

# FY2013-2014 Year Four

*of the FY2010-2014  
Consolidated Plan*

## City of Billings Comprehensive Annual Performance Evaluation Report



Community Development Division  
PO Box 1178  
Billings, Montana 59103

DUNS #194782780

[www.ci.billings.mt.us](http://www.ci.billings.mt.us)

406.657.8281

Montana Relay: 711

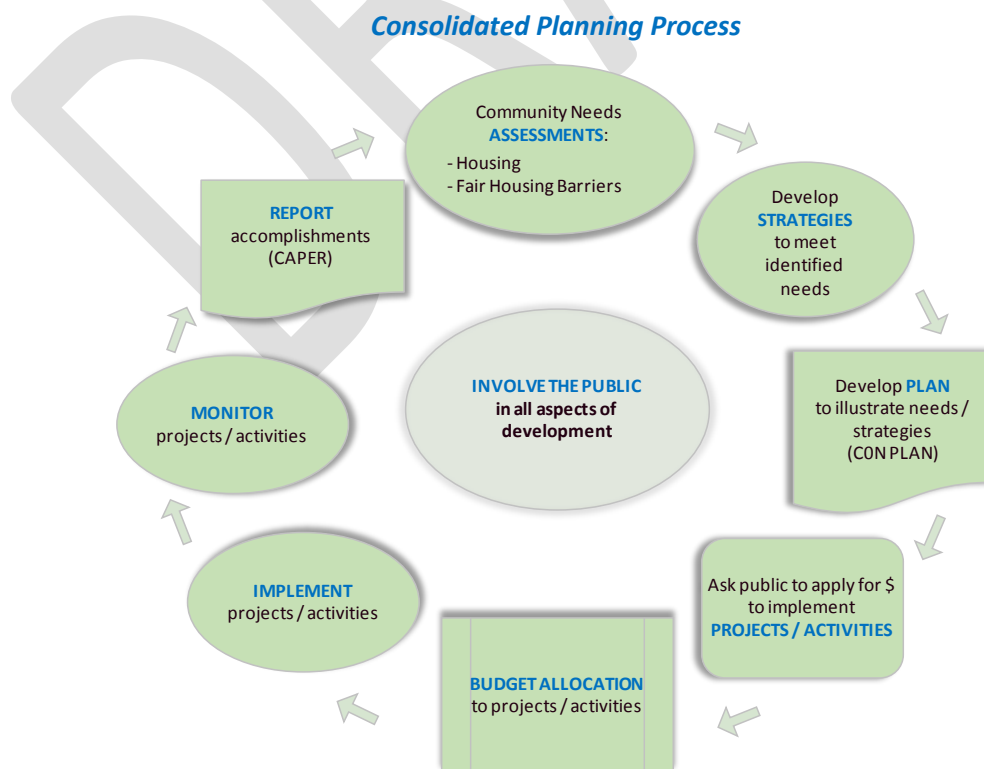
## SECTION I - Executive Summary

### Introduction

Presented herein is the City of Billings FY2013-2014 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 FY2013-2014 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 [FY2010-2014 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.

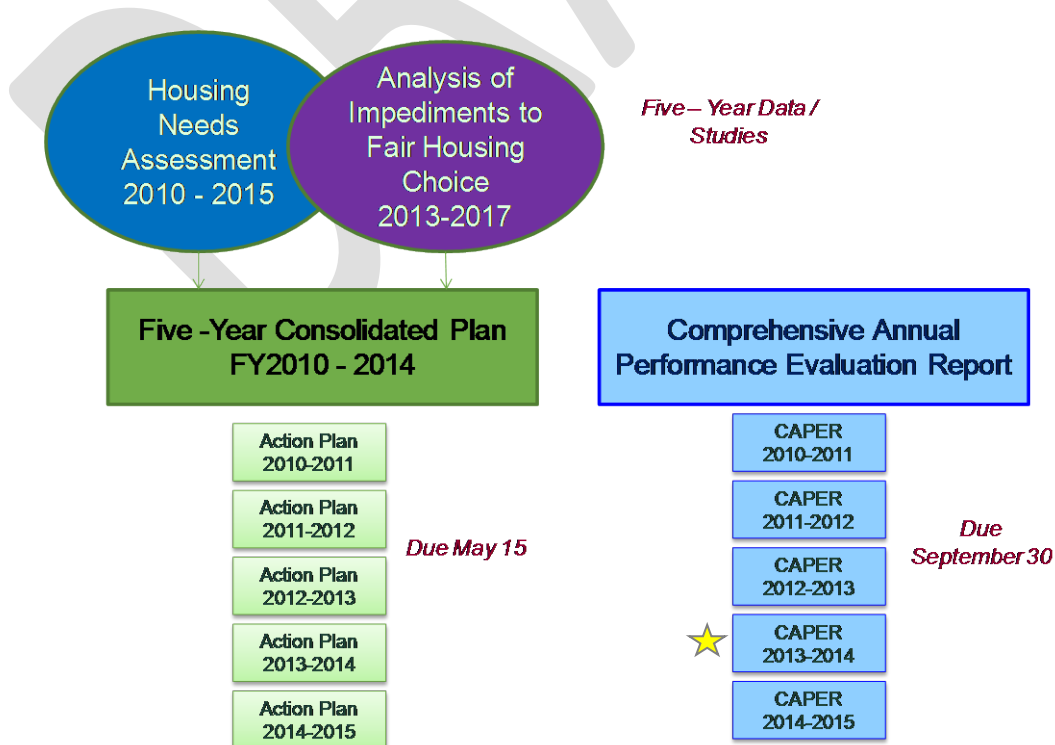
The structure and content of the Consolidated Plan and this CAPER are based on specific HUD requirements. Many terms used in this document are specific to the CAPER process and HUD programs, and the reader may consult the City of Billings Community Development office for assistance with interpretation. 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 FY2010-2014 Consolidated Plan

The Billings City Council approved the FY2010-2014 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 (AI)* completed by Montana State University - Billings in 2007 and a subsequent AI was completed in 2013 by Planning / Communications.

### 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 / Manufactured 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	FY2013-2014 Accomplishments
A: Promote the preservation of the existing supply of safe, affordable housing in the community.	<p><b>20 units</b> were rehabilitated through City-supported programs, including to one home through the Foreclosure Acquisition / Rehabilitation program (see below).</p> <p>Of these units, <b>17 received energy-efficiency improvements.</b></p> <p><b>Four units</b> resulted in accessibility improvements for the disabled.</p>
B: Promote new affordable housing opportunities.	<p><b>51 households achieved home ownership</b> through the City's First Time Homebuyer program:</p> <ul style="list-style-type: none"> <li>- 30 through the HOME program</li> <li>- 17 through CDBG</li> <li>- Four households were funded through a special Billings City Council allocation released for distribution on May 1, 2013</li> </ul> <p>The City has assisted a total of <b>643 households</b> achieve homeownership since the mid-1990s.</p> <p><b>172 households</b> received pre-purchase homebuyer education.</p> <p>This year marks the culmination of the Kings Green project resulting in the construction of 49 new single-family affordable housing units.</p> <p>The average mortgage for all phases to date was approximately <b>\$112,000</b> and the average income of the purchasing households was approximately <b>\$27,000</b>. Average monthly mortgage payments were <b>\$750</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>18 full-year AmeriCorps VISTA members</b> were placed in Billings to support poverty / homelessness impact initiatives (seven in July 2013 and 11 in January 2014) in addition to <b>12 Summer Associate members</b>. A total of <b>104 members</b> have been placed in Billings since 2007 and <b>total project financial impact is valued at \$4.4 million.</b></p>
D: Promote the preservation and revitalization of the community's older neighborhoods.	<p>One foreclosed home in the North Park area was purchased, rehabilitated and sold to a low income family this fiscal year. Another home was sold during this fiscal year in the Billings Heights area. Five 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>1,617 individuals</b> were served through the VISTA program this year; 494 through the 2013 Summer Associate program, 936 through FY2013-2014 and an additional 187 from July 2013 to January 2014 members.</p>

## SECTION II - Funding Resources & Distribution Summary

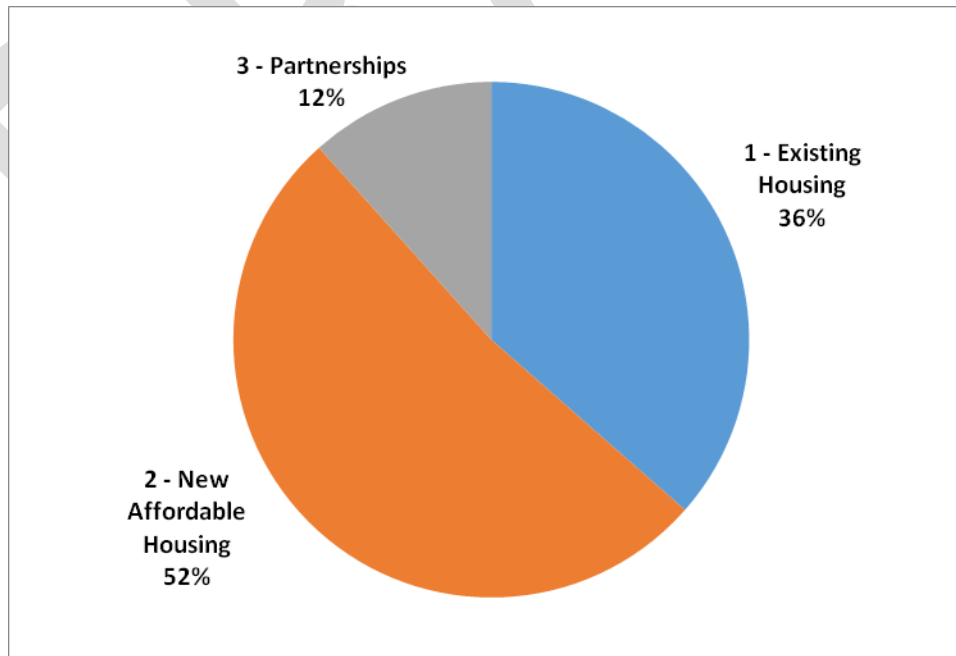
### CDBG & HOME Funding, Expenditure Limits

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	Expenditures in FY2013-2014		
				Previous Year Allocations	FY13-14 Allocations	Total Expenditures
CDBG	New Entitlement	\$583,761	100%	\$386,174	\$717,344	\$1,103,518
	Program Income	\$247,526				
	Reprogrammed Funding	\$115,933				
	<b>TOTAL BUDGET:</b>	<b>\$947,220</b>				
HOME	New Entitlement	\$309,694	100%	\$510,031	\$536,399	\$1,046,430
	Program Income	\$0				
	Recaptured / Repayment	\$260,967				
	<b>TOTAL BUDGET:</b>	<b>\$570,661</b>				

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

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



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

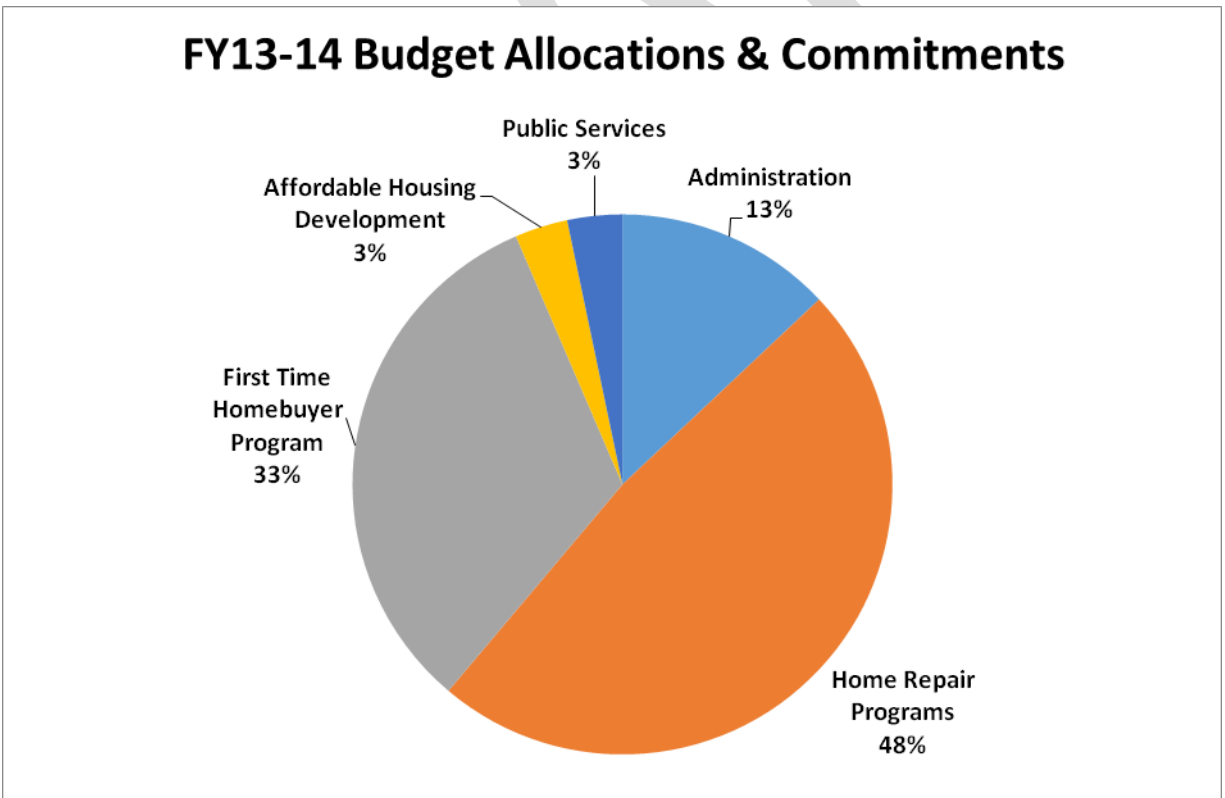
CDBG administration and planning activities were budgeted at \$166,257 which is 20% of the new CDBG allocation in addition to eligible program income left over from the previous year and including income from the current year (see previous page). The budget also included funding in projects which were 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 \$30,969 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 to the City’s Housing Rehabilitation and Manufactured Home Repair loan programs. The First Time Homebuyer program for down payment and closing cost assistance was also highly funded. The Affordable Housing Development program funding was allocated to support Homeward’s Community Housing Development Organization’s project, Pheasant Home.



Allocation recommendations conform to pre-determined spending requirements on several categories including: CDBG and HOME Administration caps (maximum of 20% and 10% of new funding prospectively); Public Service Caps (up to 15% of new CDBG funding); and Community Housing Development Organizations (at least 15% of new HOME funding).

#### **CDBG:**

- **Administration, \$166,257:** General administration expenditures, salary and benefits to support staff managing CDBG funding and activities.
- **Housing Rehabilitation Loan Program, \$350,000:** Housing rehabilitation financing to support low-income homeowners to make needed repairs to their homes. Loans are 0% interest, no-payments due until the house is sold / refinanced.
- **Foreclosure Acquisition / Rehabilitation Loan Program, \$250,000:** Funding to support the purchase of vacant and foreclosed properties for the purpose of rehabilitation and direct homeownership assistance to income qualified homebuyers as their primary residence. The purpose of the program is to stabilize neighborhoods, stem the decline of house values of neighboring homes due to foreclosure, and to preserve decent affordable housing.
- **Manufactured Home Repair Loan Program, \$130,963:** This loan program supports low-income manufactured home owners and provides affordable financing to make needed improvements. This program is intended to revitalize established neighborhoods and preserve the existing affordable housing stock through the completion of repairs to manufactured housing.
- **VISTA Support, \$50,000:** This public service activity would support costs to implement the Billings Metro VISTA Project. These AmeriCorps members work on poverty impact issues in the community including hunger, homelessness, education, and veterans / military family support.

#### **HOME:**

- **Administration, \$30,969:** General administration expenditures, salary and benefits to support staff managing HOME funding and activities.
- **Community Housing Development Organization, \$48,000:** Support is allocated to Homeward's Pheasant Home affordable rental housing project. 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.
- **First Time Homebuyer Loan Program, \$491,692:** This program provides financial resources to support 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.

## Funding Status of CDBG & HOME Program Accounts

<b>Fiscal Year</b>	<b>CDBG</b>	<b>As of June 30, 2014</b>
<b>2011-2012</b>	Manufactured Home Loan Program	<b>\$19,385</b>
	Billings Metro VISTA Program	<b>\$32,258</b>
<b>2012-2013</b>	Housing Rehabilitation Loan Program	<b>\$33,640</b>
	CDBG First Time Homebuyer	<b>\$2,990</b>
	Foreclosure Acquisition / Rehabilitation Program	<b>\$32,575</b>
<b>Fiscal Year</b>	<b>HOME</b>	<b>As of June 30, 2014</b>
<b>2010-2011</b>	Homeword Project	<b>\$1,000</b>
<b>2012-2013</b>	First Time Homebuyer Program	<b>\$27,158</b>

### 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 FY2013-2014 includes:

<b>CDBG</b>	
Housing Rehab Repayment (296/297 71-20)	\$55,000
Minor Home Repair Repayment (71-22)	\$1,664
Interest on Deferred Loans (276/296/297 63-25)	\$98
Miscellaneous – Furniture Auction (70-16)	\$875
<b>TOTAL FY2013-2014 CDBG Revenue</b>	<b>\$57,637</b>
<b>HOME</b>	
First Time Homebuyer Recaptured Funds (71-26, 71-17,281 70-15)	\$189,241
Repayment Income (287 70-15)	\$1,500
<b>TOTAL FY2013-2014 HOME Revenue</b>	<b>\$190,741</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 (Cambridge and Custer Avenue homes) during FY2011-2012 and an additional \$42,169 was received during 2012-2013 for the Lynn Avenue property. In 2013-2014, \$33,295 was received from the sale of a property in the Billings Heights area. Funding was utilized to further the goals of the NSP program to date.

#### ***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.

## Geographic Area

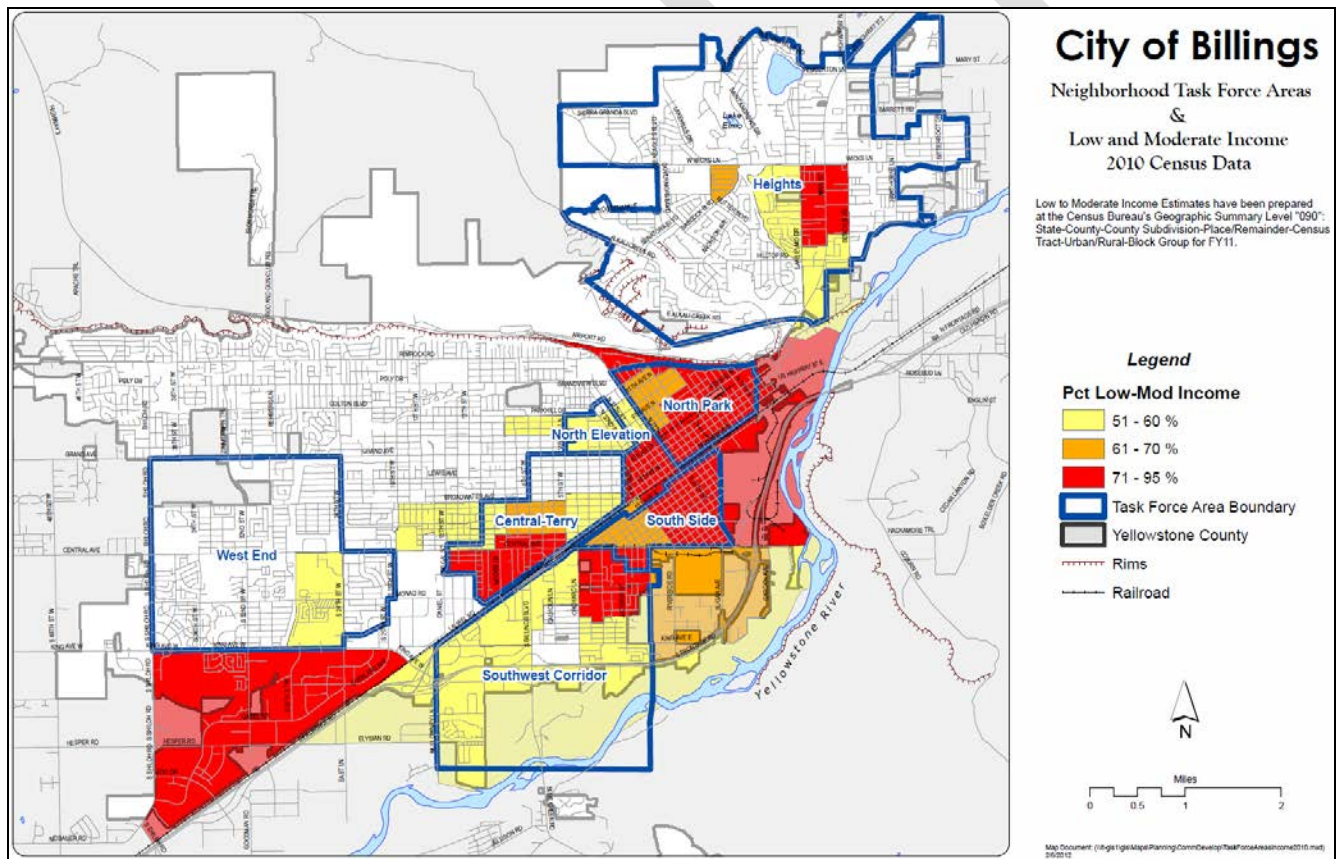
91.220(d)

The geographic area served by the Consolidated Plan is defined by the current City of Billings limits. Target areas include Census tracts and block groups with high concentrations of low to moderate income households, particularly those with higher concentrations of racial / minority households.

## Lower-Income Household Concentration

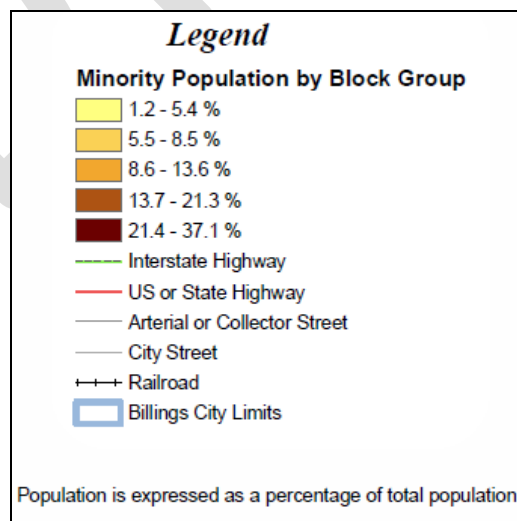
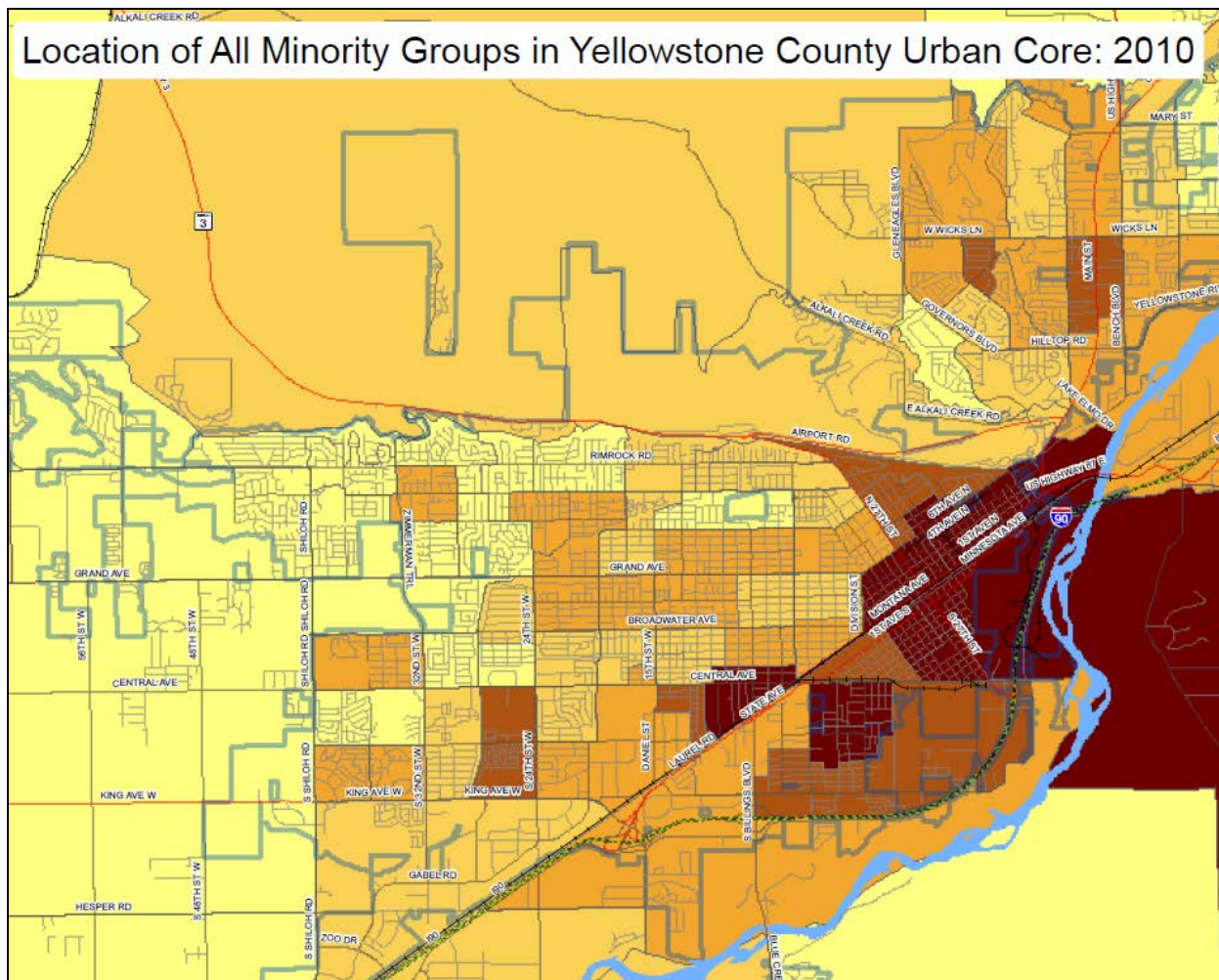
The strategies identified in the Consolidated Plan will be addressed on a citywide basis to encourage the distribution of low-income affordable housing and other assistance to lower income households throughout the community. Strategy D targets assistance provided through CDBG and related programs to lower income neighborhoods of the communities where the majority of the City's affordable housing stock is located. The map below identifies areas of the community with lower income population concentrations to allow further prioritization of limited resources. The low income areas identified on the map maintain the presumption of affordability for the purposes of affordable housing development, recapture / resale and federal investment.

**Lower Income Areas in Billings**



## Racial / Minority Concentration

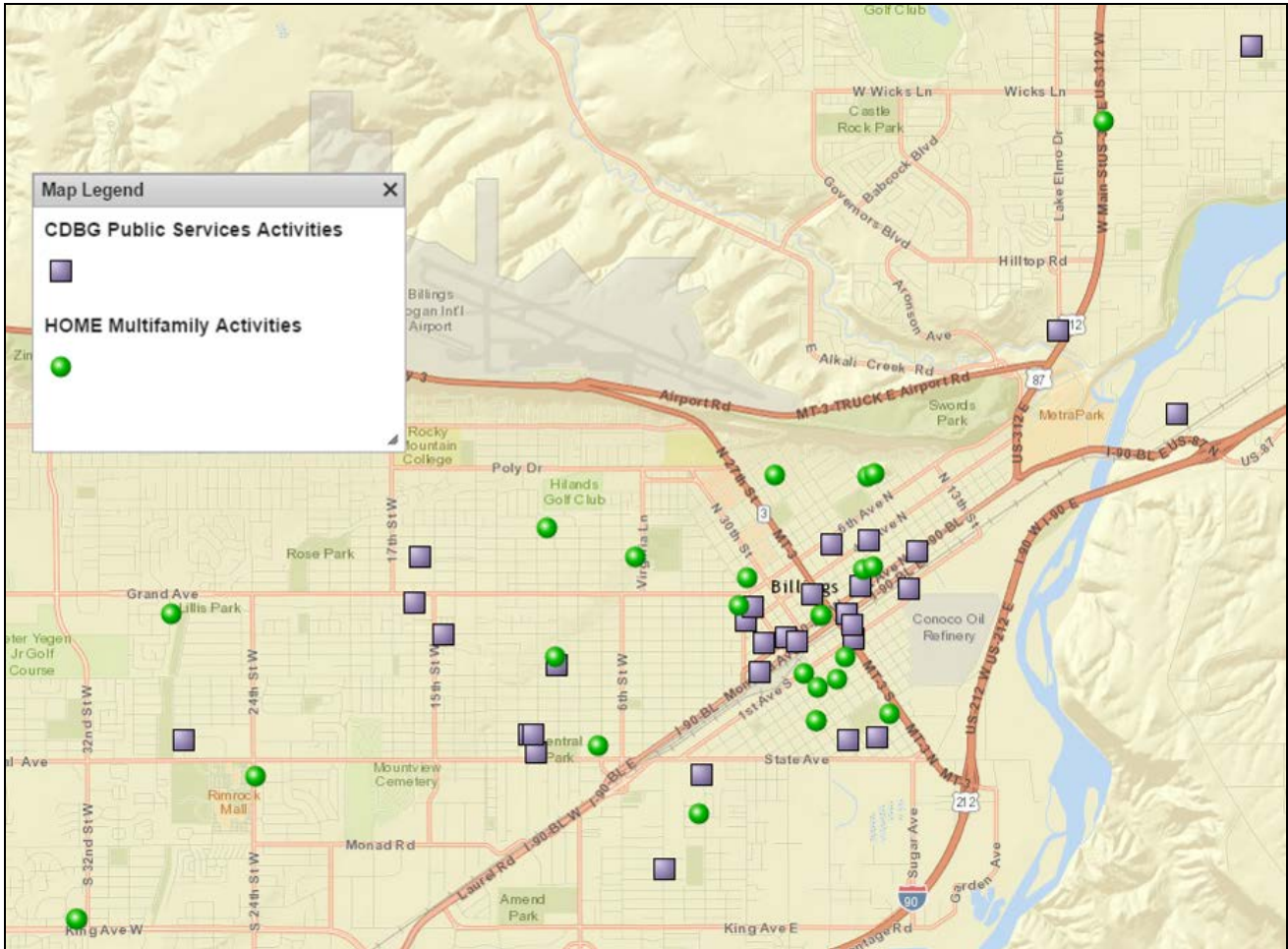
In 2012, the City generated a map illustrating the results of the 2010 Census relating to concentrations of racial / ethnic minorities. The resulting map below shows the highest concentration of protected class residents in Billings.



## Geographic Investments

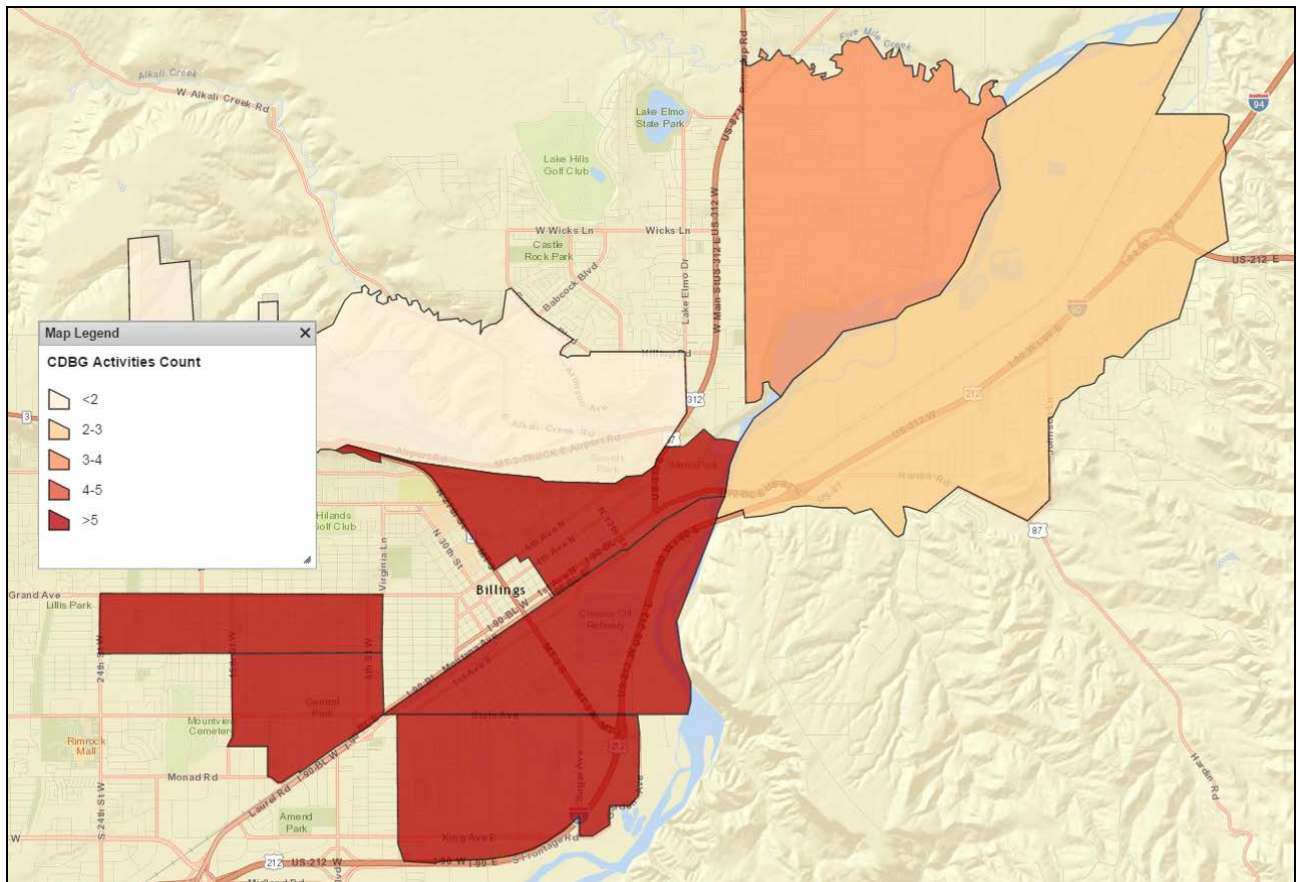
The City of Billings is the largest city with the highest population in the state. However, the city only has an estimated population of nearly 104,000 in 2008, according to the 2010 Billings *Housing Needs Assessment*. Billings would be classified as a smaller city on a national scale. **Therefore, the City focuses distribution of investments on a citywide basis in order to support diversity, equal opportunity, integrated living patterns and mixed-income development across the community.**

### Geographic Distribution for CDBG Public Service & HOME Multifamily Activities



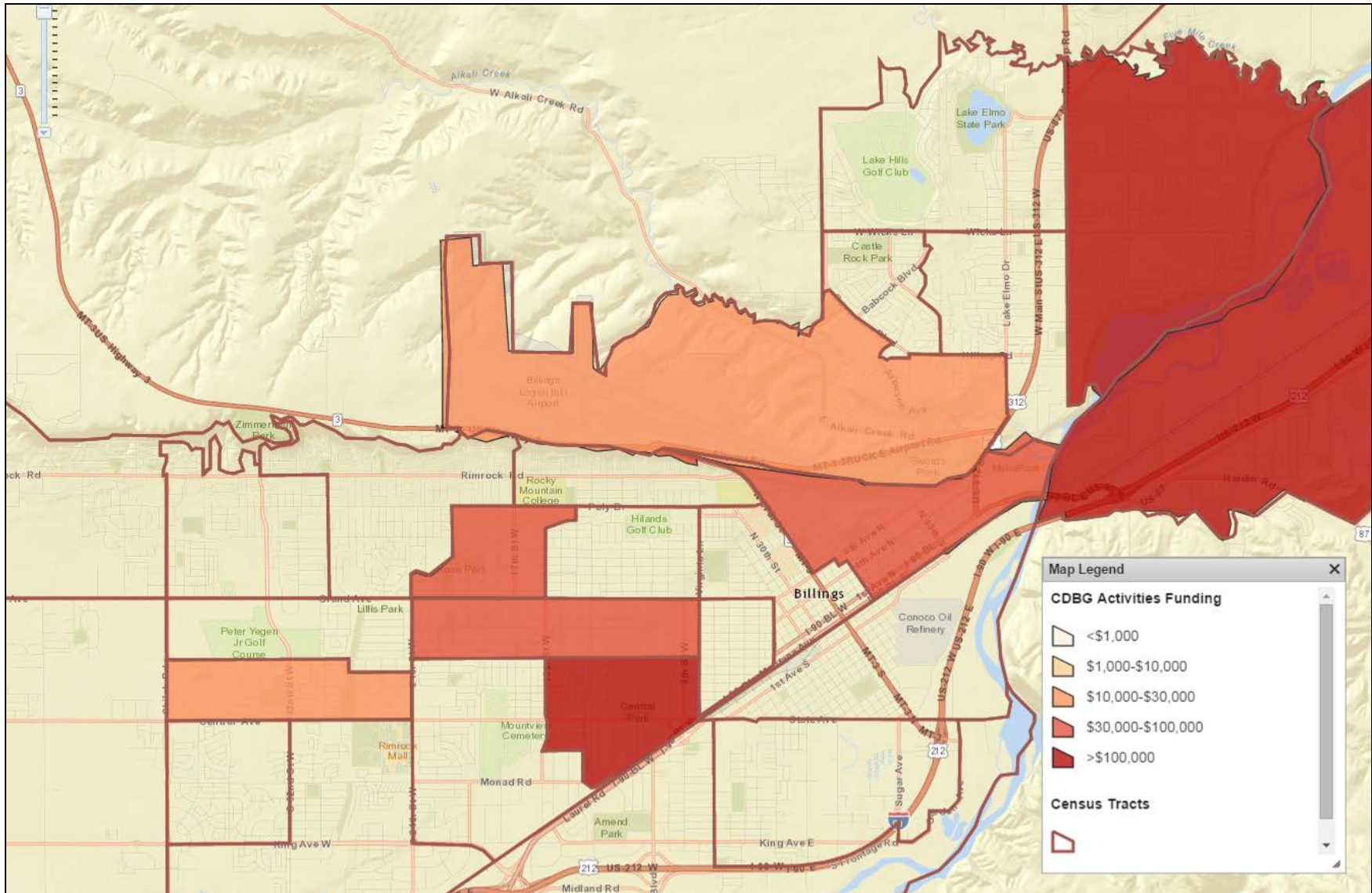
Retrieved September 5, 2014: <http://eais.hud.gov/cpdmaps>

### Geographic Distribution for CDBG Activities by Count



Retrieved September 5, 2014: <http://eqis.hud.gov/cpdmaps>

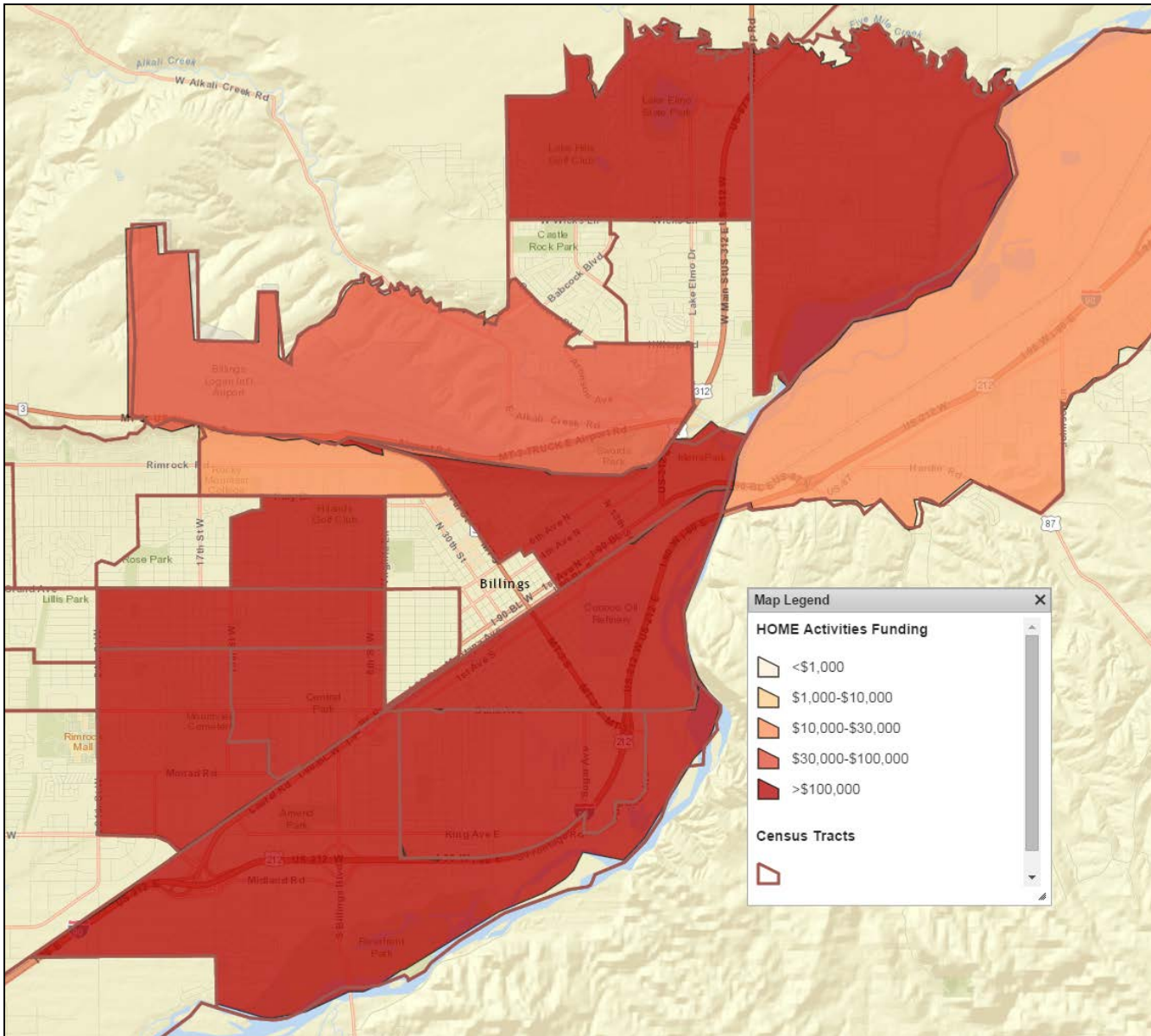
### CDBG Activities Funding



Retrieved September 5, 2014: <http://eais.hud.gov/cpdmaps>

Projects in the Lockwood area were not funded through the City of Billings.

# HOME Activities Funding

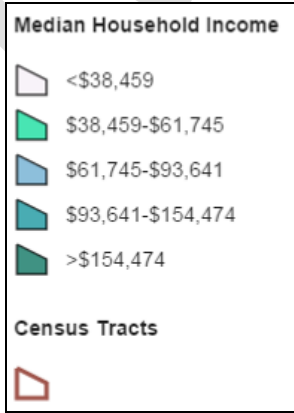
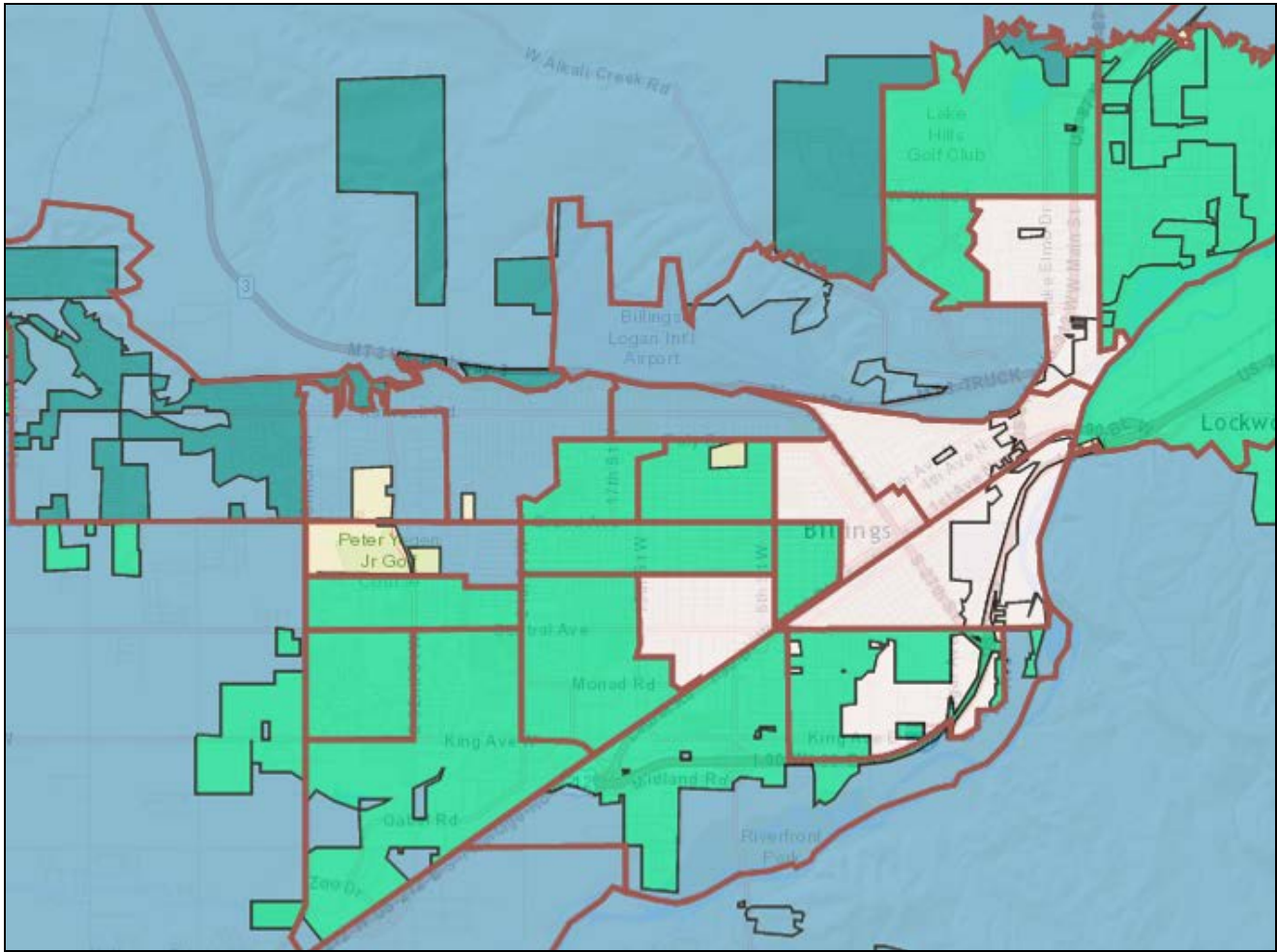


Retrieved September 5, 2013: <http://eqis.hud.gov/cpdmaps>

City of Billings

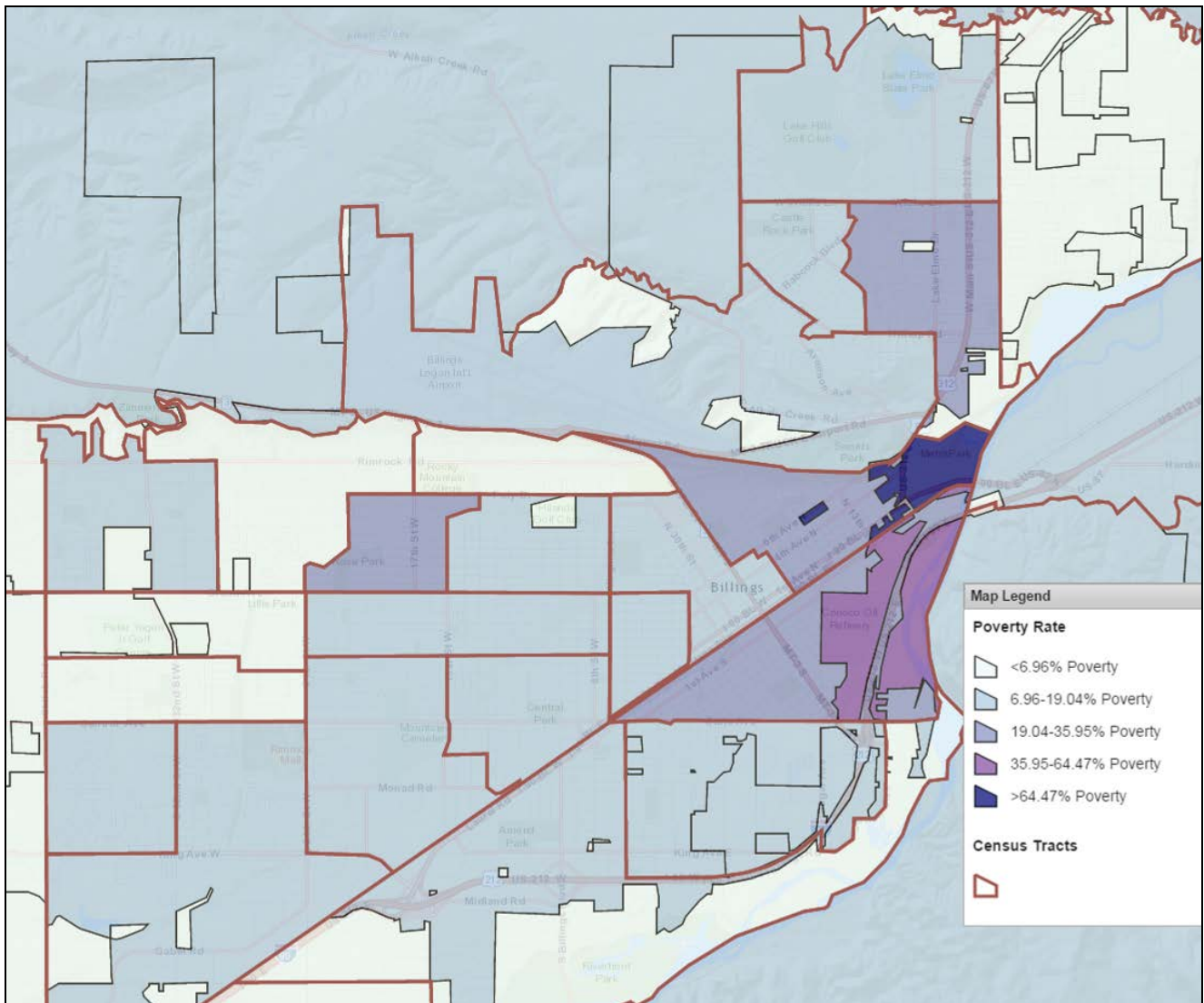
**Median Household Income - 2010 Census Tracts**

Median Household Income is \$59,500 for a household of four individuals, as of May 1, 2014



Retrieved September 5, 2014: <http://egis.hud.gov/cpdmaps>

**Poverty Rate - 2010 Census Tracts**



Retrieved September 5, 2014: <http://egis.hud.gov/cpdmaps>

## 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, 2013 through June 30, 2014

Strategy	Objective	Activity	HUD Objective Category	Measurement Type	Five-Year Goals	FY13-14 Goals	FY13-14 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	14	92%	SL-2	CDBG	
		Acquisition / Weatherization	Owner Housing	Housing Units	1	Program Ended	-	100%	SL-3	CDBG-R	
		Manufactured Home Repair Program	Owner Housing	Housing Units	100	5	5	41%	SL-2	CDBG	
		Neighborhood Stabilization Program	Owner Housing	Housing Units	4	1	1	125%	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:					-	20	-	-	-
		# units rehabilitated through partnership programs:					-	0	-	-	-
		% of total funding allocated to enhance existing housing:					-	42%	-	-	-
		# units resulting in energy-efficiency improvements:					-	17	-	-	-
# units resulting in ADA improvements:					2	4	-	-	-		

Strategy	Objective	Activity	HUD Objective Category	Measurement Type	Five-Year Goals	FY13-14 Goals	FY13-14 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	16%	SL-2	CDBG & HOME
		Complete Kings Green single-family development	Owner Housing	Housing Units	14	4	4	100%	SL-2	HOME
		Support the efforts of the Housing Authority of Billings	Rental & Owner Housing	Five-Year Plan Implemented	1	1	1	80%	DH-2	CDBG & HOME Admin
		Meet CHDO commitment / expenditure deadlines	Rental & Owner Housing	Years in compliance	5	1	1	80%	SL-2	HOME
	Provide affordable financing and support to promote homeownership opportunities.	First Time Homebuyer Program	Owner Housing	Households	175	30	51	91%	SL-2	CDBG & HOME
			Owner Housing	Cumulative Households (June 1, 2009: 484)	659	-	643	-	-	-
		First Time Homebuyers - MBOH Loan Use	Owner Housing	Households	35	3	19	137%	DH-2	-
			Owner Housing	Leveraged Funding	\$4M	\$0.3M	\$2,324,898	146%	-	-
		Homebuyer Education	Rental & Owner Housing	Households	1,000	100	172	72%	EO-3	CDBG & HOME
	Billings Partners American Indian Homeownership	Rental & Owner Housing	Homeownership Rate (1992 benchmark: 22%)	40%	.08	35%	-	EO-1	CDBG & HOME Admin	
	Benchmark Performance Measures	% of total funding allocated to promote new housing opportunity:					45%	45%	-	-

Strategy	Objective	Activity	HUD Objective Category	Measurement Type	Five-Year Goals	FY13-14 Goals	FY13-14 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	54%	DH-2	CDBG & HOME Admin
		Billings Partners American Indian Homeownership	Community Development, Special Needs	Monthly Meetings	50	4	4	56%	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	20%	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	12	72%	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	100%	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	1 100 Clients	1 1,617 Clients	80%	EO-1	CDBG and VISTA Admin
	Benchmark Performance Measures	% of total funding allocated to support partnerships:					13%	13%	-	-

Strategy	Objective	Activity	HUD Objective Category	Measurement Type	Five-Year Goals	FY13-14 Goals	FY13-14 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	No Longer In Com Dev	-	-	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	80%	SL-3	-
		Special Assessment Grants	Owner Housing, Infrastructure	Housing Units	20	Inadequate Funding	-	25%	SL-2	CDBG
	Benchmark Performance Measures	% of total funding allocated to preserving older neighborhoods:				Inadequate Funding	-	-	-	-
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	-	-	EO-1	CDBG & HOME
			Economic Development, Special Needs, Public Services	Organizations	20	Inadequate Funding	-	-	EO-3	CDBG & HOME
	Benchmark Performance Measures	% of total funding to support basic needs of special and lower-income populations:				3%	3%	-	-	CDBG & HOME

<b>Benchmarks</b>		<b>Five-Year Goals</b>	<b>FY13-14 Goals</b>	<b>FY13-14 Outcomes</b>	<b>% 5-Yr Goal Met</b>	<b>HUD Objectives / Outcomes</b>	<b>Funding Source</b>
Overall Benchmark Performance Measures	Total Budget Allocated	-	-	\$1,517,881	-	-	-
	Leveraging & Leveraging Ratio for Reporting Year Only	-	-	Pending	-	-	-
	CDBG Timeliness Compliance	< 1.5	< 1.5	0.82	-	-	-
	# active CHDOs	-	-	1	-	-	-
	# of faith-based organizations funded	-	-	0	-	-	-
	% of previous year's HOME funding committed (for FY13-14, measure FY12-13), as of June 30	-	-	100%	-	-	-
	% of HOME CHDO funding reserved, two years ago (for FY13-14, measure FY11-12), as of June 30	-	-	100%	-	-	-
	% of completed HOME rental disbursements to all rental commitments, benchmark subject to HUD adjustment	> 85.5%	> 92.86%	79.9%*	-	-	-
	% of completed CHDO disbursements to all CHDO reservations, benchmark subject to HUD adjustment	> 60.4%	> 77.88%	68.61%*	-	-	-
	% of renters below 50% of the area median income	> 70%	> 70%	93.89%	-	-	-
	<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	1.49*	-	-	-
	# of minority, disabled, elderly and female-headed households served	-	-	Pending	-	-	-

*\*Differences due to the current rental housing project through the City's Community Housing Development Organization, Homeword. Pending completion in FY2014-2015.*