to lower income and special needs households.	<p>City staff facilitated the following partnerships:</p> <ul style="list-style-type: none"> <li>- Affordable Housing Task Force</li> <li>- Adjacent Neighborhood Committee (<i>moved to Planning Division this year</i>)</li> <li>- Billings Partners for American Indian Homeownership</li> <li>- Neighborhood Task Forces (<i>moved to Planning Division this year</i>)</li> <li>- Mayor's Committee on Homelessness</li> </ul>
	7 AmeriCorps*VISTA members were placed in Billings to support poverty / homelessness impact initiatives in addition to 12 Summer Associate members. A total of 43 members have been placed in Billings since 2007 and total project financial impact is valued at \$2.2 million.
D: Promote the preservation and revitalization of the community's older neighborhoods.	A community garden was established in a low income area in the Billings Heights; <i>Whitetail Run Community Garden</i> .
E: Provide assistance to agencies serving lower income and special needs populations, particularly the homeless, the elderly, minorities and those with disabilities.	A total of 2 organizations were funded through Public Service Activities.
	1,500 individuals were served through Public Service activities this year, including reports from three-year grantees.

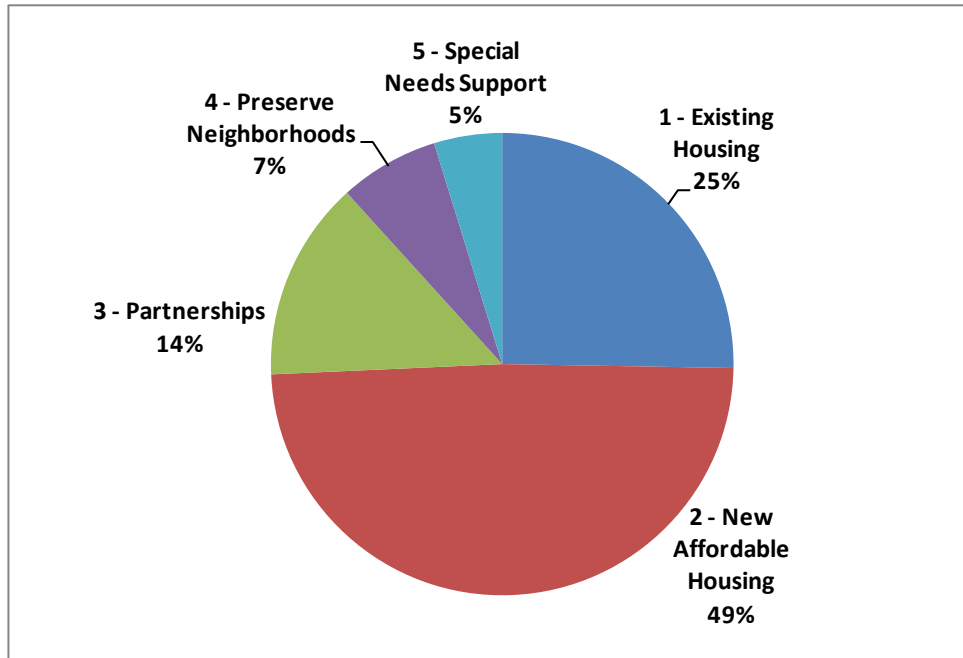
## SECTION II - Funding Resources & Distribution Summary

### CDBG & HOME Funding, Expenditure Limits

The Community Development Division received funding from CDBG and HOME based on Federal formula grants as an entitlement. All funding has been committed and City staff has drawn \$### for eligible expenditures for activities conducted within the City of Billings limits.

Source		Amount	Committed	Expended in FY2011-2012*
CDBG	New Entitlement	\$646,256	100%	\$791,986
	Program Income	\$72,025		
	Reprogrammed Funding	\$12,063		
	<b>TOTAL BUDGET:</b>	<b>\$730,344</b>		
HOME	New Entitlement	\$473,640	100%	\$594,400
	Program Income	\$0		
	Recaptured / Repayment	\$162,211		
	<b>TOTAL BUDGET:</b>	<b>\$635,851</b>		
CDBG-R	Formula Grant of \$190,430 in FY2008-2009		100%	\$9,246
<i>Totals include amounts spent during the current fiscal year, including expenditures from previous years' allocations.</i>				

**Funding Commitments for CDBG and HOME by Consolidated Plan Strategy**



### **CDBG & HOME Administration / Public Service Allocations**

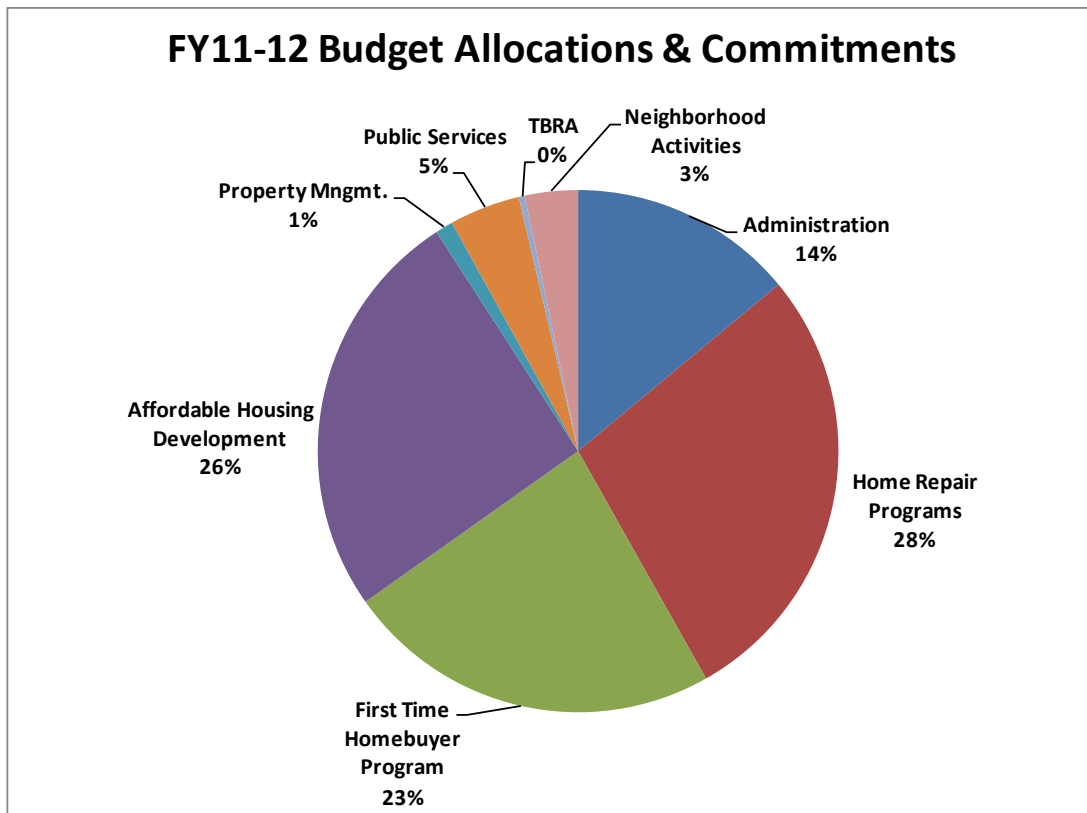
CDBG administration and planning activities were budgeted at \$143,656 which is 20% of the new CDBG allocation (\$646,256) in addition to eligible program income left over from the previous year and including income from the current year (\$72,025). The proposed budget also includes \$12,063 in projects which were cancelled or completed and reimbursements from the Minor Home Repair and Special Assessment Grant programs, which cannot be included in administration cost calculations. One hundred percent of available funding will be targeted to benefit the low to moderate income households.

HOME administration activities were budgeted \$47,364 which includes 10% of new HOME revenue (\$473,640). As First Time Homebuyer funding returned to the City prior to the affordability period expiring is considered “recaptured” funding, no additional “program income” has been received and considered eligible for additional administration expenses.

The amount of funding allocated to CDBG Public Service Activities was \$60,000. This amount is well below the maximum allowable allocation of 15% prior year income (15% of \$112,240 is \$16,836) and the new CDBG allocation (15% of \$646,256 is \$96,938), totaling \$113,774. No additional reprogrammed funding was available from Public Service prior year commitments.

### **CDBG & HOME Program Allocations**

The majority of funding received from CDBG and HOME was allocated home repair programs, including activities such as Housing Rehabilitation loans and Minor Home Repair grants. The First Time Homebuyer program was also highly funded for down payment and closing cost assistance. The Affordable Housing Development program allocation supported site improvements for the final phase of the Kings Green project.





# PROJECT SUMMARIES

## Housing and Neighborhood Activities

*FY2011-2012 Consolidated Plan*

#	Organization Name	Project Name	Award Amount
HN-01	City of Billings	CDBG Administration	\$143,656
<p><i>General CDBG administration expenditures and salary and benefits for Community Development Block Grant (CDBG) Program. CDBG resources also provide the resources for administration of other grants related to community development received by the City.</i></p>			
HN-02	City of Billings	HOME Administration	\$47,364
<p><i>General HOME administration expenditures and salary and benefits for the HOME Program Coordinator.</i></p>			
HN-04	City of Billings	Affordable Housing Development - HOME	\$350,000
<p><i>The Affordable Housing Development program provides grants or deferred loans as gap financing to developers for affordable housing projects. These projects can range from multi-family apartments to single-family developments.</i></p>			
HN-06	City of Billings	First Time Homebuyer Program - HOME	\$233,087
<p><i>Assists low to moderate income first time home buyers with down payment and closing costs. Assistance is based on household size and income.</i></p>			
HN-06	City of Billings	First Time Homebuyer Program - CDBG	\$86,285
<p><i>Assists low to moderate income first time home buyers with down payment and closing costs. Assistance is based on household size and income.</i></p>			
HN-07	City of Billings	Minor Home Repair Program	\$30,000
<p><i>The City of Billings offers a Minor Home Repair Program for low and very low income homeowners. This program is intended to revitalize established neighborhoods and preserve the existing affordable housing stock through the completion of emergency repairs to stick built homes and essential repairs to mobile/ manufactured housing.</i></p>			
HN-08	City of Billings	Housing Rehabilitation	\$300,000
<p><i>Housing rehabilitation assistance is available to low and moderate income homeowners and staff costs to implement the program. This program is intended to revitalize established neighborhoods and improve the City's affordable housing stock by providing financing options to eligible homeowners. The Low Interest Loans provide an affordable home improvement financing. options for homeowners who are at or below 80% of the area median income. The Deferred Loans are intended for very low-to-low income applicants (below 60% of the area median income).</i></p>			
HN-10	City of Billings	Property Management	\$15,000
<p><i>Funds will be used to pay existing SIDs and maintain weeds and snow on property previously acquired through the CDBG Program. These properties are primarily located along South 27th Street, the Kings Green Subdivision and the Neighborhood Stabilization Program for property management.</i></p>			
HN-11	City of Billings	Special Assessment Grants Program	\$35,000
<p><i>Funds will be used to provide grant funds to lower income households impacted by Special Improvement District assessments for public improvements in lower income areas, such as curb, gutter &amp; sidewalk projects. As Special Improvement Districts are formed and assessed to property taxes, these funds are utilized to pay off SIDs for lower income residents.</i></p>			

#	Organization Name	Project Name	Award Amount
HN-12	Housing Authority of Billings	Section 8 Deposit Assistance	\$5,000
<i>Deposit assistance for housing assistance program participants served by the Housing Authority of Billings.</i>			
HN-13	Rebuilding Together Yellowstone County	Rebuilding Together - 2011 Projects	\$10,000
<i>Funds will be used to assist up to 5 low to moderate income homeowners with home repairs such as weatherization and replacement of furnaces.</i>			
HN-14	Adult Resource Alliance	Minor Home Repair	\$5,000
<i>The Minor Home Repair Program provides low-cost safety-related repairs (e.g. electrical, plumbing, carpentry and disability access) to low-income elderly homeowners.</i>			
HN-15	Housing Authority of Billings	Whitetail Sq. Park / Community Garden	\$45,000
<i>CDBG funds will assist with the specific park / community gardens for the Whitetail Run Subdivision and will be used for the construction of the actual park and community garden elements.</i>			
<b>Total Awards:</b>			<b>\$1,305,392</b>



## PROJECT SUMMARIES

### Public Service Activities

*FY2011-2012 Consolidated Plan*

#	Organization Name	Project Name	Award Amount
PS-2	Southside Senior Center	Kitchen Equipment	\$30,000
<i>Funding would be used to purchase equipment for the Southside Senior Center kitchen. The Southside Senior Center is a community center for seniors, families and other organizations. The facility has a congregate meal program and senior activities daily. The non-profit organization is run by a board and is responsible for the upkeep and maintenance of the facility. The Council on Aging used the site for the Meals-On-Wheels Program while they were transitioning into their new kitchen. A larger kitchen would accommodate seniors, as well as other activities, for the center.</i>			
PS-3	Tumbleweed Runaway Program, Inc.	Services for Runaway/Homeless Youth	\$30,000
<i>Funds will be used to provide direct services to homeless, runaway and street youths as well as you at high risk of becoming homeless and/or runaway.</i>			
<b>Total Awards:</b>			<b>\$60,000</b>

**Funding Status of CDBG & HOME Accounts**

<b>Fiscal Year</b>	<b>CDBG</b>	<b>As of June 30, 2012</b>
<b>2009-2010</b>	Special Assessment Grants	<b>14,331</b>
	Property Management	<b>4,456</b>
	Neighborhood Stabilization	<b>14,775</b>
<b>2010-2011</b>	Special Assessment Grants	<b>35,000</b>
	Senior Helping Hands	<b>9,962</b>
	Family Service, Inc.	<b>21,795</b>
	Property Management	<b>19,800</b>
	Living Independently for Today & Tomorrow	<b>1,250</b>
	Minor Home Repair Program	<b>98</b>
	Community Housing Resource Board	<b>8,338</b>
	Professional Services	<b>13,299</b>
	Interfaith Hospitality Network	<b>7,526</b>
	Easter Seals PLAY Program	<b>6,630</b>
<b>2011-2012</b>	Special Assessment Grants	<b>35,000</b>
	Alliance Minor Home Repair	<b>3,410</b>
	Property Management	<b>15,000</b>
	Housing Rehabilitation Program	<b>21,437</b>
	Rebuilding Together	<b>5,268</b>
	CDBG First Time Homebuyer	<b>8,199</b>
	Tumbleweed Runaway Program	<b>19,674</b>
<b>Fiscal Year</b>	<b>HOME</b>	<b>As of June 30, 2012</b>
<b>2010-2011</b>	Homeward Pre Development Loan	<b>24,975</b>
	Homeward Project	<b>433,975</b>
	First Time Homebuyer Program	<b>5,428</b>
<b>2011-2012</b>	HAB Section 8 Deposit Assistance	<b>1,852</b>
	Kings Green Phase IV	<b>67,789</b>
	First Time Homebuyer Program	<b>25,414</b>

### **CDBG & HOME Program Income**

Program income received during the most recent completed fiscal year over the estimated amounts budgeted in January for the upcoming year will be included as revenue in the next fiscal year. Revenue received for the completed FY 2011-2012 include:

<b>CDBG</b>	
Miscellaneous Revenue ( <i>Account 70-16</i> )	\$0
Homebuyer Loan Principal ( <i>297 70-22</i> )	\$10,000
Housing Rehab Repayment ( <i>296/297 71-20</i> )	\$110,143
Minor Home Repair Repayment ( <i>71-22</i> )	\$10,210
Special Assessment Repayment ( <i>71-23</i> )	\$0
Loan Interest ( <i>276 63-20</i> )	\$5
Interest on Deferred Loans ( <i>276/296/297 63-25</i> )	\$78
<b>TOTAL FY 2011-2012 CDBG Program Income</b>	<b>\$199,292</b>
<b>HOME</b>	
First Time Homebuyer Recaptured Funds ( <i>71-26</i> )	\$211,979
Repayment Income ( <i>71-25</i> )	\$6,500
Repayments ( <i>70-24</i> )	\$1,500
<b>TOTAL FY 2011-2012 HOME Program Income</b>	<b>\$219,979</b>

### **Neighborhood Stabilization Program**

The Billings City Council approved a Substantial Amendment to the City of Billings' Annual Action Plan for FY2008-2009 on January 26, 2009 to utilize funds provided under the Housing and Economic Recovery Act of 2008 (HERA) (Pub. L. 110-289, 122 Stat. 2654, enacted July 30, 2008) through the HUD Neighborhood Stabilization Program (NSP). The geographic area covered in the Action Plan and amendment is the City of Billings municipal boundaries, with priority emphasis on areas with a high foreclosure risk in low income task force areas.

The NSP provides \$19.6 million in CDBG funds to the Montana Department of Commerce (MDOC) to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within communities. In addition, the funds can be used to purchase foreclosed or abandoned homes and to rehabilitate, resell, or redevelop these homes in order to stabilize neighborhoods and stem the decline of house values of neighboring homes.

The City of Billings was awarded \$569,314 from MDOC and has utilized program funding in a manner that complies with regulations established by HUD. This includes obligating funding via contract for service within 18 months of HUD's approval of the MDOC's Action Plan Amendment and full expenditure of obligated funds within 48 months of HUD's approval date.

### **Neighborhood Stabilization Program Income**

Approximately \$300,000 in program income was anticipated from the initial sale of vacant and foreclosed homes to low income households as acquisition funds are repaid to the City. The City received \$179,722 from the sale of two properties during this fiscal year. Funding will be utilized to further the goals of the NSP program until July 30, 2013. Funding received thereafter is subject to the requirements of the CDBG program.

### ***CDBG Stimulus Funding***

The City received HUD notice of an additional \$190,430 in stimulus funding (CDBG-R) subsequent to the American Recovery and Reinvestment Act of 2009 (Public Law 111-5) signed into law by President Obama on February 17, 2009. Staff has fully implemented and closed out this program, which provided funding specifically for energy-efficiency and conservation upgrades in addition to providing funding for down payment and closing costs. Ten low-income households have been assisted through this program and have achieved homeownership with cost containment for utilities for years to come. The City fully expended this fund during the fiscal year. Program income is not expected until present homeowners sell or refinance their homes.

### ***Fair Housing Initiatives Program***

The City of Billings was awarded \$125,000 through a competitive HUD process to carry out fair housing education and outreach activities from May 1, 2011 through April 30, 2012. Funding for full drawdown of this account was submitted to HUD during this fiscal year and the City does not expect to receive program income for investments made in this program.

**SUMMARY OF SPECIFIC OBJECTIVES & ACCOMPLISHMENTS - TABLE 3A**

July 1, 2011 through June 30, 2012

<i>Strategy</i>	<i>Objective</i>	<i>Activity</i>	<i>HUD Objective Category</i>	<i>Measurement Type</i>	<i>Five-Year Goals</i>	<i>FY11-12 Goals</i>	<i>FY11-12 Outcomes</i>	<i>% 5-Yr Goal Met</i>	<i>HUD Objectives / Outcomes</i>	<i>Funding Source</i>	
A: Promote the preservation of the existing supply of safe, affordable housing in the community.	Provide direct, affordable financing and assistance to low-income homeowners for the completion of needed repairs.	Housing Rehabilitation Loan Program	Owner Housing	Housing Units	50	10	10	46%	SL-2	CDBG	
		Acquisition / Weatherization	Owner Housing	Housing Units	1	0	0	100%	SL-3	CDBG-R	
		Minor Home Repair Program	Owner Housing	Housing Units	100	5	18	30%	SL-2	CDBG	
		Painting Program	Owner Housing	Housing Units	10	0	0	50%	SL-2	CDBG	
		Neighborhood Stabilization Program	Owner Housing	Housing Units	4	0	0	75%	EO-2	NSP	
	Provide financing and assistance through partnerships to facilitate needed repairs for special needs populations.	Wheelchair and accessibility ramps	Rental & Owner Housing	Ramps - Housing Units	30	0	10	57%	DH-1	CDBG	
		Rehabilitation for special needs populations	Owner Housing	Housing Units	15	3	5	60%	DH-2	CDBG	
	Benchmark Performance Measures	# units rehabilitated through City programs:					-	28	-	-	-
		# units rehabilitated through partnership programs:					-	15	-	-	-
		% of total funding allocated to enhance existing housing:					-	25%	-	-	-
		# units resulting in energy-efficiency improvements:					-	22	-	-	-
# units resulting in ADA improvements:					-	16	-	-	-		

Strategy	Objective	Activity	HUD Objective Category	Measurement Type	Five-Year Goals	FY11-12 Goals	FY11-12 Outcomes	% 5-Yr Goal Met	HUD Objectives / Outcomes	Funding Source
B: Promote new affordable housing opportunities.	Encourage the development of new affordable single-family, multi-family and special needs housing in the community through private developers and non-profit organizations.	Affordable Housing Development Program	Rental & Owner Housing	Housing Units	100	0	0	0%	SL-2	CDBG & HOME
		Complete Kings Green single-family development	Owner Housing	Housing Units	14	10	0	29%	SL-2	HOME
		Support the efforts of the Housing Authority of Billings	Rental & Owner Housing	Five-Year Plan Implemented	1	0	1	100%	DH-2	CDBG & HOME Admin
		Meet CHDO commitment / expenditure deadlines	Rental & Owner Housing	Years in compliance	5	1	1	40%	SL-2	HOME
	Provide affordable financing and support to promote homeownership opportunities.	First Time Homebuyer Program	Owner Housing	Households	175	20	21	35%	SL-2	CDBG & HOME
			Owner Housing	Cumulative Households (June 1, 2009: 484)	659	-	545	-	-	-
		First Time Homebuyers - MBOH Loan Use	Owner Housing	Households	35	3	10	60%	DH-2	-
			Owner Housing	Leveraged Funding	\$4M	\$0.8M	\$1026,364	62%	-	-
		Homebuyer Education	Rental & Owner Housing	Households	1,000	100	193	37%	EO-3	CDBG & HOME
		Billings Partners American Indian Homeownership	Rental & Owner Housing	Homeownership Rate (1992 benchmark: 22%)	40%	No new data available	35%	-	EO-1	CDBG & HOME Admin
	Benchmark Performance Measures	% of total funding allocated to promote new housing opportunity:					-	49%	-	-

<i>Strategy</i>	<i>Objective</i>	<i>Activity</i>	<i>HUD Objective Category</i>	<i>Measurement Type</i>	<i>Five-Year Goals</i>	<i>FY11-12 Goals</i>	<i>FY11-12 Outcomes</i>	<i>% 5-Yr Goal Met</i>	<i>HUD Objectives / Outcomes</i>	<i>Funding Source</i>
C: Active partnerships with non-profits, neighborhood groups and others to address housing and community development specific to lower income and special needs households.	Support partnerships and regular meetings to facilitate community participation and collaboration.	Affordable Housing Task Force	Rental & Owner Housing	Monthly Meetings	50	10	9	38%	DH-2	CDBG & HOME Admin
		Adjacent Neighborhood Committee	Community Development, Special Needs	Quarterly Meetings	20	4	4	40%	SL-1	CDBG Admin
		Billings Partners American Indian Homeownership	Community Development, Special Needs	Monthly Meetings	50	10	10	40%	EO-1	CDBG & HOME Admin
		Analysis of Impediments to Fair Housing Choice completed in December 2013 to implement activities for 2014-2019	Community Development, Special Needs	Analysis / Plan completed	1	-	<b>Contract Completed, AI Pending</b>	0.2%	SL-1	CDBG & HOME Admin
	Support task force newsletters and further capacity-building for self-sustainability.	Task Force newsletter support	Community Development, Special Needs	Newsletters / Post Cards	50,000	2,500	0	28%	SL-1	CDBG Admin
	Encourage activities that promote fair housing and increase awareness of the rights of protected classes.	Continue to support organizations with an interest in fair housing to apply for FHIP, facilitate application if necessary	Community Development, Special Needs	Annual submission of FHIP grant representing residents of Billings	5	0 or 1	1	-	SL-1	CDBG Admin
	Encourage collaboration to better address needs and to respond to opportunities for special needs populations.	Mayor's Committee on Homelessness	Community Development, Special Needs	Meetings	50	6	7	36%	EO-3	CDBG Admin
		Assist in the implementation of Welcome Home Billings, the City's ten-year plan to impact homelessness.	Community Development, Special Needs	Completed FY09-11 & FY11-13 Action Plans	2	1	1	100%	SL-1	CDBG Admin
			Community Development, Special Needs	Completed FY09-11 & FY11-13 Performance Reports	2	1	1	50%	SL-3	CDBG Admin
		Facilitate AmeriCorps*VISTA application and pursue project status	Community Development, Special Needs	Annual submission of VISTA grant application / VISTA member placements	5	1	1	40%	EO-1	CDBG and VISTA Admin

Strategy	Objective	Activity	HUD Objective Category	Measurement Type	Five-Year Goals	FY11-12 Goals	FY11-12 Outcomes	% 5-Yr Goal Met	HUD Objectives / Outcomes	Funding Source
C: Active partnerships, continued.	Benchmark Performance Measures	% of total funding allocated to support partnerships:				15%	14%	-	-	-
		% of total funding (or \$ amount) to support fair housing initiatives: <i>Note: An additional \$106,656 has been leveraged to match this grant.</i>				-	\$273,108	-	-	CDBG
		# fair housing complaints referred to HUD (track only if FHIP award is granted):				-	74	-	-	CDBG Admin & FHIP
D: Promote the preservation and revitalization of the community's older neighborhoods.	Preserve housing stock in older, lower-income neighborhoods.	See objectives / activities / goals outlined in Strategy A				-	-	-	SL-1	-
	Infill development of vacant lots and redevelopment of substandard properties.	Affordable Housing Development Program	Rental & Owner Housing	See goals for Strategy B		-	-	-	SL-3	CDBG & HOME
		Redevelopment 27th Street Corridor	Neighborhood Revitalization	Redevelopment Projects	1	1	0	100%	SL-3	CDBG Admin
	Support activities that provide amenities, neighborhood stabilization and maintain infrastructure needs.	Tree Program	Owner Housing	Individuals	50	0	0	0%	SL-3	CDBG
		Neighborhood improvements through the Capital Improvement Plan (CIP)	Infrastructure, Neighborhood Revitalization, Public Facilities	CIP Years Implemented	5	1	1	40%	SL-3	-
		Special Assessment Grants	Owner Housing, Infrastructure	Housing Units	20	4	0	15%	SL-2	CDBG
	Benchmark Performance Measures	% of total funding allocated to preserving older neighborhoods:				3%	7%	-	-	-
E: Provide assistance to agencies serving lower income and special needs populations, particularly the homeless, the elderly, minorities and those with disabilities.	Provide CDBG Public Service funding and HOME Tenant-Based Rental Assistance (TBRA) for deposits to non-profit organizations and provide assistance for supportive services, including job creation.	CDBG Public Service and HOME TBRA funding allocations for basic needs assistance and supportive services	Economic Development, Special Needs, Public Services	Years Funding Committed	5	1	1	40%	EO-1	CDBG & HOME
			Economic Development, Special Needs, Public Services	Organizations	20	2	2	40%	EO-3	CDBG & HOME
	Benchmark Performance Measures	% of total funding to support basic needs of special and lower-income populations:				-	5%	-	-	CDBG & HOME

<b>Benchmarks</b>		<b>Five-Year Goals</b>	<b>FY11-12 Goals</b>	<b>FY11-12 Outcomes</b>	<b>% 5-Yr Goal Met</b>	<b>HUD Objectives / Outcomes</b>	<b>Funding Source</b>
Overall Benchmark Performance Measures	Total Budget Allocated	-	-	\$1,366,195	-	-	-
	Leveraging Ratio for Reporting Year Only	-	-	5.99	-	-	-
	CDBG Timeliness Compliance	< 1.5	< 1.5	0.97	-	-	-
	# active CHDOs	-	-	1	-	-	-
	# of faith-based organizations funded	-	-	0	-	-	-
	% of previous year's HOME funding committed (for FY11-12, measure FY10-11), as of June 30	-	-	100%	-	-	-
	% of HOME CHDO funding reserved, two years ago (for FY11-12, measure FY09-10), as of June 30	-	-	100%	-	-	-
	% of completed HOME rental disbursements to all rental commitments, benchmark subject to HUD adjustment	> 85.5%	> 90.65%	100%	-	-	-
	% of completed CHDO disbursements to all CHDO reservations, benchmark subject to HUD adjustment	> 60.4%	> 67.45%	71.15%	-	-	-
	% of renters below 50% of the area median income	> 70%	> 70%	95.28%	-	-	-
	<i>Note: 90% of rental and TBRA units must assist households less than 60% of the area median income</i>			-	-	-	
	% of occupied HOME rental units to all rental units, benchmark subject to HUD adjustment	> 92.15%	> 93.32%	100%	-	-	-
	Allocation years not distributed for HOME, benchmark subject to HUD adjustment	< 2.98	< 3.260	1.88	-	-	-
# of minority, disabled, elderly and female-headed households served	-	-	2,248	-	-	-	