

July 26, 2021

Ms. Nicole Whyte
Multi-Family Program Manager
Montana Board of Housing
PO Box 200528
Helena, MT 59620-2840

Dear Ms. Whyte:

As Mayor and City Council Members of Billings, Montana, this letter is to display our strong support regarding the application and need for an allocation of Low-Income Housing Tax Credits (LIHTC) as a funding source for the development of the **Tapestry Apartments** project in Billings, MT.

Community Leadership & Development, Inc. (CLDI), in conjunction with Mountain Plains Equity Group, Inc. (MPEG), is in the process of completing an application to the Montana Board of Housing for an allocation of LIHTC. If successful in this application, the Housing Tax Credits will help to finance the development of **Tapestry Apartments**, a new 26-unit affordable housing development for families and individuals.

As a result of the COVID-19 pandemic and economic crisis, many people have lost their jobs or been displaced from their homes, significantly increasing the number of our homeless and low-income Billings neighbors. Added to this more immediate need, affordable housing is extremely limited in Billings, and the cost of construction is climbing at an alarming rate. A shortage of affordable housing options continues to exasperate lower income members of our community who are unable to pay market rents or to meet the steep security deposit requirements. Further, **Tapestry Apartments** would partially fill our #1 Priority Need for Affordable Housing as noted in the City of Billings Five Year Consolidated Plan FY 2020-2024.

Tapestry Apartments will be constructed utilizing funding from the LIHTC program, HOME Funds program, and other soft financing sources, in combination with conventional long-term financing. To be eligible for residency, certain income thresholds will apply to prospective residents. The apartment units will be reserved for applicants with income levels at or below 60% of the Area Median Income, with 73% of the 26 units being reserved for applicants with income levels at or below 50% of the Area Median Income.

It is our sincere desire that the **Tapestry Apartments** be seriously considered for an allocation of LIHTC to help finance the development of the project. The combination of housing, combined with access to supportive programs and services offered by CLDI and their partnering organizations make this project a valuable asset to our community.

Respectfully submitted,

Bill Cole, Mayor

Kendra Shaw, Council Member

Roy Neese, Council Member

Danny Choriki, Council Member

Pam Purinton, Council Member

Mike Boyett, Council Member

Mike Yakawich, Council Member

Frank Ewalt, Council Member

Denise Joy, Council Member

Penny Ronning, Council Member

Shaun Brown, Council Member