

# FY2012-2013 Year Three

*of the FY2010-2014  
Consolidated Plan*

## City of Billings Comprehensive Annual Performance Evaluation Report



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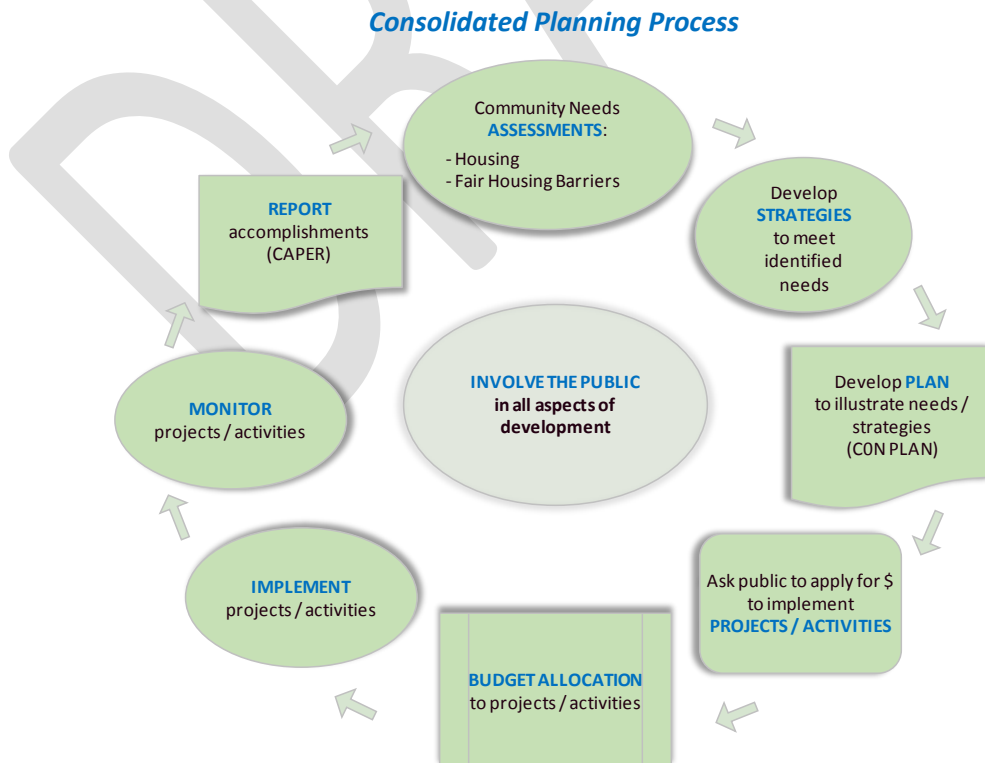
## SECTION I - Executive Summary

### Introduction

Presented herein is the City of Billings FY 2012-2013 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 2012-2013 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.

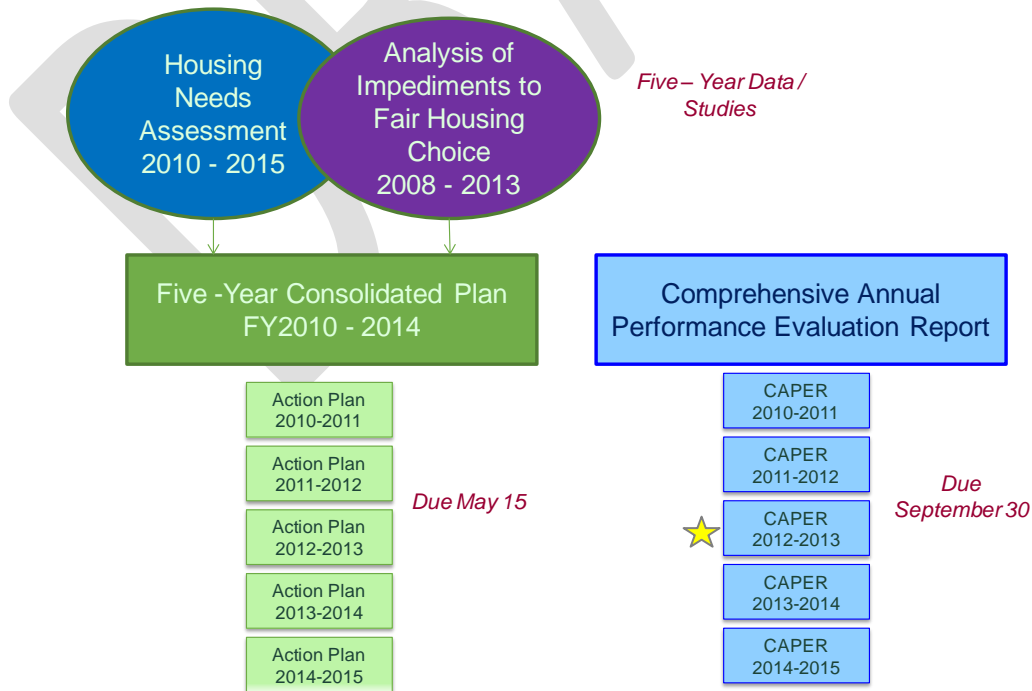
The structure and content of the Consolidated Plan and this CAPER are based on specific HUD requirements. Many terms used in this document are specific to the CAPER process and HUD programs, and the reader may consult the City of Billings Community Development office for assistance with interpretation. 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 2012 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	FY 2012-2013 Accomplishments
A: Promote the preservation of the existing supply of safe, affordable housing in the community.	<p><b>15 units</b> were rehabilitated through City-supported programs.</p> <p>Of these units, <b>11 received energy-efficiency improvements.</b></p> <p><b>8 units</b> resulted in accessibility improvements for the disabled.</p>
B: Promote new affordable housing opportunities.	<p><b>47 households achieved home ownership</b> through the City's First Time Homebuyer program. <b>11 of these households were funded through a special Billings City Council allocation released for allocation on May 1, 2013.</b></p> <p>The City has assisted a total of <b>592 households</b> achieve homeownership since the mid-1990s.</p> <p><b>183 households</b> received pre-purchase homebuyer education.</p> <p>Significant progress was made on the Kings Green Phase IV project with the completion of 4 new homes prior to fiscal year end. Three additional homes have been constructed and will close in July 2013.</p> <p>Phase IV will ultimately result in 10 new single-family units, completing a project with 49 total single-family units. The average mortgage for all phases to date was approximately <b>\$113,000</b> and the average income of the purchasing households was approximately <b>\$27,500.</b></p>
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><b>City staff facilitated the following partnerships:</b></p> <ul style="list-style-type: none"> <li>- Affordable Housing Task Force</li> <li>- Billings Partners for American Indian Homeownership</li> <li>- Mayor's Committee on Homelessness</li> </ul> <p><b>16 AmeriCorps VISTA members</b> were placed in Billings to support poverty / homelessness impact initiatives in addition to 14 Summer Associate members. A total of <b>73 members</b> have been placed in Billings since 2007 and <b>total project financial impact is valued at \$3.3 million.</b></p>
D: Promote the preservation and revitalization of the community's older neighborhoods.	<p>One foreclosed home was purchased, rehabilitated and sold to a low income family this fiscal year. Three total homes have been purchased through the foreclosure acquisition rehabilitation program to date.</p>
E: Provide assistance to agencies serving lower income and special needs populations, particularly the homeless, the elderly, minorities and those with disabilities.	<p><b>5,940 individuals</b> were served through Public Service activities this year, including reports from three-year grantees.</p>

## SECTION II - Funding Resources & Distribution Summary

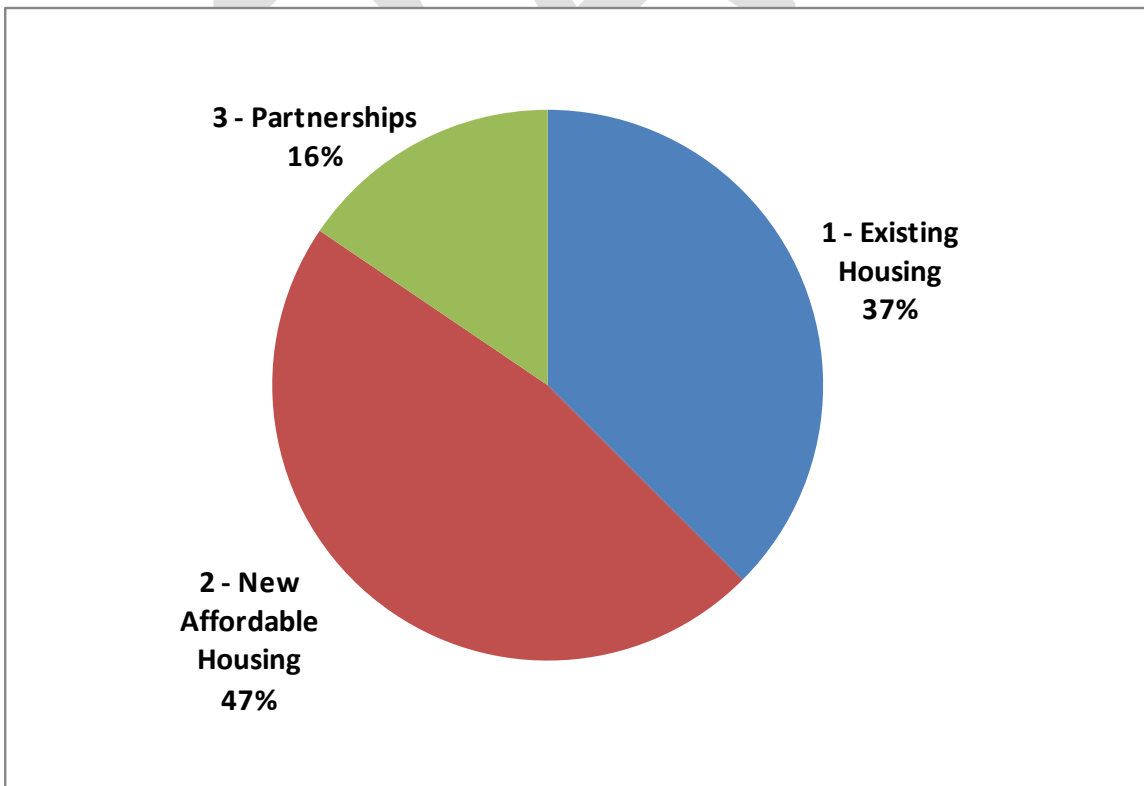
### CDBG & HOME Funding, Expenditure Limits

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 \$1,152,852 for all eligible expenditures for activities conducted within the City of Billings limits, including leveraged funds.

Source		Amount	Committed	Expended in FY2012-2013*
CDBG	New Entitlement	\$570,374	100%	\$647,394
	Program Income	\$273,733		
	Reprogrammed Funding	\$3,533		
	<b>TOTAL BUDGET:</b>	<b>\$847,640</b>		
HOME	New Entitlement	\$315,079	100%	\$450,170
	Program Income	\$0		
	Recaptured / Repayment	\$128,077		
	<b>TOTAL BUDGET:</b>	<b>\$443,156</b>		

Totals include amounts spent during the current fiscal year, including expenditures from previous years' allocations.

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



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

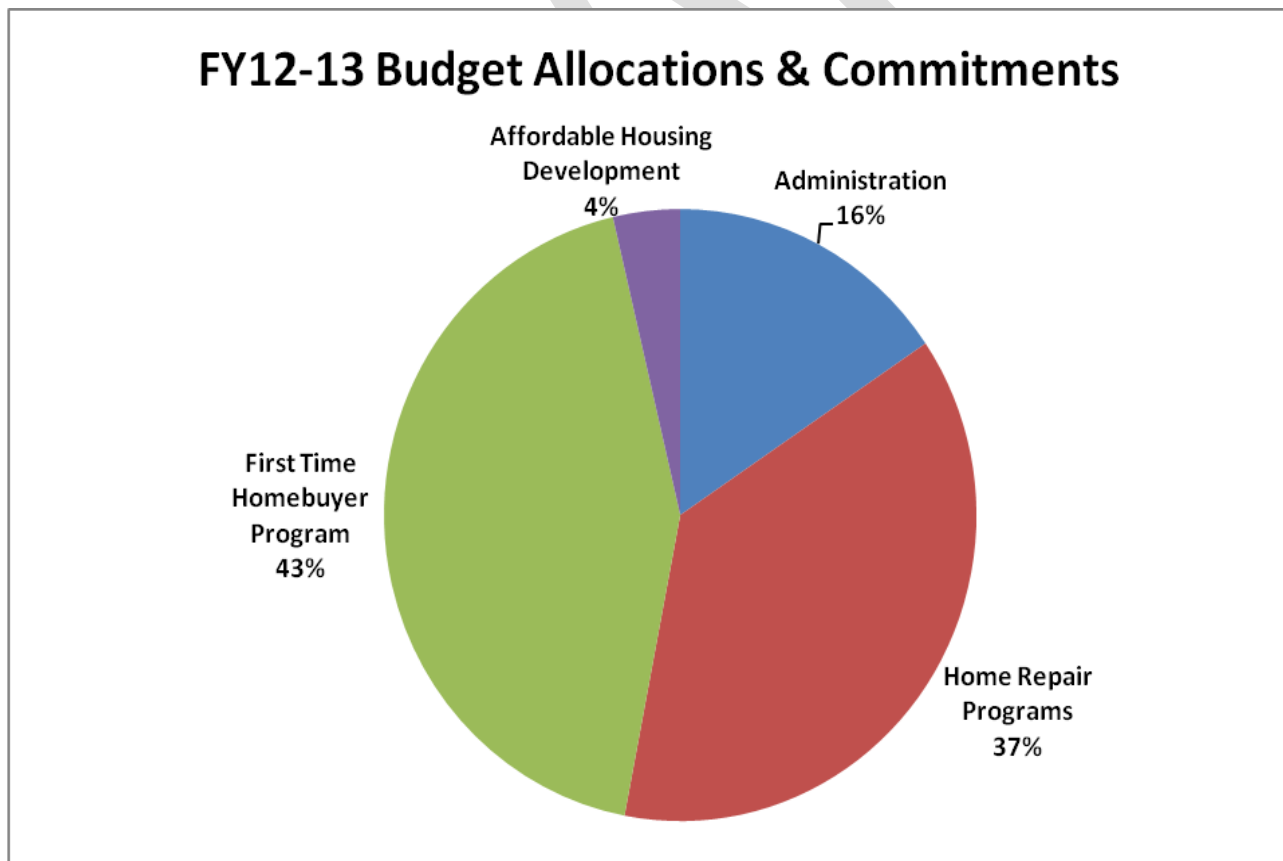
CDBG administration and planning activities were budgeted at \$168,821 which is 20% of the new CDBG allocation in addition to eligible program income left over from the previous year and including income from the current year (see previous page). The budget also included funding in projects which were cancelled or completed and reimbursements from the Minor Home Repair program, which cannot be included in administration cost calculations. One hundred percent of available funding was targeted to benefit the low to moderate income households.

HOME administration activities were budgeted \$47,262 which includes 10% of new HOME revenue (see previous page). 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.

No funding was allocated to CDBG Public Service Activities due to historically low entitlement funding. 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

*FY2012-2013 Consolidated Plan*

#	Organization Name	Project Name	Award Amount
HN-01	City of Billings	CDBG Administration	\$168,821
<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	\$31,461
<p><i>General HOME administration expenditures and salary and benefits for the HOME Program Coordinator.</i></p>			
HN-03	City of Billings	Community Housing Development Orgs	\$47,191
<p><i>A minimum of 15% of the HOME annual allocation is required by HUD to be reserved for Community Housing Development Organizations (CHDOs) for new housing development activities.</i></p>			
HN-04	City of Billings	First Time Homebuyer Program - CDBG	\$195,000
<p><i>Assists low-income first time homebuyers with down payment and closing costs. Assistance is based on household size and income. Loans are 0% interest, no-payments due until the home is sold / refinanced.</i></p>			
HN-04	City of Billings	First Time Homebuyer Program - HOME	\$364,504
<p><i>Assists low-income first time homebuyers with down payment and closing costs. Assistance is based on household size and income. Loans are 0% interest, no-payments due until the home is sold / refinanced.</i></p>			
HN-05	City of Billings	Housing Rehabilitation	\$350,000
<p><i>Housing rehabilitation assistance is available to low-income homeowners and staff costs to implement the program. Loans are 0% interest, no-payments due until the house is sold / refinanced.</i></p>			
HN-06	City of Billings	Manufactured Home Repair	\$133,819
<p><i>The City of Billings offers a loan program for low-income manufactured home owners. This program is intended to revitalize established neighborhoods and preserve the existing affordable housing stock through the completion of repairs to manufactured housing.</i></p>			
<b>Total Awards:</b>			<b>\$1,290,796</b>

## Funding Status of CDBG & HOME Program Accounts

<b>Fiscal Year</b>	<b>CDBG</b>	<b>As of June 30, 2013</b>
<b>2010-2011</b>	Family Service, Inc.	\$4,522
	Living Independently for Today & Tomorrow	\$1,200
	Community Housing Resource Board	\$99
	Professional Services	\$4,003
<b>2011-2012</b>	Tumbleweed Runaway Program	\$10,000
<b>2012-2013</b>	Housing Rehabilitation Loan Program	\$94,399
	Manufactured Home Loan Program	\$101,915
<b>Fiscal Year</b>	<b>HOME</b>	<b>As of June 30, 2013</b>
<b>2010-2011</b>	Homeword Project	\$420,576
<b>2011-2012</b>	HAB Section 8 Deposit Assistance	\$1,552
	Kings Green Phase IV	\$64,988
<b>2012-2013</b>	First Time Homebuyer Program	\$14,077
	Homeword Project - Community Housing Development Organization	\$47,191

## CDBG & HOME Revenue

Revenue 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 2012-2013 include:

<b>CDBG</b>	
Housing Rehab Repayment (296/297 71-20)	\$66,071
Minor Home Repair Repayment (71-22)	\$1,274
Interest on Deferred Loans (276/296/297 63-25)	\$10
Land Sale, Block Adjacent to Galles Building (67-40)	\$17,000
<b>TOTAL FY 2012-2013 CDBG Revenue</b>	<b>\$84,355</b>
<b>HOME</b>	
First Time Homebuyer Recaptured Funds (71-26, 71-17,281 70-15)	\$312,133
Repayment Income (287 70-15)	\$1,500
<b>TOTAL FY 2012-2013 HOME Revenue</b>	<b>\$313,633</b>

## Neighborhood Stabilization Program Resources

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 provided \$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 could also 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 FY2011-2012 and an additional \$42,169 in FY2012-2013. Funding was 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.

### ***Billings City Council - Loan Program Allocation***

On March 25, 2013 the Billings City Council voted to allocate a total of \$250,000 in non-federal funding to support a *Home Reinvestment Loan Program*. Funds have been dedicated to the City's First Time Homebuyer program and the program was opened for beneficiary allocation on May 1, 2013. The program has been managed in the same manner as HOME funds have been utilized in order to preserve the integrity of the program. This allocation marks the first significant financial investment the Billings City Council has made to Community Development programs.

## SECTION III - Overall Accomplishments

HUD has developed specific tables to assist in clarifying reporting for activities undertaken by jurisdictions receiving CDBG and HOME funding. HUD's **Table 3A, Version One**, *Summary of Specific Annual Objectives*, is a summary of specific annual objectives which organizes objectives by type, including rental housing, owner housing, special needs, community development, public facilities, public services, and economic development. The table identifies sources of funds, performance indicators, expected numbers, actual numbers and the identification of HUD's established outcomes / objectives.

HUD has developed specific performance measurements for each activity undertaken utilizing CDBG and / or HOME funding. The City's application process for funding through these programs includes identification of HUD objectives and outcomes to ensure compliance with activity requirements. HUD's **Table 3A, Version Two** is a summary of specific annual objectives which organizes objectives by HUD's established outcomes / objectives, including:

- Availability / accessibility of decent housing (DH-1)
- Affordability of decent housing (DH-2)
- Sustainability of decent housing (DH-3)
- Availability / accessibility of suitable living environment (SL-1)
- Affordability of suitable living environment (SL-2)
- Sustainability of suitable living environment (SL-3)

<b>HUD OBJECTIVES / OUTCOMES MATRIX</b>			
	<i>Availability / Accessibility</i>	<i>Affordability</i>	<i>Sustainability</i>
<i>Decent Housing</i>	DH-1	DH-2	DH-3
<i>Suitable Living Environment</i>	SL-1	SL-2	SL-3
<i>Economic Opportunity</i>	EO-1	EO-2	EO-3

Version Two also identifies sources of funds, performance indicators, expected number, actual number and percent completed.

The Table 3A provided herein meets the requirements of both versions (One and Two, described above). Goals related to capacity-building for non-profit organizations and administrative support tasks such as newsletter distribution for low-income neighborhood task forces do not relate well to the established HUD Outcomes / Objectives matrix, and are therefore identified in the table as "Admin" for respective programs.

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

July 1, 2012 through June 30, 2013

Strategy	Objective	Activity	HUD Objective Category	Measurement Type	Five-Year Goals	FY12-13 Goals	FY12-13 Outcomes	% 5-Yr Goal Met	HUD Objectives / Outcomes	Funding Source	
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	9	64%	SL-2	CDBG	
		Acquisition / Weatherization	Owner Housing	Housing Units	1	0	0	100%	SL-3	CDBG-R	
		Minor / Manufactured Home Repair Program	Owner Housing	Housing Units	100	10	6	36%	SL-2	CDBG	
		Neighborhood Stabilization Program	Owner Housing	Housing Units	4	0	1	100%	EO-2	NSP & CDBG	
		Painting Program	Owner Housing	Housing Units	10	Needs to be met through above loan programs due to low funding	-	50%	SL-2	CDBG	
	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		-	57%	DH-1	CDBG	
		Rehabilitation for special needs populations	Owner Housing	Housing Units	15		-	60%	DH-2	CDBG	
	Benchmark Performance Measures	# units rehabilitated through City programs:					-	16	-	-	-
		# units rehabilitated through partnership programs:					-	0	-	-	-
		% of total funding allocated to enhance existing housing:					-	37%	-	-	-
		# units resulting in energy-efficiency improvements:					-	11	-	-	-
# units resulting in ADA improvements:					-	8	-	-	-		

Strategy	Objective	Activity	HUD Objective Category	Measurement Type	Five-Year Goals	FY12-13 Goals	FY12-13 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	15	0	0%	SL-2	CDBG & HOME
		Complete Kings Green single-family development	Owner Housing	Housing Units	14	10	4	57%	SL-2	HOME
		Support the efforts of the Housing Authority of Billings	Rental & Owner Housing	Five-Year Plan Implemented	1	0	0	100%	DH-2	CDBG & HOME Admin
		Meet CHDO commitment / expenditure deadlines	Rental & Owner Housing	Years in compliance	5	1	1	60%	SL-2	HOME
	Provide affordable financing and support to promote homeownership opportunities.	First Time Homebuyer Program	Owner Housing	Households	175	30	47	62%	SL-2	CDBG & HOME
			Owner Housing	Cumulative Households (June 1, 2009: 484)	659	-	592	-	-	-
		First Time Homebuyers - MBOH Loan Use	Owner Housing	Households	35	3	8	83%	DH-2	-
			Owner Housing	Leveraged Funding	\$4M	\$0.3M	\$1,049,997	88%	-	-
		Homebuyer Education	Rental & Owner Housing	Households	1,000	100	183	55%	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:					47%	47%	-	-

Strategy	Objective	Activity	HUD Objective Category	Measurement Type	Five-Year Goals	FY12-13 Goals	FY12-13 Outcomes	% 5-Yr Goal Met	HUD Objectives / Outcomes	Funding Source
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	4	4	46%	DH-2	CDBG & HOME Admin
		Billings Partners American Indian Homeownership	Community Development, Special Needs	Monthly Meetings	50	4	4	48%	EO-1	CDBG & HOME Admin
		Analysis of Impediments to Fair Housing Choice completed in December 2012 to implement activities for 2014-2019	Community Development, Special Needs	Analysis / Plan completed	1	1	1	100%	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	Inadequate Funding	-	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	0	-	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	6	48%	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	150%	SL-1	CDBG Admin
			Community Development, Special Needs	Completed FY09-11 & FY11-13 Performance Reports	2	1	1	150%	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	60%	EO-1	CDBG and VISTA Admin
	Benchmark Performance Measures	% of total funding allocated to support partnerships:					16%	16%	-	-

Strategy	Objective	Activity	HUD Objective Category	Measurement Type	Five-Year Goals	FY12-13 Goals	FY12-13 Outcomes	% 5-Yr Goal Met	HUD Objectives / Outcomes	Funding Source
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	2	300%	SL-3	CDBG Admin
	Support activities that provide amenities, neighborhood stabilization and maintain infrastructure needs.	Tree Program	Owner Housing	Individuals	50	Inadequate Funding	-	0%	SL-3	CDBG
		Neighborhood improvements through the Capital Improvement Plan (CIP)	Infrastructure, Neighborhood Revitalization, Public Facilities	CIP Years Implemented	5	1	1	60%	SL-3	-
		Special Assessment Grants	Owner Housing, Infrastructure	Housing Units	20	4	2	25%	SL-2	CDBG
	Benchmark Performance Measures	% of total funding allocated to preserving older neighborhoods:				Previous Years \$	-	-	-	-
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	Inadequate Funding	-	40%	EO-1	CDBG & HOME
			Economic Development, Special Needs, Public Services	Organizations	20	Inadequate Funding	-	40%	EO-3	CDBG & HOME
	Benchmark Performance Measures	% of total funding to support basic needs of special and lower-income populations:				Inadequate Funding	-	-	-	CDBG & HOME

<b>Benchmarks</b>		<b>Five-Year Goals</b>	<b>FY12-13 Goals</b>	<b>FY12-13 Outcomes</b>	<b>% 5-Yr Goal Met</b>	<b>HUD Objectives / Outcomes</b>	<b>Funding Source</b>
Overall Benchmark Performance Measures	Total Budget Allocated	-	-	\$1,290,796	-	-	-
	Leveraging Ratio for Reporting Year Only	-	-	\$3,585,104	-	-	-
	CDBG Timeliness Compliance	< 1.5	< 1.5	< 1.43	-	-	-
	# active CHDOs	-	-	1	-	-	-
	# of faith-based organizations funded	-	-	0	-	-	-
	% of previous year's HOME funding committed (for FY12-13, measure FY11-12), as of June 30	-	-	100%	-	-	-
	% of HOME CHDO funding reserved, two years ago (for FY12-13, measure FY10-11), as of June 30	-	-	100%	-	-	-
	% of completed HOME rental disbursements to all rental commitments, benchmark subject to HUD adjustment	> 85.5%	> 91.60%	81.83%*	-	-	-
	% of completed CHDO disbursements to all CHDO reservations, benchmark subject to HUD adjustment	> 60.4%	> 72.14%	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%	> 94.45%	100%	-	-	-
	Allocation years not distributed for HOME, benchmark subject to HUD adjustment	< 2.98	< 5.060	1.66*	-	-	-
	# of minority, disabled, elderly and female-headed households served	-	-	952	-	-	-

*\*Differences due to the current new rental housing project through the City's Community Housing Development Organization, Homeword. Pending completion in FY2013-2014.*