

## **\*\*ATTENTION\*\***

The City Council meeting will be held in a hybrid format that may include both in-person AND virtual attendance via Zoom. Unless they have cause to appear virtually, Councilmembers will attend the meeting in person in Council Chambers, fifth floor of City Hall, 316 N. 26th Street. In order to honor the Right of Participation and the Right to Know in Article II, Sections 8 and 9, of the Montana Constitution, the City of Billings and City Council are making every effort to meet the requirements of the open meeting laws.

Citizens are invited to:

- . Review the Agenda Packet on the City's website at: [www.billingsmt.gov](http://www.billingsmt.gov) and click on "Your Government," "City Council," and "Agendas & Minutes".
- . View the meeting:
  - . On Community 7 TV - Channel 7 or Channel 507 -- Spectrum Cable. *(On evenings when there is a conflict with School District No. 2 Board meetings, the City Council meeting will be broadcast on Channel 8 - Spectrum Cable.)* Channel 7 or Channel 978 - TDS Fiber.
  - . Online at [www.comm7tv.com](http://www.comm7tv.com) and click on the "Watch Live" icon. Community 7 also has links to their Facebook page and YouTube channel.
  - . On the City's website at [www.billingsmt.gov](http://www.billingsmt.gov) and click on "Watch Meetings Online" on the homepage.
  - . In-Person.

Citizens may submit public comment via the following methods:

- . Mail: City Clerk, P.O. Box 1178, Billings, MT 59103
- . Email: [Council@billingsmt.gov](mailto:Council@billingsmt.gov).
  - . Emails received after 3:00 PM on the day of the meeting, may be posted on the Council's webpage the following day for public viewing.
- . Attend the meeting in person

Please contact Denise Bohlman, City Clerk, at [bohlmand@billingsmt.gov](mailto:bohlmand@billingsmt.gov), or at 406.657.8210, with any questions.



**VISION STATEMENT:**  
"The Magic City: A diverse,  
welcoming community  
where people prosper and  
business succeeds."

## WORK SESSION AGENDA

COUNCIL CHAMBERS  
316 N. 26TH ST.

MARCH 17, 2025

5:30 P.M.

CALL TO ORDER: Mayor Cole

**PUBLIC COMMENT ON ALL ITEMS.** This is the time to comment on any matter (Agenda or Non-Agenda) falling within the scope of the Billings City Council. There will also be time in conjunction with each agenda item for public comment relating to that item. You may only speak once for each item during the meeting.

Please note, the City Council cannot take action on any item of significant interest to the public that does not appear on the agenda. Comments are limited to three (3) minutes during each public comment period or as set by the Mayor. **Speaker sign-in required.** Please sign the roster at the cart located at the back of the Council chambers or at the podium.

**1. Drafted Consolidated Plan Findings and Strategies Review.**

-Public Comment

**2. Parks, Recreation and Public Lands Sponsorship.**

-Public Comment

LEGISLATIVE UPDATE:

HIGHLIGHT UPCOMING AGENDA ITEMS OF COUNCIL INTEREST:

COUNCIL DISCUSSION:

**PUBLIC COMMENT on "NON-AGENDA ITEMS".** Speaker Sign-in required. *(Restricted to ONLY items not on this printed agenda. Comments are limited to 3 minutes or as set by the Mayor. Please sign the roster at the cart located at the back of the Council chambers or at the podium.)*

ADJOURN:

Note:

- This meeting is an "informal" meeting of the City Council. The content of the Agenda is subject to change at the meeting.
- In the event there is a Closed Executive Session, the sole purpose is to discuss litigation strategy. The other parties to the case(s) discussed are not public bodies or associations as described in Section 2-3-203(1) and (2), MCA. The meeting is closed, as allowed by Section 2-3-203(4) (a), MCA, "to discuss a strategy to be followed with respect to litigation when an open meeting would have a detrimental effect on the litigating position" of the City of Billings.

## City Council Work Session

**Date:** 03/17/2025  
**Title:** Drafted 2025-2029 Consolidated Plan Findings and Strategies Review  
**Presented by:** Brenda Beckett  
**Department:** Planning & Community Services  
**Presentation:** Yes  
**Legal Review:** Not Applicable  
**Project Number:** N/A

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### RECOMMENDATION

No formal action is expected at this Work Session. The purpose of tonight's presentation is to review drafted Consolidated Plan findings and strategies (See attachment to this memo) to guide Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funding for the next five years.

### BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

#### PROCEDURAL HISTORY & FUTURE EVENTS

- Community Development staff began citizen participation and outreach efforts in August 2024 with a presentation to the City Council to describe HUD programs and processes and garner understanding of the Council's funding priorities for the 2025-2029 Consolidated Plan.
- The Billings City Council held a public hearing on Monday, September 23, 2024, to obtain public comment on current community needs to assist the Community Development Board in designing the application process for the upcoming program year, before the publication of the drafted Consolidated / Annual Action Plan.
- Community Development staff presented during a City Council Work Session meeting on November 18, 2024. Topics included: prior work session material, recent challenges Community Development is navigating to move the Consolidated Plan forward and to seek clarity on the Council's goals for the new Consolidated Plan, schedule review, public engagement, etc.
- Staff made a presentation to the North Park Task Force on December 4, 2024, to present information on the Division and to identify community needs to address with CDBG and HOME.
- A Consolidated Plan survey was developed and launched on 1/31/25. The survey is set to close on 3/31/25. Survey distribution was as follows:
  - Four weekly ads with QR codes ran in the Yellowstone County News (2/14 thru 3/7)
  - It was posted on the PCSD Facebook page 2/18/2025.
  - Several email blasts, including to the 2-1-1 distribution list we used for the Coronavirus Survey, to the December 2022 CD Info session distribution list, to the neighborhood task forces, to the VISTA service provider distribution list, to the Billings Association of Realtors, to local lenders
  - Flyers w/QR codes were distributed at the Library, on downtown kiosks, on grocery store bulletin boards, and in many coffee shops
- A public hearing was held on February 4, 2025, at the Community Development Board meeting to garner public comment on community needs, and for organizations interested in funding to present information on applications submitted. No public comment was provided to the Board.
- [Planning and Community Services Department's Annual Report](#) was distributed, and it includes a QR code for the Consolidated Plan survey, posted on February 6, 2025. The report was also shared with the City's boards, councils, and email distribution lists.
- The Community Development Board meeting on March 4, 2025, included a discussion of the Consolidated Plan structure, drafted findings, and recommended strategies and priorities.
- Community Development staff and Board members attended / will attend neighborhood Task Force meetings to share information about the Consolidated Plan and distribute the survey:
  - North Park, March 5, 2025
  - South Side, March 20, 2025
  - Billings Heights, March 25, 2025
- Information and the survey will be shared at the Combined Task Force Leadership meeting on April 3, 2025. Note: The Central Terry and Midtown Community Collaborative task forces we just learned recently may be inactive for a while.
- The public comment period for the Consolidated Plan began on March 15 and ends on April 14, 2025. The plan can be viewed online at [www.BillingsMT.gov/ConPlan](http://www.BillingsMT.gov/ConPlan).
- A public hearing will be held during the City Council meeting on April 14, 2025, to garner public comments on the drafted Consolidated Plan.

- The City Council is scheduled to take action on the Consolidated Plan on April 28, 2025.

## **STAKEHOLDERS**

CDBG and HOME funding benefits low-income households through a variety of programs. These populations, and the nonprofit organizations providing social services for those in need, are stakeholders. They have been invited to participate in the planning process, and will be invited to provide public comment on the drafted Consolidated Plan and participate in future public meetings and hearings.

## **ALTERNATIVES**

There is no formal action on this Work Session item.

## **FISCAL EFFECTS**

No fiscal effects are anticipated as a result of tonight's meeting. Fiscal decisions will be made during future City Council meetings regarding specific projects and administration of programs.

## **SUMMARY**

City staff is seeking the City Council's input on the attached draft five-year Consolidated Plan findings and strategies. These will also be outlined in the presentation at this work session.

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### **Attachments**

Consolidated Plan Timeline  
Drafted Con Plan Strategies & Priorities  
Consolidated Plan Survey Results to Date

December / January

February

March

April

May

Application Window  
Dec 6 - Jan 17

Surveys, Public Engagement / Social Media, Outreach

Applicant Site Visits

Task Force Presentations

- Housing Development
- Family / Domestic Violence
- Food Security

- Housing & Jobs Projects
- Applicant Match \$

Applicant Organizations  
Internal Programs

- CPTED
- Infrastructure / Sidewalks

City Department Coordination

400 Hours Staff Time - Research, Writing, & Reviewing Drafted Con Plan

Best Draft  
Online  
March 14

Public Comment Period  
March 15 → → → → April 14

Submit  
May 15

Drafted  
Findings

Community  
Development  
Board  
Meetings

February 4 ★

- Public Hearing
- External Applicant Presentations
- Board Site Visit Assignments
- Board Task Force Scheduling

March 4 ★

- Con Plan Structure
- Drafted Findings
- Recommended Strategies & Priorities
- Discuss Applications & Site Visit Results

April 1 ★

- Con Plan Review
- Task Force Outreach Review
- Recommend Budget

May 6

Final Plan  
Review

Applicant Site Visits

Task Force Presentations

City  
Council  
Meetings

★ Invite to  
Board  
Meetings

Memo & Presentation  
Due March 13

Work Session  
March 17

- **Presentation:** Drafted Findings
- Board Strategies & Priorities
- Council Strategies & Priorities

Memo Due  
March 27

Public Hearing  
April 14

- Public Comment Ends
- **Presentation:** Overview

Memo Due  
April 10

Council Action  
April 28

- **No Presentation**

Update Memo  
April 17

## Drafted Consolidated Plan Findings

### Housing Cost-Burden

- Over 3,000 renting households are paying more than 30% of their income for housing costs, and nearly 3,000 households are paying over 50% of their income for housing costs. Cost burden is particularly challenging for the elderly, followed by small related households.
- Minorities comprise just under 11% of the overall 80% AMI population and nearly all minority cohorts are more likely to have one or more housing problems. Over 1,600 racial / ethnic minority households under 50% AMI are experiencing housing cost burden. Housing cost burden is an impediment to fair housing choice for these cohorts.
- The highest percentage of cost-burdened households is located in the North Park and Southside neighborhoods. Smaller neighborhoods in the West End and Billings Heights are also identified, followed by the southwest corridor neighborhood.
- Cost-burdened households are not able to afford routine home maintenance and improvements. Approximately 200 households have lead water service lines and many are older homes, located in low-income neighborhoods. The cost to replace lines from the city main to residences can be \$3,000 to \$10,000 per home.

### Lack of Housing Availability, Variety, and Quality

- There are 5,175 households on the Public Housing waiting list and 3,075 households on the Section 8 tenant-based waiting list. This indicates a high need for application, deposit, rent, and mortgage assistance. Over 3,800 households are seeking one-bedroom units.
- Housing prices have increased 47% over the past five years. [Renters make up 35%](#) of Billings' population, resulting in a homeownership rate of 65%, which is lower than Montana's statewide rate of 71% and the national average of 69%. The First Time Home Buyer program is a high priority for Consolidated Plan survey respondents.
- [The 2022 National Community Survey](#) indicated the variety and availability affordable, quality housing is much lower than national benchmarks. Nearly 40% of respondents noted the variety of housing options is "Poor" and 64% indicated the availability of affordable, quality housing is "Poor".
- Approximately 200 lead water service lines replaced and many are located in low-income neighborhoods and are older homes. It is the homeowner's responsibility to make needed repairs; \$3,000 to \$10,000 per residence. Cost burden is a particularly concerning finding in this Consolidated Plan, therefore, assistance for low-income homeowners to replace these lines is a significant recommendation.

### Need for Supportive Services

- The [2024 Montana Homeless Population](#) point-in-time count identified 273 individuals, nearly 50% were White, 41% were Native American, and nearly nine percent were listed as "other". The Native American cohort is disproportionately represented in the unhoused population.
- The [Office of Epidemiology and Scientific Support](#) states 270 Montana citizens die by suicide each year and in 2017, the suicide rate was two times higher than the national rate (29 deaths per 100,000 people versus 14 deaths per 100,000 people in the United States). Males account for 80% of suicide

deaths in Montana. One in ten high school students reported having attempted suicide in the past twelve months. Access to healthcare and mental health care is the number one priority for Consolidated Plan respondents.

- Over 23% of [Community Health Needs Assessment](#) survey respondents indicate they have been a victim of domestic violence at least one time in their life. This figure is higher than the nation's 13% data point. Nearly [60% of reported crimes](#) in Billings are related to domestic violence. The Billings Police Department responds to [over 600 non-aggravated Partner or Family Member Assaults](#) annually, the highest number of offenses in the state.

### **Need for Neighborhood Improvements**

- The [violent crime rate](#) in Billings is approximately nine incidents per 1,000 residents, which is notably higher than the national median of four per 1,000. This means residents have about a one in 112 chance of becoming a victim of violent crime.
- Property crimes are also prevalent, with a rate of around 36 incidents per 1,000 residents, compared to the national median of 19 per 1,000. This translates to a one in 28 chance of experiencing property crime in Billings.
- The City's [Citizen Survey's](#) open-ended questions indicated a strong need for public safety including response to crime and safety services.
- The Billings City Council and Planning and Community Services Department is undertaking updates to neighborhood plans which will identify needed improvements in the City's lower-income neighborhoods. The need for street lighting has been identified as a significant priority in the Consolidated Plan survey.

## Drafted Consolidated Plan Strategies

### **Affordable Housing**

- Expand and improve access, availability, physical quality, economic value, accessibility, and durability of decent, affordable housing citywide.
  - Affordable Housing Development
  - Home Repair (Systems, Weatherization, Lead Water Service Line Replacements, etc.) and Home Buyer
- Mitigate the negative community impact of vacant, foreclosed properties while reducing crime and stabilizing property values.
- Improve affordable housing opportunities for the elderly, persons with disabilities, minorities, and other special populations.

### **Services for Vulnerable Populations**

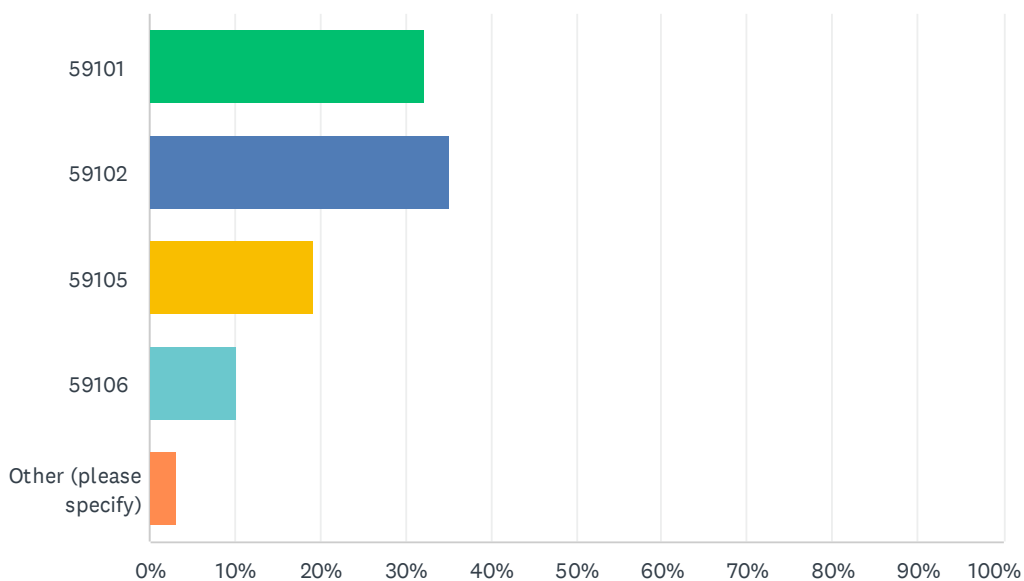
- Support efforts to expand public facilities to provide services for vulnerable populations.
  - Family Justice Center
  - Food Security
- Provide resources to nonprofit organizations to undertake poverty impact activities and to support the low-income individuals and families they serve.
  - AmeriCorps VISTA (Health/Mental Health Care, Veterans/Military, K-12 Education, Food Security, Financial Literacy)
  - Continue to utilize HOME-ARP funding for supportive services to prevent homelessness and provide services to unhoused individuals and families, including those fleeing domestic violence / trafficking (Health/Mental Health Care, Rent/Utilities/Security Deposits, Job Training, Survivor Services, etc.)

### **Neighborhood Revitalization**

- Foster suitable living environment and quality of life through the improvement of physical conditions in lower-income neighborhoods.
- Reduce crime by making improvements to parks located in lower-income neighborhoods.
- Promote revitalization through infrastructure improvements.
  - Street Lights
  - Lead-Pipe Water Line Replacement

## Q1 What is your ZIP code (Select one)

Answered: 350 Skipped: 0

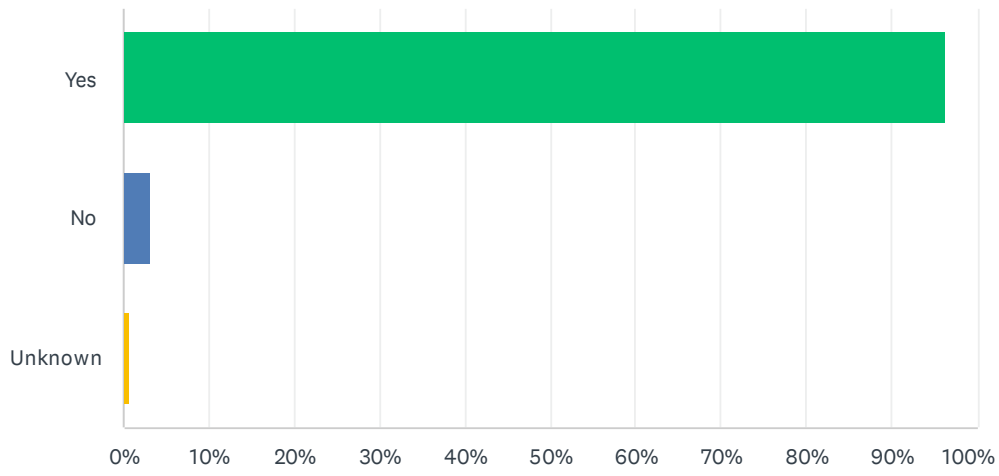


ANSWER CHOICES	RESPONSES	
59101	32.29%	113
59102	35.14%	123
59105	19.14%	67
59106	10.29%	36
Other (please specify)	3.14%	11
<b>TOTAL</b>		<b>350</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	59103	3/11/2025 5:10 PM
2	59044	3/11/2025 11:03 AM
3	59019	3/6/2025 1:33 PM
4	59079	3/4/2025 3:36 PM
5	59088	3/4/2025 3:02 PM
6	59079	3/4/2025 10:58 AM
7	59044	3/4/2025 10:23 AM
8	59103	3/3/2025 4:25 PM
9	59088	3/3/2025 2:59 PM
10	59063 - However I work as a REALTOR in all the Billings Zip Codes	3/3/2025 1:34 PM
11	59079	3/3/2025 12:13 PM

## Q2 Do you have Internet at home? (Select one)

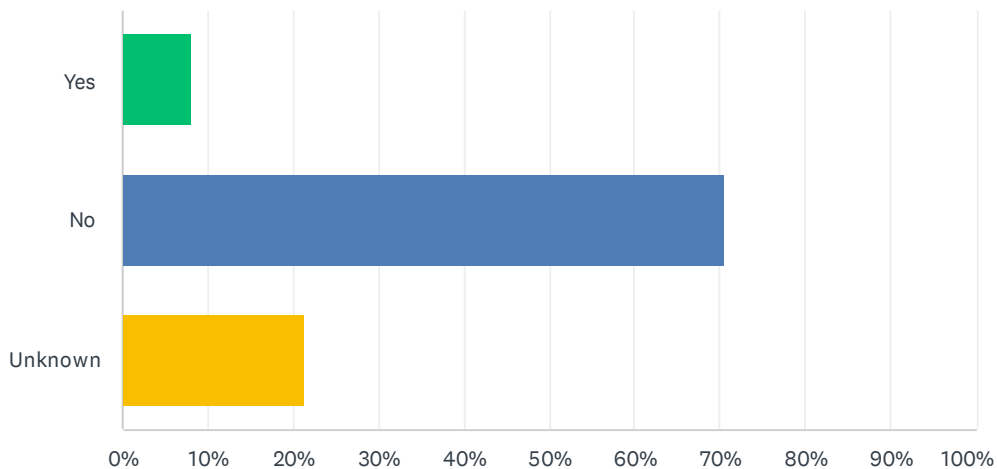
Answered: 350 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	96.29%	337
No	3.14%	11
Unknown	0.57%	2
<b>TOTAL</b>		<b>350</b>

### Q3 Is your home currently at risk from natural hazards? (e.g., floods, fire, etc.)(Select one)

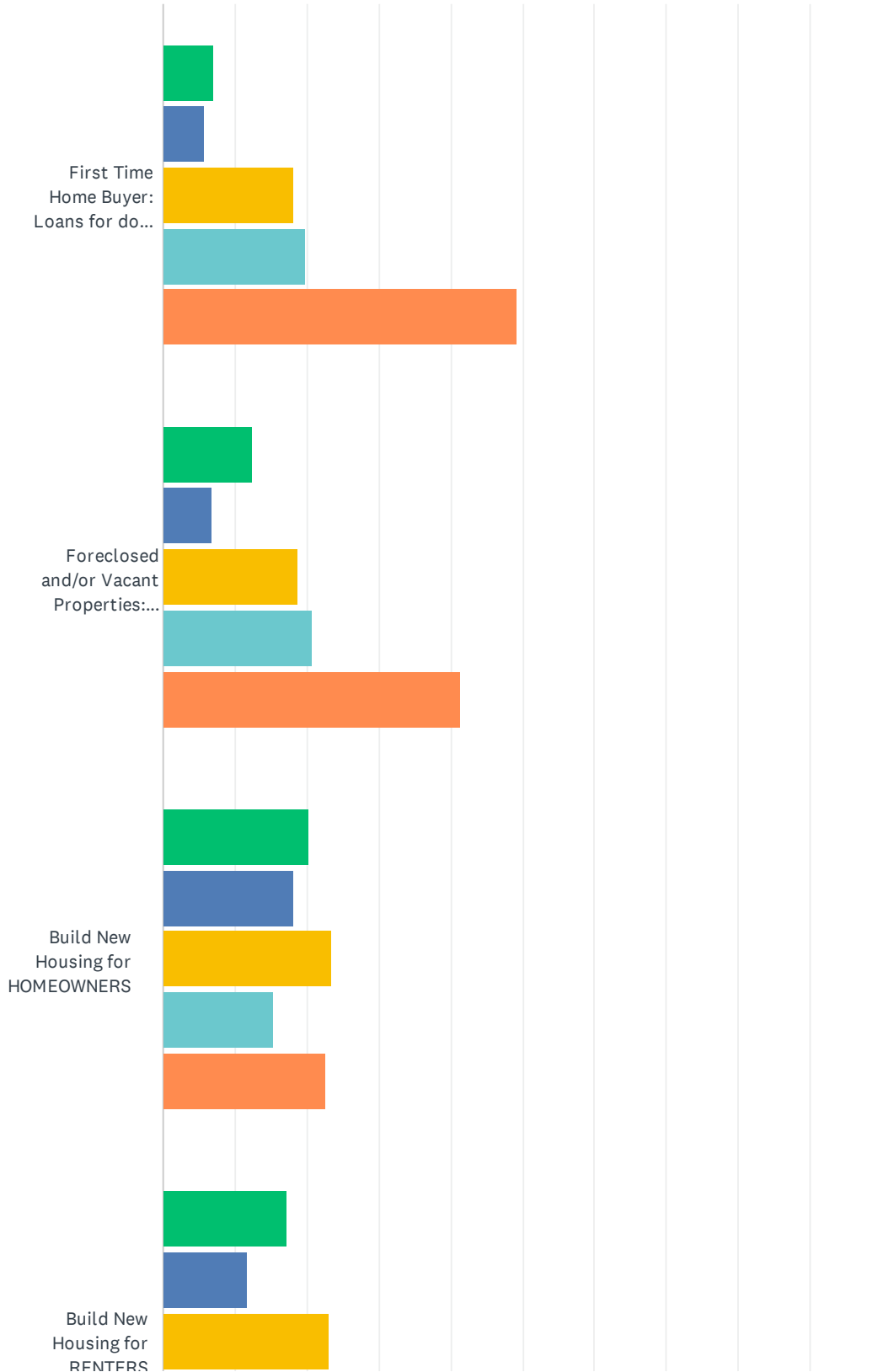
Answered: 350 Skipped: 0



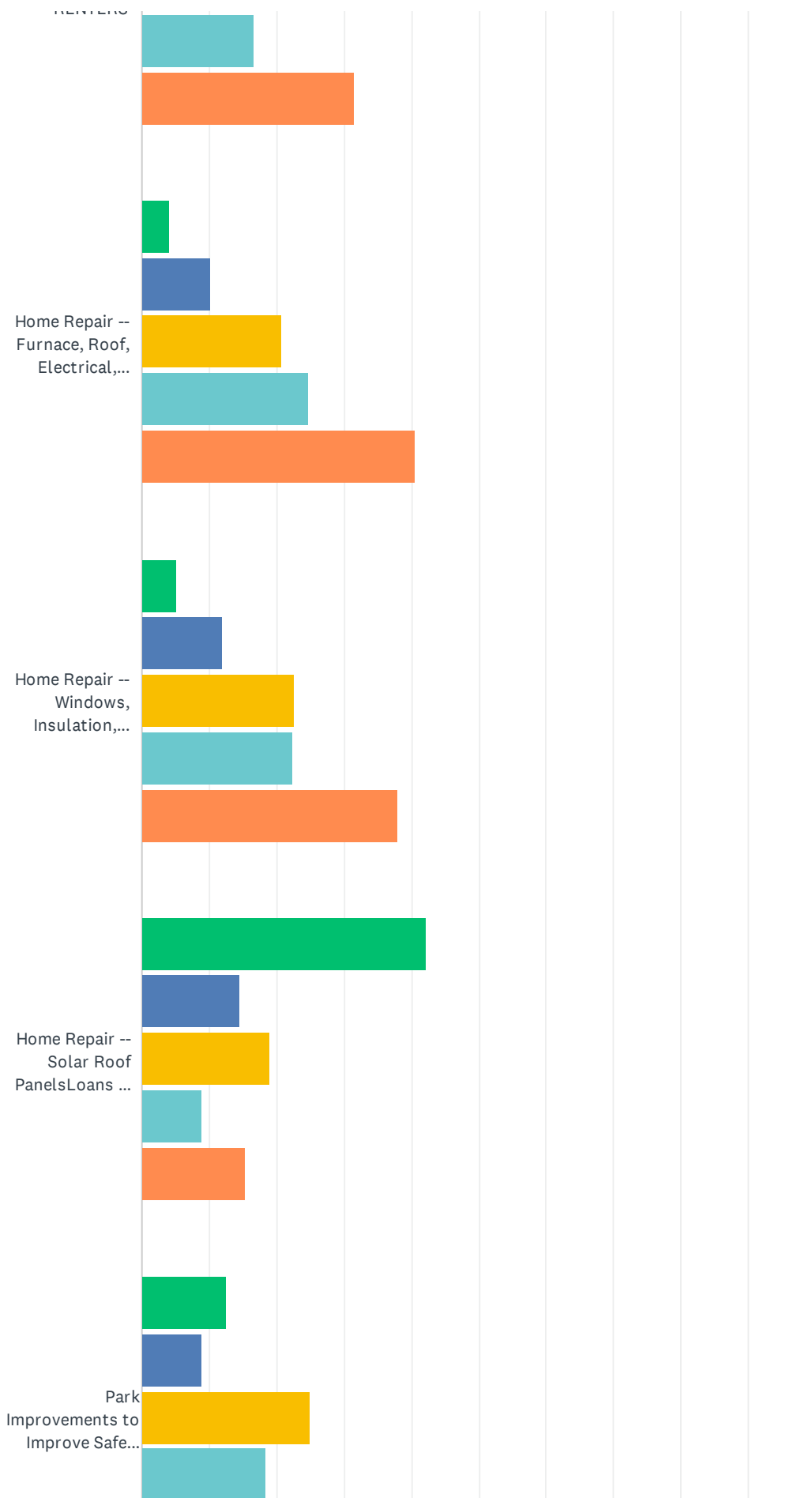
ANSWER CHOICES	RESPONSES	
Yes	8.00%	28
No	70.57%	247
Unknown	21.43%	75
<b>TOTAL</b>		<b>350</b>

### Q4 Please select the importance of funding the following activities in Billings. Low Importance (1) to High Importance (5)

1 - LOW    2    3    4    Answered: 350    Skipped: 0  
5 - HIGH



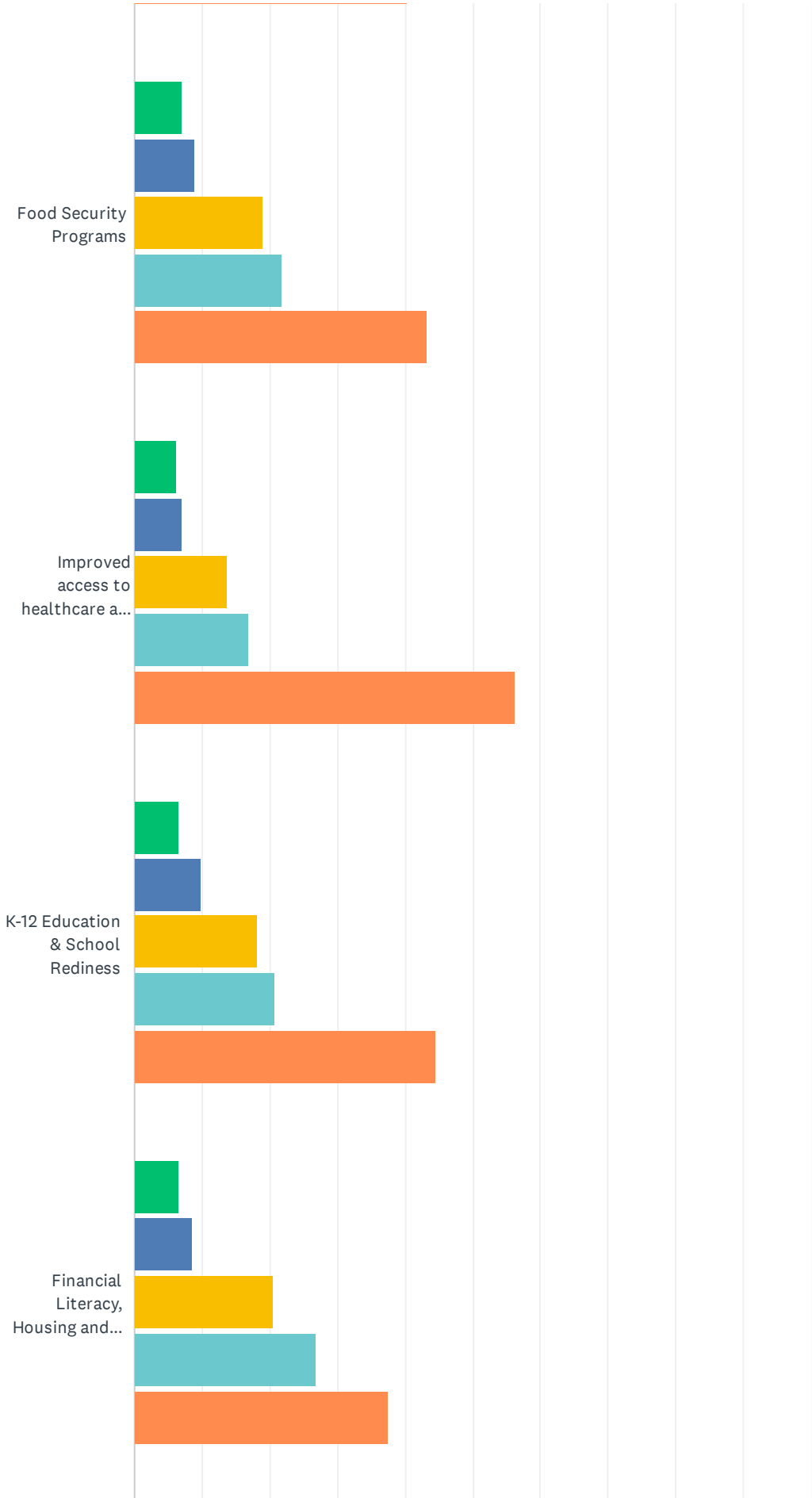
# 5-Year Consolidated Plan Survey



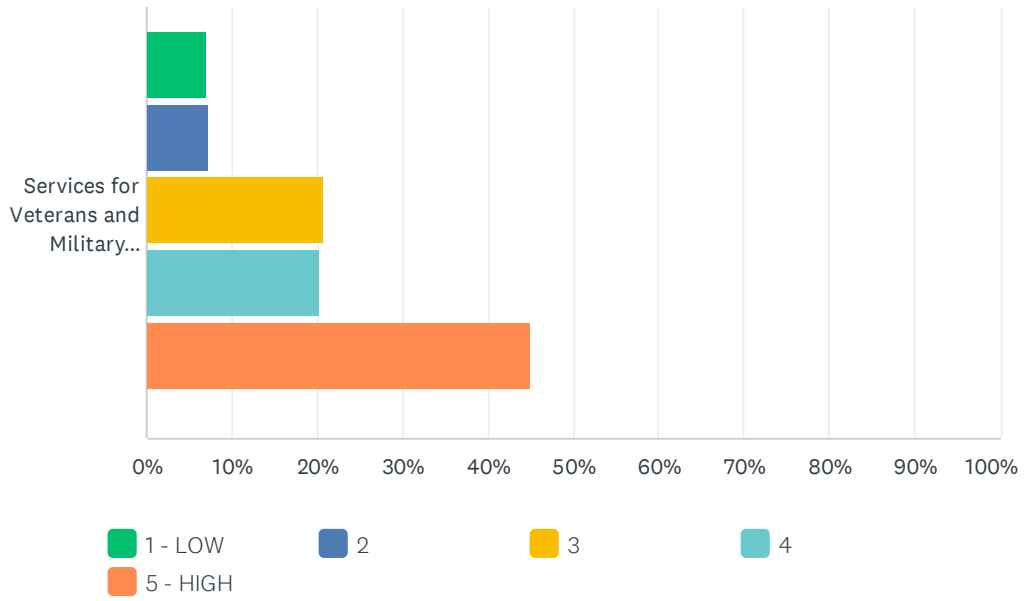
# 5-Year Consolidated Plan Survey



# 5-Year Consolidated Plan Survey



# 5-Year Consolidated Plan Survey



## 5-Year Consolidated Plan Survey

	1 - LOW	2	3	4	5 - HIGH	TOTAL	WEIGHTED AVERAGE
First Time Home Buyer: Loans for down payment and closing costs for low-income households	7.00% 24	5.83% 20	18.08% 62	19.83% 68	49.27% 169	343	3.99
Foreclosed and/or Vacant Properties: Purchase and renovate run-down homes to sell to low-income households	12.36% 43	6.90% 24	18.68% 65	20.69% 72	41.38% 144	348	3.72
Build New Housing for HOMEOWNERS	20.35% 70	18.02% 62	23.55% 81	15.41% 53	22.67% 78	344	3.02
Build New Housing for RENTERS	17.20% 59	11.66% 40	23.03% 79	16.62% 57	31.49% 108	343	3.34
Home Repair -- Furnace, Roof, Electrical, Plumbing, etc.Loans for low-income homeowners to make needed repairs	4.07% 14	10.17% 35	20.64% 71	24.71% 85	40.41% 139	344	3.87
Home Repair -- Windows, Insulation, etc.Loans for low-income homeowners to make needed repairs	5.22% 18	11.88% 41	22.61% 78	22.32% 77	37.97% 131	345	3.76
Home Repair -- Solar Roof PanelsLoans for low-income homeowners to install solar energy components	42.15% 145	14.53% 50	18.90% 65	9.01% 31	15.41% 53	344	2.41
Park Improvements to Improve Safety in Low-Income NeighborhoodsLighting, fencing, landscaping, signage, public art, etc.	12.50% 43	9.01% 31	25.00% 86	18.31% 63	35.17% 121	344	3.55
Neighborhood Improvements -- WATER & SEWER	5.25% 18	11.08% 38	27.41% 94	23.32% 80	32.94% 113	343	3.68
Neighborhood Improvements -- STREETS, CURBS, GUTTERS, SIDEWALKS	6.94% 24	15.61% 54	26.88% 93	19.36% 67	31.21% 108	346	3.52
Neighborhood Improvements -- STREET LIGHTING	6.67% 23	11.30% 39	22.90% 79	22.03% 76	37.10% 128	345	3.72
Family Justice and Domestic Violence Programs	7.25% 25	9.86% 34	18.26% 63	24.35% 84	40.29% 139	345	3.81
Food Security Programs	6.94% 24	8.96% 31	19.08% 66	21.68% 75	43.35% 150	346	3.86
Improved access to healthcare and mental health care	6.12% 21	7.00% 24	13.70% 47	16.91% 58	56.27% 193	343	4.10
K-12 Education & School Rediness	6.71% 23	9.91% 34	18.08% 62	20.70% 71	44.61% 153	343	3.87
Financial Literacy, Housing and Employment	6.71% 23	8.45% 29	20.41% 70	26.82% 92	37.61% 129	343	3.80
Services for Veterans and Military Families	6.96% 24	7.25% 25	20.58% 71	20.29% 70	44.93% 155	345	3.89

## Q5 What suggestions do you have for improving affordable housing options in Billings?

Answered: 350 Skipped: 0

#	RESPONSES	DATE
1	Stop letting inflation run it up lol	3/12/2025 10:22 PM
2	I was once in dire need of emergency affordable housing and it was so hard to get any landlord to rent or accept vouchers. We need more housing built for low income families.	3/12/2025 10:15 PM
3	More programs to help people with rent money or food when people run out of those things.	3/12/2025 5:17 PM
4	Do more to combat gang activity so that housing in "bad" neighborhoods seems appealing. Crackdown on slum lords that are charging amounts grossly over the worth of their properties. Adjust Fair Market Value to mirror what actual prices are not what they should be- many organizations cannot pay over Fair Market Value and almost nothing is at or below that price anymore (which makes the whole Fair Market Value pretty useless)	3/12/2025 4:02 PM
5	Create more 3 bedroom + affordable units. STOP building 2 bedroom units!!!	3/12/2025 3:52 PM
6	Make people repay the loans (low interest) in these thoughts; stop allowing the same people to use them over and over; if someone destroys property, they are not eligible for services until they repay it. Continue to monitor those using services (low income housing) and when they get above a certain income point for a set period of time (1 year), they have to move on (in rentals).	3/12/2025 2:45 PM
7	Have funds available to help with first month, last month, deposit. Have housing options available for people with no rental history and bad credit.	3/12/2025 2:45 PM
8	I recently purchased a multi-family lot, but it took me quite a while to find it. It seems the majority of property in the area is zoned for single family only.	3/12/2025 2:30 PM
9	Smaller houses/units being built or remodeled. Smaller should cost less, maybe with less yard to cut costs.	3/12/2025 2:13 PM
10	Reasonable/Fair pricing on homes and rentals as there are places that are charging high prices for outdated appliances and outdated interiors.	3/12/2025 1:04 PM
11	Program for a Rent to Own, for those that have poor credit	3/12/2025 12:44 PM
12	Encourage landlords to rent, by giving landlords incentives such as tax breaks, insurance breaks. Renovate abandoned buildings instead of letting them to continue falling apart. Add more prefab homes by putting them in vacant lots. Rent to own incentives rather than long term rentals	3/12/2025 12:20 PM
13	Build more apartments and support the current groups working to house the homeless. Don't start from scratch.	3/12/2025 12:17 PM
14	n/a	3/12/2025 12:13 PM
15	Creating low income housing in safe areas, near public transportation and sidewalks that are well maintained for pedestrians.	3/12/2025 12:08 PM
16	.	3/12/2025 12:06 PM
17	We need permanent supportive housing developments to help our homeless neighbors receive the support they need to get healthy and become/stay housed.	3/12/2025 11:59 AM
18	Like Habitat for Humanity, where they are required to build on their home at least twice a week until finished. Then options on a low interest loan. Too much is just given and not taught that you have to work and budget for housing.	3/12/2025 11:52 AM
19	2-3 bedroom units need to be affordable. Not studio and 1 bedroom. Section 8 seems to only	3/12/2025 11:14 AM

## 5-Year Consolidated Plan Survey

	be available for small units and therefore not for families	
20	Decrease monopolies- businesses should not be able to purchase housing to rent, and homeowners should not be allowed to rent more than one household.	3/12/2025 10:07 AM
21	Build More Family Apartment Towers that have public transportation and playgrounds with walking paths to schools accessible	3/12/2025 9:49 AM
22	Consider purchase and renovation of former motels and other property to provide accessible housing for older adults and single people.	3/12/2025 8:59 AM
23	Awareness	3/12/2025 8:50 AM
24	Rent freezes. My rent has tripled just in the past 2 years! The owner has not done anything to improve the complex but continues to raise rent and utility costs.	3/12/2025 8:47 AM
25	Supply and demand. We need more supply to meet the demands.	3/12/2025 8:37 AM
26	I think the idea of buying foreclosures and selling them to low-income families is a great idea.	3/12/2025 8:23 AM
27	Remove barriers for people to become homeowners.	3/12/2025 8:22 AM
28	I would love to see more affordable complexes, low-income housing being built in our city rather than luxury apartments. Affordable housing would improve so much within the city. I see all the new buildings being built on the west end and think how those vacant areas could have been used to help our community.	3/12/2025 8:17 AM
29	For it to actually be Affordable	3/12/2025 8:17 AM
30	Use city & county initialized park space to build more affordable housing.	3/12/2025 8:08 AM
31	Get the rental agencies out of the profiteering business.	3/12/2025 8:06 AM
32	affordable rental housing, limits or licensing on short term rentals (air bnb etc),	3/12/2025 8:06 AM
33	I do not know. However, the cost of housing is above what younger people can afford.	3/12/2025 7:50 AM
34	Cluster housing with open space. 1200-1400 sq ft.	3/12/2025 7:40 AM
35	Loans to BUILDERS to build affordable homes--NOT necessarily for low income but affordable homes to be sold to non investor homeowners.	3/12/2025 6:48 AM
36	Update every property and yard interior exterior was all modern day amenities	3/12/2025 3:19 AM
37	More low income housing needs to be built and not just for seniors!	3/11/2025 5:58 PM
38	Prioritize funds for first time buyers	3/11/2025 5:17 PM
39	Turn the Chamber of Tourism into an organization promoting Commerce	3/11/2025 5:10 PM
40	provide incentives for builders, relax regulations, changing zoning if needed	3/11/2025 5:07 PM
41	If some of the funds could be used to buy down interest rates to help first time or lower income get into home ownership	3/11/2025 4:54 PM
42	We need more options.	3/11/2025 3:11 PM
43	Create an incentive to builders to build affordable housing.	3/11/2025 3:09 PM
44	We need a State LIHTC program.	3/11/2025 2:39 PM
45	We need more 4 bedroom apartments	3/11/2025 1:17 PM
46	The city should not feel like it has to invest itself into the physical act of providing housing. That is way too far outside of its wheelhouse. Focusing on Bureaucracy and Processes that allow the market to do it is incredibly more efficient, and a better use of our tax dollars.	3/11/2025 12:56 PM
47	give a first time homebuyer first year property tax free.	3/11/2025 12:41 PM
48	Help individuals when they have a mishap or back rent owed. Give the family a considerable amount of time to pay the amount back. As well give resources to help the family gain employment or program to help solve their financial issue so the family can get financial stable and not just put them out to fail and loose their housing.	3/11/2025 11:47 AM

## 5-Year Consolidated Plan Survey

49	Cut the red tape, especially in low income areas.	3/11/2025 11:24 AM
50	I don't know if I was the right person to send this to as I am in a low income housing unit with carpet that is three tenants old and in dire need of replacing but I know they will not replace it until I move out and I've been here almost 20 years and the carpet is two tenants prior to me it took a full year to get blinds in my apartment after I requested them when all the other tenants in my building already had them and I'm still waiting on repairs on cabinet doors I am a little frustrated with the low income housing system but I think the money or at least some of the money needs to be spent upgrading some of the units that already exist I live in spring gardens and they have been telling us for years that we were going to get dishwashers we are still without dishwashers and right now my unit has been without a washer and dryer for over 2 months because we have been waiting on a hot water heater	3/11/2025 11:20 AM
51	First time home buyer programs are essential. Getting buyers educated about the programs, and doing training in budgeting and financial literacy would help many understand the process better and succeed in their home purchases. We also need to address property tax increases and insurance increases so that people who have already bought homes can continue to afford them.	3/11/2025 11:03 AM
52	Financial Mentors to help renters attain goals of owning own homes. More classes on how to get started on buying homes	3/11/2025 10:30 AM
53	Build smaller units and more senior residents.	3/11/2025 9:54 AM
54	Program to help home owners make improvements to homes.	3/11/2025 9:27 AM
55	We have limited options for low income people. What we have are not well cared for. It would help if we could have more places that accept Section 8, or other HUD assistance with housing. I would love to live in a place where I was not embarrassed for friends and family to visit. I am elderly and have few options.	3/11/2025 9:02 AM
56	Having 4-bedroom options in safer areas of town (west-end / shiloh) would be ideal.	3/11/2025 8:51 AM
57	Unknown	3/11/2025 8:19 AM
58	Give builders incentives to build low income housing. Provide grants and loans to low income home buyers to purchase. Buy down interest rates for low income home buyers.	3/11/2025 8:12 AM
59	Expanding the existing housing programs already existing such as the Section 8 housing program.	3/11/2025 7:58 AM
60	NA	3/11/2025 7:24 AM
61	Screen your tenants better, those of us who utilize your housing, who work, and who try to have nice things once you put tenants in the complex who are disruptive, have police doing drug busts on their units and causing havoc from shady associates then my home becomes questionable as well. SCREEN YOUR TENANTS! REMOVE THE ONES DOING NEGATIVE CRAP, HAVING PARTIES, HEAVY TRAFFIC, IN TROUBLE WITH THE LAW, EXTRA PEOPLE ALWAYS STAYING THERE, ETC ..	3/11/2025 7:02 AM
62	You staff is doing an amazing job.	3/11/2025 5:00 AM
63	Safety is extremely important for all. Those who have drug, alcohol, or anger issues need a program to work through their issues before the innocent ones are targeted.	3/11/2025 1:56 AM
64	Lower the cost to live	3/11/2025 12:06 AM
65	Unsure	3/10/2025 11:30 PM
66	Require owners and property managers to clean up their properties.	3/10/2025 11:12 PM
67	Getting into somewhere to live is way too hard.	3/10/2025 10:58 PM
68	More option for single or partnered without children. More asset managers for violation/evictions so people abusing assistance are removed from program.	3/10/2025 10:44 PM
69	Easier to apply	3/10/2025 9:15 PM
70	None	3/10/2025 9:02 PM
71	Reduce development costs	3/10/2025 8:30 PM

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72	Make more housing	3/10/2025 8:15 PM
73	We definitely need first time buyer's programs. Super important getting individuals and families into their own homes and having down-payment assistance is key.	3/10/2025 8:08 PM
74	Teach people rehabilitation and learning what people need	3/10/2025 8:06 PM
75	Easy to apply/qualify. Vetting for applicants.	3/10/2025 6:21 PM
76	Helping people with disabilities obtain homes	3/10/2025 6:14 PM
77	Find a spot to build tiny homes, for people to buy, and for the homeless to rent for long term, and helping homeless find employment.	3/10/2025 6:02 PM
78	Guidance on how or where to go to obtain it.	3/10/2025 5:57 PM
79	Helping to educate landlords about section 8 to open up more rental opportunities for low income people.	3/10/2025 5:42 PM
80	Implementation of rent-to-own options and properties.	3/10/2025 5:34 PM
81	Help pay 50% of Heating & Electricity. Help pay Deposit for renters.	3/10/2025 5:08 PM
82	I think they are doing great.	3/10/2025 5:03 PM
83	Make housing available to all Montana's first and base the mortgage based on the household income.	3/10/2025 4:59 PM
84	Have more family friendly places built near for parents and their children to go do that are free	3/10/2025 4:43 PM
85	More income based rentals are needed. "Affordable housing" is a misnomer if the rent is over \$1000. A month	3/10/2025 4:42 PM
86	Unsure	3/10/2025 4:34 PM
87	More section 8 housing options	3/10/2025 4:29 PM
88	Build 🙏	3/10/2025 4:26 PM
89	Sure would be nice if there was a option with homefront for renting a house not just apartments	3/10/2025 4:26 PM
90	Affordable housing should be low for low income residents due to high inflation prices.	3/10/2025 4:25 PM
91	NA	3/10/2025 4:22 PM
92	lower taxes, first time home buyer programs	3/10/2025 12:50 PM
93	Better protection for renters, higher taxes for investment properties, deposit assistance, non-discrimination against tenants with Section 8 vouchers.	3/10/2025 11:23 AM
94	Make the material cheaper to build housing. Giving money to low income home owners is a band aide. We need to address the real problem and fix it.	3/10/2025 10:32 AM
95	Allow housing to be built. Cut regulations	3/10/2025 8:27 AM
96	Strategically choose locations to build affordable housing in areas that will allow for ease of access to health services, shopping and job opportunities for the inhabitants.	3/10/2025 8:17 AM
97	City working with local real estate owners to make affordable housing via tax credits, low cost city land, etc. Memberships to local gyms like YMCA to keep kids out of trouble. Programs for kids. Food stamps for NEEDED foods.	3/10/2025 7:35 AM
98	People should find jobs	3/9/2025 11:40 PM
99	Infill in Southside and North Elevation. Spur on development by finally upgrading South Park Pool to an indoor facility.	3/9/2025 1:58 PM
100	Create more jobs, entry level. Greater access to job training services, resume building, interview skills, financial savings workshops and budgeting, and the classes on saving money.	3/9/2025 10:22 AM
101	None	3/9/2025 9:59 AM
102	Get the dang interest rates under control or subsidized for First Time Buyers	3/9/2025 8:56 AM

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103	Create low to moderate income housing neighborhoods using community land trusts	3/8/2025 7:09 AM
104	Make it affordable.	3/8/2025 6:28 AM
105	There are not enough options for families who HAVE purchased a home before, but do not currently own a home. Without being a first-time home buyer or a veteran, little assistance is available to these families.	3/7/2025 6:35 PM
106	Use the money to give people and homes as soon as possible when they are at risk of home lessons.	3/7/2025 3:44 PM
107	Cut about 90% of useless regulations and streamline the approval process thus reducing building costs by 25%.	3/7/2025 11:47 AM
108	work with developers, relax requirements and provide variances. basically make it easy, and cost effective to build rental properties	3/7/2025 10:42 AM
109	Better Screening, better management! Needs to be a cap on cost of resale of crappy homes. Don't sell \$25,000 home for \$200,000!	3/7/2025 10:16 AM
110	Using vacant buildings for homeless shelters. And lowering rent cost in the state.	3/7/2025 9:33 AM
111	Reduce red tape for builders and developers	3/7/2025 9:06 AM
112	Any assistance should only go to American citizens	3/6/2025 9:41 PM
113	The city should be more pro-active in buying up homes and renovate the mechanics of the home; HVAC, Electrical, plumbing...NOT cosmetic	3/6/2025 1:52 PM
114	Continue with first time buyer programs	3/6/2025 1:33 PM
115	NA	3/6/2025 1:33 PM
116	Build more housing, particularly in infill areas near amenities like schools, grocery stores, and the library.	3/6/2025 1:17 PM
117	None	3/6/2025 12:24 PM
118	buyers need help with downpayments and closing costs to purchase.	3/6/2025 10:57 AM
119	USE HOUSING VOUCHERS FOR THOSE IN NEED OF HOMES. SIMILAR TO HUD / VASH - THE VOUCHERS COULD / SHOULD BE ALLOWED IN ANY TYPOE OF RENTAL UNIT, ANYWHERE IN TOWN.	3/6/2025 10:19 AM
120	Lower taxes	3/6/2025 10:08 AM
121	Na	3/6/2025 8:47 AM
122	We need first time homebuyers programs back! With current prices and interest rates it has really set back first time homebuyers being able to purchase their first home.	3/6/2025 8:27 AM
123	Assisting investors with acquiring homes for more affordable housing	3/6/2025 4:31 AM
124	Discourage short-term vacation rentals. Houses are vacant for months. There should be a penalty for unregistered short-term rental landlords.	3/5/2025 5:53 PM
125	improve buyer programs, encourage neighborhoods with innovative building practices to increase build time and budgets	3/5/2025 5:30 PM
126	Cap the rent! Enforce stricter rules on how rent can be raised, and how much the landlord can charge for a deposit. Make it a percentage of the monthly rent. Remove the option for owners to give thirty day notice for tenant to vacate so they can raise the rent without a fight. Make them give 90 day notice to vacate. As for buying, the programs you have available leave out a large chunk of the population who need help because of the income requirements. Money doesn't go as far as it used to.	3/5/2025 5:05 PM
127	Tax increment financing for low-income housing development anywhere in the city	3/5/2025 4:31 PM
128	None	3/5/2025 4:11 PM
129	Hello, the best way to build safe neighborhoods in our community is to support 1st Time Homebuyer programs. When citizens become homeowners, they are solid and will take more	3/5/2025 3:05 PM

## 5-Year Consolidated Plan Survey

	interest in our amazing city. This has been proven many times over the years.	
130	Lessen the amount of short term rentals	3/5/2025 3:00 PM
131	Community Land Trust Model	3/5/2025 1:41 PM
132	Give builders tax incentive to build affordable housing, possibly lease land vs own land to enhance affordability	3/5/2025 1:38 PM
133	More homes	3/5/2025 1:34 PM
134	A lot of rental housing is being built, but most of it is unaffordable.	3/5/2025 1:17 PM
135	It would be great if we could get more houses like the ones down by Cabela's, they are very well built and people were able to get them without paying for the land until they sold. I am wondering why we don't have more of them?	3/5/2025 11:28 AM
136	1. make the options actually affordable on a single minimum wage earning 2. refurbish abandoned properties to make them livable 3.remove discriminatory practice against felons. If you voted for one you can rent to one. if they screw up take action, but first give them a chance. 4. concentrate hard on these issues before worrying about improving parks OR stop complaining about urban camping particularly in the parks.	3/5/2025 11:05 AM
137	Look into missing middle housing for people of all ages (families and senior adults). Offer incentives for the conversion of larger homes into duplexes to house more families using existing structures.	3/5/2025 10:38 AM
138	We need to work on age related projects, we need some senior specific low income housing to go into our community that is managed by people who understand the population. We also need to see ways for first time home buyers to gain entry into homes and the encouragement of accessory dwelling units for older adult care.	3/5/2025 9:59 AM
139	Use the city's ability to bond for much lower rates as well as leverage underdeveloped land parcels the city owns to incentivize public private partnerships to develop housing units that require a percentage of the units to be affordable units. Prioritize infill development opportunities and throw every incentive at them because at the end of the day, they'll contribute more in taxes and that's how the city recoups its investment. Lower the bar of entry for small incremental developers to create ADUs and smaller affordable units. This would include expediting permitting, removing parking mandates, & allowing single staircases for low rise buildings. Standardize some templates of units and provide them on the city's website with a checklist of which permits are required, their costs, & their deadlines. Partner with local churches to leverage their empty properties and parking lots to generate revenue for them as well as create affordable housing units that would house more people and could drive more patrons to go to said churches.	3/5/2025 9:54 AM
140	I am a realtor and I have a lot of buyers that have good credit and can make the payments but just need down payment assistance.	3/5/2025 9:30 AM
141	Decrease regulatory cost, implement policy that incentivizes infill development	3/5/2025 8:36 AM
142	Have builders - developers purchase bare land, set up for lease, for modulars and or ADU's small move on house units . Seller remains owner of land, but leases to residential homes, due to no affordable land available. They do this in AZ and FL all the time. It is the only way new families will be able to own and not rent a home, but lease the land it is on. I have land in the "county" for sale that would be excellent for this. These owners , then could focus on living and making more money for a move up.	3/5/2025 7:44 AM
143	I think loans are important for first time home owners, anything we can do to help and make it affordable!	3/5/2025 5:48 AM
144	Build homes for the lower income professions, teachers, law enforcement to purchase by use of "Trust Lands" thus building their individual wealth.	3/5/2025 5:19 AM
145	I'm not sure. Renters in this town have always had a hard time finding a place to live.	3/4/2025 8:01 PM
146	I wish I knew.	3/4/2025 7:44 PM
147	?	3/4/2025 7:23 PM
148	We need more options for decent homes \$300 or less.	3/4/2025 6:39 PM

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149	Slashing the budget for affordable housing is a bad idea. We have too many people living on the street in Billings. People can't really expect to work and be productive at school if they don't even have affordable options for places to live.	3/4/2025 6:20 PM
150	Please continue with every first-time home buyer credit, assistance or program available. Home ownership is the key to a strong & successful community.	3/4/2025 5:47 PM
151	Middle density projects of 2-4 unit dwellings. More variation within West end neighborhoods to allow for different density options. Streamlining the process for ADU development.	3/4/2025 4:50 PM
152	Don't get rid of the first time home buyer down payment assistance program.	3/4/2025 4:19 PM
153	Lower taxes	3/4/2025 4:15 PM
154	This is a multi-faceted question. The down-payment assistance program helps our community members get into otherwise unreachable housing.	3/4/2025 4:09 PM
155	Low interest rate programs for low income/first time home buyers and down payment assistant programs to help them get into a home.	3/4/2025 3:57 PM
156	It's very hard for buyers to afford homes already. They need help with down payments to get into homes	3/4/2025 3:36 PM
157	More single person to single family occupancy. Small units that can be rented or owned for low income. A sense of ownership	3/4/2025 3:32 PM
158	Create a sales tax to relieve property tax costs.	3/4/2025 3:30 PM
159	Continuing to provide down payment assistance programs. First time home buyers have it hard enough with rising home prices and interest rates.	3/4/2025 3:20 PM
160	None	3/4/2025 3:18 PM
161	Buy and renovate existing properties ro be multi family dwellings	3/4/2025 3:03 PM
162	I believe that home buyers need assistance with a down payment and closing costs the most when buying a home. Since rates are higher, they may need to also try and buy down the interest rate in order to afford the monthly payment. Programs such as down payment assistance is a must have for buyers!	3/4/2025 3:02 PM
163	Keep improving to help first time home buyers and services for veterans and military families.	3/4/2025 2:19 PM
164	Reduce barriers, costs, processing times for builders to build affordable housing.	3/4/2025 2:12 PM
165	Many new potential home owners can easily make monthly payments. Due to inflation rates the savings for down payments and closing costs has been very hard. Many people are out there that want to buy homes but need a little help.	3/4/2025 1:56 PM
166	Working with Habitat for Humanity to build more homes for low income families.	3/4/2025 1:46 PM
167	Might be beneficial if some of the abandoned homes around the area were renovated and used as low income/affordable housing.	3/4/2025 1:29 PM
168	If the City is going to be involved in rehabing vacant and/or foreclosed properties they should not be for sale in the mid #350K. Truely low income individuals/families cant qualify for that. I don't consider a home listed at \$350K to be low income.	3/4/2025 1:25 PM
169	Rehab of older homes in older neighborhoods I think is the best way to move forward. Partner with major local employers to provide homeownership incentives for employees. Restore abandoned commercial buildings into mixed-use residential spaces.	3/4/2025 1:23 PM
170	Buy down the interest rate for first time home buyers.	3/4/2025 12:46 PM
171	Affordable housing is difficult to tackle. Creating subsidies and "free money" from the govt certainly isnt the answer. Builders need to be profitable, so there needs to be work done on the supply chain to lower costs. My suggestion would be, if there is govt money or handouts tied to afforable housing, it needs to come with a path to improving the income of the recipient. Low interest loans to make schooling mor affordable to get inot a higher paying job etc.	3/4/2025 12:40 PM
172	Mandate lower application fees for renters, especially low income. Build more housing opportunities	3/4/2025 12:22 PM

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173	Homeownership is struggling now with higher property taxes and higher homeowners insurance costs. Which are half of normal households "house payments". Then for homeowners that do not have 20% down payment (Not counting buyer closing costs etc to buy a home) the mortgage guarantee insurance is a few hundred dollars a month on top of your monthly payment. /. Rents go up with property owners receiving larger property tax bills and higher insurance bills. Lower mortgage interest rates = lower payments & lower rent	3/4/2025 12:15 PM
174	Definitely updating, modifying existing inventory to create affordable housing.	3/4/2025 12:03 PM
175	Reduce city fees and regulation that burdens new construction. Use common sense when inspecting electrical upgrades. Some homes need new panels but to move them more than 6 feet to avoid a stairwell location the additional cost to bring everything up to code is stopping them from making the upgrade. Some of these old panels are a major fire just waiting to happen.	3/4/2025 11:37 AM
176	More FHA assistance.	3/4/2025 11:21 AM
177	Continue helping people with closing costs and down payment assistance to get into their own homes.	3/4/2025 11:17 AM
178	None	3/4/2025 10:58 AM
179	Housing affordability is directly related to employee income. Home prices surged in the Billings area, but incomes did not increase at the same rate. Focus on renovation of homes and neighborhoods that would truly be affordable to Billings working citizens. Focus on assistance to small businesses as well that could help improve neighborhoods and subsequently their desirability for home buyers.	3/4/2025 10:58 AM
180	First time home buyer incentives	3/4/2025 10:42 AM
181	N/A	3/4/2025 10:24 AM
182	I love the idea of finding a way to take run down homes and fix them up to resell to lower income people. There are so many homes just sitting vacant in Billings that I would love to see fixed up for families to live in.	3/4/2025 10:23 AM
183	Expanding availability of ADUs and the ability to finance them independently	3/4/2025 10:23 AM
184	Improving affordable housing options in Billings requires a multi-faceted approach to address supply, accessibility, and affordability. 1. Encourage Infill Development Utilize vacant lots or underused spaces in the city to create new housing units, including duplexes, triplexes, and small apartment buildings. Streamline the permitting process for infill projects to reduce costs and timelines. 2. Support Accessory Dwelling Units (ADUs) Update zoning regulations to allow and encourage ADUs, such as basement apartments or backyard cottages. Provide incentives or grants for homeowners to build ADUs, especially near employment hubs and public transit. 3. Rehabilitate Existing Properties Offer low-interest loans or grants for landlords and homeowners to renovate older properties and bring them up to livable standards. Partner with nonprofits to refurbish vacant or distressed properties for affordable housing. 4. Expand Zoning for Mixed-Use Developments Encourage mixed-use developments that combine residential, commercial, and retail spaces to maximize land use and create walkable neighborhoods. Allow higher-density housing options like townhomes, apartments, and micro-housing units in areas close to schools, parks, and transit. 5. Public-Private Partnerships Collaborate with developers to build affordable housing by offering tax breaks, land discounts, or infrastructure support. Partner with nonprofits like Habitat for Humanity to construct or renovate affordable homes. 6. Incentivize Affordable Housing Provide density bonuses or reduced fees for developers who include affordable units in their projects. Explore inclusionary zoning policies requiring a percentage of new developments to be affordable. 7. Promote Community Land Trusts Establish or expand community land trusts (CLTs) to create long-term affordable housing options by separating land ownership from homeownership. 8. Leverage Federal and State Programs Apply for funding from HUD programs like HOME Investment Partnerships or the Low-Income Housing Tax Credit (LIHTC). Work with the Montana Department of Commerce to access grants and financing for affordable housing projects. 9. Develop Workforce Housing Focus on creating affordable housing options for essential workers such as teachers, nurses, and first responders. Collaborate with local employers to co-finance workforce housing near employment centers. 10. Increase Public Transit and Infrastructure Expand public transit options to connect affordable housing areas with job centers, schools, and amenities. Improve infrastructure in areas where affordable housing development is planned to attract investments. 11. Community Engagement Host forums and workshops to gather input from residents on	3/4/2025 10:16 AM

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affordable housing needs. Educate the community about the benefits of affordable housing to reduce stigma and opposition to new developments.

185	Our continually rising water bills is ridiculous, get a handle on this astronomical pricing!	3/4/2025 10:08 AM
186	none	3/4/2025 10:07 AM
187	Cost of the land purchased? Purchasing land for affordable housing is high cost districts such as the West End????	3/4/2025 9:51 AM
188	We need the Federal funds to continue to help families with down payment assistance. Without this opportunity, many will never have the opportunity to purchase a home.	3/4/2025 9:47 AM
189	We need more housing at ALL levels. Step-up homes allow for first-time homebuyers to get into our older housing stock.	3/4/2025 9:36 AM
190	n/a	3/4/2025 9:09 AM
191	We need more low-income housing/apartments. I have working clients I can't find housing for due to all low-income housing is full and a long waiting list.	3/4/2025 8:49 AM
192	Allow more development and funding for those willing to provide actual affordable housing. Remove some of the barriers to developers	3/4/2025 8:48 AM
193	Stop building apartment complex around houses	3/4/2025 8:31 AM
194	Build more low income housing	3/4/2025 8:20 AM
195	Cap the rental prices they are out of hand or build more affordable housing	3/4/2025 7:44 AM
196	Help people with closing cost	3/4/2025 7:28 AM
197	We need more housing stock. Both for home owner opportunities AND rental assistance opportunities.	3/4/2025 7:16 AM
198	Senior housing needs to be addressed. Seniors in Senior housing have very limited income and a majority of them are struggling.	3/4/2025 7:11 AM
199	Rent control	3/4/2025 7:06 AM
200	Stop letting corporations/companies and career landlords buy up all the housing and raise the rent	3/4/2025 2:32 AM
201	Lower cost	3/4/2025 12:51 AM
202	Stop corporations from buying all the real estate and then charging astronomical rents.	3/3/2025 11:06 PM
203	None	3/3/2025 10:56 PM
204	More income based options. Refurbish the old vacant hotels into efficiency apartments.	3/3/2025 10:52 PM
205	Make housing actually affordable to the hard working low income families. They should have 2-3 jobs and still can't afford rent. Rent control!!!	3/3/2025 10:41 PM
206	.	3/3/2025 10:15 PM
207	none	3/3/2025 10:03 PM
208	Rent control higher taxes on income property out of state people owning housing	3/3/2025 10:00 PM
209	Increase starter housing units	3/3/2025 9:48 PM
210	Less upscale condos more realistic plans with less square footage, basic amenities, access to safe neighborhoods and transportation routes.	3/3/2025 9:35 PM
211	Build small houses that would be affordable!	3/3/2025 9:33 PM
212	I don't feel qualified enough to be able to answer that question	3/3/2025 9:27 PM
213	Rents are to high	3/3/2025 9:23 PM
214	Keep schools and parks vital in downtown and encourage home ownership in core of town	3/3/2025 9:20 PM
215		3/3/2025 9:14 PM

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216	Tiny house groupings like Bozeman is doing.	3/3/2025 8:59 PM
217	allow for mixed use zoning (housing on top of commercial) rent controls	3/3/2025 8:44 PM
218	New low income rental development needs to be actually affordable for low income families. We need options for folks to transition from homelessness to being housed. Low or no cost shelter like tiny homes or efficiency apartments	3/3/2025 8:12 PM
219	We need to get folks working paying their own way instead of enabling them, waiting for handouts. This is becoming generational. Maybe more habitat for humanity where people put some time and effort into getting assistance. Maybe they will be more appreciative and take better care of what is given them.	3/3/2025 8:09 PM
220	Lower taxes and water bills.	3/3/2025 8:07 PM
221	Low rent advisable improvement	3/3/2025 7:55 PM
222	the housing affordability needs to be for both low and median income. low income is already gaining services while median isn't getting any assistance.	3/3/2025 7:40 PM
223	Tax second homes at much higher rate than property owned and resided homes. Prioritize infill properties to add more homes in areas already existing and allow accessory dwelling units.	3/3/2025 7:38 PM
224	NA	3/3/2025 7:36 PM
225	.	3/3/2025 7:21 PM
226	Affordable housing in Billings is not affordable. More single family dwellings rather than apartments and keep it simple to keep prices down.	3/3/2025 7:03 PM
227	Need more of it, but targeted to low and middle income earners. Incentives for first time homebuyers. Add a tiny home community in town, with owned tiny homes, with covenants or a small HOA, but ownership only, perhaps through a special loan program. One way to make things more affordable is to go smaller, but sustainable.	3/3/2025 7:00 PM
228	STOP paying all the rents!!!! 3 month maximum rent assistance!	3/3/2025 6:50 PM
229	Require developers to include mixed income options in their large neighborhood developments so there's a healthy mix and schools benefit from diversity	3/3/2025 6:42 PM
230	Provide developers with incentives to build infill projects, rather than more urban sprawl.	3/3/2025 6:14 PM
231	Lower home taxes	3/3/2025 6:04 PM
232	There are too many abandoned or run down properties on the south side. They not only bring down home values but are a safety concern and sitting there empty while we have a serious housing problem. Infill building should also be encouraged as well as established procedures to build and utilize AUDs for smaller density increases	3/3/2025 6:04 PM
233	You didn't ask the most important category- does the city need to invest in serving the homeless. Supporting the Montana Rescue Mission. This survey is poorly conceived if this is not addressed.	3/3/2025 6:02 PM
234	Would it be possible to set up a sort of revolving loan fund to assist home buyers (first-time or low-to-moderate income) with purchasing or renovating a home? is there another way to subsidize these efforts in a responsible manner?	3/3/2025 4:42 PM
235	Improved areas with focus on crime prevention.	3/3/2025 4:29 PM
236	To make it more affordable to rent.	3/3/2025 4:25 PM
237	Incentive owner-occupied purchases vs. investor rental purchases of previously owner-occupied homes; examine incentives for owner-occupied purchases in neighborhood with lower relative values (ex: <a href="https://lacrossepromise.org/">https://lacrossepromise.org/</a> );	3/3/2025 4:19 PM
238	elect city leadership who are committed to affordable housing city council, mayor, administrator work together with community organizations to design and apply for funds for affordable housing	3/3/2025 4:19 PM
239	My suggestion is to continue having assistance programs. This helps affordability for first-time home buyers significantly. It's great to have several options for assistance.	3/3/2025 4:10 PM

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240	Expand successful programs such as Habitat for Humanity	3/3/2025 4:09 PM
241	While we do need multifamily housing stock. We also need smaller first time homes and smaller homes for older adults that want to decrease their house size. Luxury apartments are great, but we need to have affordable units as a part of the mix in this housing as well.	3/3/2025 3:48 PM
242	We need more low-income housing apartments- no one can afford to live in this economy.	3/3/2025 3:47 PM
243	FIND A WAY RO MAKE "AFFORDABLE" HOUSING TO BE ACTUALLU AFFORDABLE. 2600 A MONTH FOR A 2 BEDROOM IS NOT AFFORDABLE HOUSING. PEOPLE PAY BECAUSE THEY HAVE TO NOT BECAUSE THEUY CAN AFFORD IT, ONE SMALL HICK-UP AND THEY ARE OUT AND EVICTED AND HOMELESS WITHOUT OTHER OPTIONS! HAVE RESOUCESE AVAILIBEL TO DEPOSIT ASSISTANCE, THE 3X YOUR RENT AMOUNT RATIO BEING USED IT NOT DO-ABLE WHEN THE RENT IS NOT AFFORDABLE TO BEGIN WITH! I KNOW YOU CAN'T CONTROL A PRIVATE LANDLORD BUT YOU COULD FIND A WAY TO CREATE AN INCENTIVE IF THEY ARE WILLING TO PRICE AT A FAIR MARKET RENT	3/3/2025 3:45 PM
244	application fees need to be more affordable or streamlined so an applicant does not spend a lot of money trying to get a place to live. Cap on rental prices	3/3/2025 3:40 PM
245	increase supply of housing specifically low-income restricted units that are only for low-income individuals in addition to additional city support for non-profits working on addressing housing needs in the community including funding	3/3/2025 3:40 PM
246	use money to build homes similar to how Habitat for Humanity builds homes, if family members unable to help, use volunteers and students from Career center, etc to help	3/3/2025 3:29 PM
247	Caps on rent, responsibility for landlords to help neighborhoods by maintaining properties	3/3/2025 3:20 PM
248	. Put cap on landlords from raising the rents to an unaffordable standard. For example, if my rent is \$600.00 a month it could not be raised to \$1600 without a gradual increase. And there should be a ceiling on how much the rent can be increased. . Build more affordable places to rent. . Help homeowners to maintain their current homes so they are not forced to move and sell their homes. Such as health hazardous conditions.	3/3/2025 3:16 PM
249	The economy and expenses have far surpassed the income a family can earn. Education on how to budget should be required when utilizing social services. If we don't teach our community how to climb out of poverty, we will remain in cyclical/generational dependence on social service programs.	3/3/2025 3:10 PM
250	Housing for felons getting their own apartment after sober living. That does not double the rent simply because you are a felon.	3/3/2025 3:09 PM
251	More, affordable, quality places that accept HCV vouchers or offers project based Section 8.	3/3/2025 3:07 PM
252	Please fund any applications/programs from our Public Housing Authority	3/3/2025 3:04 PM
253	NA	3/3/2025 3:04 PM
254	Not sure just feel it's something we struggle with.	3/3/2025 2:59 PM
255	n/a	3/3/2025 2:58 PM
256	Working more closely with housing agencies within Billings on the current needs for the community. Be more involved in the conversations regarding the housing crisis.	3/3/2025 2:56 PM
257	not sure	3/3/2025 2:56 PM
258	Lowering the rent	3/3/2025 2:53 PM
259	1. ADA Accessible Low barrier shelter. 2. ADA Accessible Permanent Supportive Housing 3. Transportation assistance unless/until MET Transit is more reliable for varied schedules. 4. Supportive services on Sunday — keep the library open at a minimum for warming/cooling 5. Stop screening people OUT and start welcoming people IN regardless of religion, disabilities, employability, etc.	3/3/2025 2:50 PM
260	Not sure	3/3/2025 2:50 PM
261	Cap the amount landlords can increase rent in a certain time period. More access to rental and deposit assistance for renters that come upon financial hardships.	3/3/2025 2:49 PM

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262	1. Expand and Strengthen Inclusionary Zoning Policies 2. Establish a Local Affordable Housing Trust Fund 3. Incentivize Accessory Dwelling Units (ADUs) 4. Convert Underutilized Commercial Spaces into Housing 5. Partner with Nonprofits and Faith-Based Organizations 6. Streamline the Development and Permitting Process 7. Expand Rental Assistance and Housing Vouchers 8. Support Workforce and Middle-Income Housing 9. Invest in Homelessness Prevention and Permanent Supportive Housing 10. Strengthen Tenant Protections and Affordable Housing Policies	3/3/2025 2:38 PM
263	Please continue funding first time homebuyer programs. Homeownership creates great neighborhoods, responsible city residents and helps families improve their lives overall.	3/3/2025 2:00 PM
264	Down payment assistance funding/programs/grants	3/3/2025 1:34 PM
265	Stop allowing those with the money, means and bullying tactics to force the agenda for those it hurts the most.	3/3/2025 1:14 PM
266	Low interest rates for first time homeowners	3/3/2025 12:13 PM
267	Review building codes and requirement for redundant or burdensome regulations--but be careful about putting developers on these review committees :)	3/3/2025 11:35 AM
268	Low income dense homes with high standard codes to keep them looking clean, tidy and safe	3/3/2025 11:27 AM
269	I don't know	3/3/2025 11:13 AM
270	none	3/3/2025 11:04 AM
271	Using empty lots to create pockets of tiny homes. Homes such as these permit single folks, college students, young adults, and retirees to have a safe place to call home.	3/3/2025 11:04 AM
272	Old Hotels and schools to be refurbished into apartments.	3/3/2025 11:03 AM
273	Bringing down property taxes! Seniors are being pushed from their homes. Enough with the mill levies - we are paying enough taxes!	3/3/2025 10:59 AM
274	Solar programs should be dependent on State legislation. Too much diversity between solar vendors. Leases vs liens vs cash purchases. What is the buy back policy from Electric utility companies.	3/3/2025 10:38 AM
275	Rent caps - down payment assistance for first time homebuyers,	2/28/2025 3:48 PM
276	Building more affordable housing.	2/28/2025 1:03 PM
277	First time home buyers are facing the biggest hurdle in the housing market due to the difficulty of saving money for cash to close in today's economy. They need assistance for down payment and closing costs in order to achieve home ownership. Home ownership puts young families on a path to financial stability and wealth. We can't afford to allow our young families be stuck in a vicious cycle of paying rent for life with nothing to show for their hard earned money.	2/28/2025 11:02 AM
278	Community land trusts would allow affordable housing, keeping prices low while improving the area values	2/28/2025 8:03 AM
279	Continued support for first time home buyers by providing First Time Home Buyer DPA programs.	2/27/2025 4:28 PM
280	Eat the rich	2/27/2025 10:23 AM
281	Pets welcome! They are family too.	2/25/2025 6:38 AM
282	Like many others, I see the problem, but solutions are not clear... I guess just more housing in general, whether rent or own.	2/24/2025 8:25 PM
283	Loans for first time low income home buyers	2/24/2025 11:30 AM
284	Property taxes cripple affordable housing. Mortgage up. \$100 a month, a lot for seniors. 2 weeks of groceries .. so guess what got cut.	2/23/2025 7:29 PM
285	Allow more multi-unit construction; create more mixed-use development	2/22/2025 5:07 PM
286	With low wages and high cost of living, one must work 2-3 jobs just to pay rent, especially if single parent on one income. It's outrageous. Please lower the cost of housing for tax brackets	2/22/2025 2:17 PM

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under 100,000 and or increase wages so everyday Montanans in Yellowstone County can afford a clean, safe decent place to live. We also need to build new and or have some overnight with existing landlords. The landlords in this area are slumlords with no oversight. They put no money into maintaining/fixing up run down, unsafe, mold ridden houses for no less than \$1800/mo. for a two bedroom!

287	na	2/22/2025 12:03 PM
288	give more financial resources locally without demands of payments out of range and high interest.	2/22/2025 10:22 AM
289	Increase density / walkability; more regulations on landlords	2/22/2025 10:04 AM
290	Make the program more k ow, a lot of low income don't know about it. Also, low income is too low. Needs to be higher in this day	2/22/2025 6:19 AM
291	Give incentives to small rental Property Owners to keep rents low. That way it allows for lower earners to stay in their homes. You could keep homeowners and check by them, turning in receipts for improvements and deposit slips for some sort of reimbursement that way the city knows where the money went and it keeps the homeowners honest.	2/21/2025 6:25 PM
292	As a homeowner that had an unexpected life event occur causing it to become difficult for me to make my mortgage payments at one point, I found it overly difficult to find help and resources to keep me from becoming delinquent. I could only qualify for assistance if I was well past due to a dangerous degree. If i were to put myself in that position to qualify for help, that help would actually cost programs more money in just late fees and penalties than what I needed to bridge the gap BEFORE I became delinquent.	2/21/2025 4:05 PM
293	Nothing	2/21/2025 12:00 AM
294	Too many large-scale companies are coming in, taking up property, and building what are supposedly "affordable" apartments/houses. Most people cannot afford a studio apartment that costs \$1200+/month, even with two incomes. There are vacant/abandoned buildings and houses throughout the city; if these could be renovated, we could open up more affordable housing options without having to take up more property/land.	2/20/2025 10:24 PM
295	Implement an incentive program funded locally for area businesses, community organizations, and / or developers that agree to sponsor / support new affordable housing developments or renovate buildings to create more affordable housing options.	2/20/2025 2:00 PM
296	Build more affordable housing including very cheap housing for people who are close to homelessness.	2/20/2025 11:42 AM
297	more low income housing units. help with deposits and first months rent.	2/20/2025 10:14 AM
298	First off there has to be an investment on both sides. Too many times I have worked in low income housing as a sub contractor and the waste is unbelievable. Open windows on sub zero days, loads and loads of high carb foods, big flat screen tvs etc.... I just believe that there needs to be less empathy and more structure. Free stuff is just that.....free. And with no investment in their side then what is their loss?	2/20/2025 8:51 AM
299	Do away with the down payment 'programs' as many don't qualify based on the requirements for financing as it is. (Dti, Fico score).	2/20/2025 5:29 AM
300	None	2/20/2025 5:17 AM
301	Bring the prices down between rent car insurance and car payment phone and pharmacy hardly any money for food the health food	2/20/2025 12:58 AM
302	None	2/19/2025 9:46 PM
303	Increased income based apartments	2/19/2025 8:24 PM
304	Section needs more strict supervision. Two people move into an apartment and then a week later 10 people live there.	2/19/2025 8:11 PM
305	Inclusionary zoning, Accessory Dwelling Units, and micro housing and modular construction have been successful in other places.	2/19/2025 8:01 PM
306	.	2/19/2025 7:55 PM

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307	Build more subsidized housing	2/19/2025 6:48 PM
308	Build more 2-3 bedroom homes with small yards. Home buyers could put in sweat equity.	2/19/2025 6:42 PM
309	Encourage people to work for their own homes and stop enabling them.	2/19/2025 6:32 PM
310	Stop building new upscale buildings people can't afford to live in. Renovate older buildings or empty buildings into housing.	2/19/2025 6:28 PM
311	Until more housing can be built, funds need to be available for people who are trying to pay rent. The income limit needs to be raised to qualify because even in just social security, one person cannot afford rent in Billings. There should also be funds set aside for people who need assistance with a down payment for a new home and/or a reduced payment for the loan for a certain number of years. People need time to get back on their feet. Living costs are too exoensive.	2/19/2025 5:45 PM
312	It would be pretty great if we could invest in pockets of tiny homes for small families or single individuals. Not like large areas, but maybe lots that could have a 6-home capacity. This could diversify neighborhoods which helps keep property values strong vs empty and undeveloped lots in assorted neighborhoods.	2/19/2025 5:40 PM
313	It is not the city's (Governments in general) job to buy/subsidized housing for people who can't afford it. Put the money to infrastructure (roads, bridges, sidewalks) in neighborhoods. Hire local companies who can then provide jobs to people so they are no longer "low income" and can afford standard housing.	2/19/2025 5:37 PM
314	Make due	2/19/2025 5:05 PM
315	Combining affordable housing units with on-site support services like mental health counseling, substance abuse treatment, and employment assistance, particularly for individuals with complex needs. An apartment complex that has all the services low income/homeless need. Include day free/reduced cost daycare on site.	2/19/2025 3:45 PM
316	Establish a resort tax. Abolish the practice of asking for mill levy's and increase taxes to fund desperately needed funding for the city.	2/19/2025 3:42 PM
317	Help for grandparents raising grandkids	2/19/2025 3:28 PM
318	Build more apartment complexes or institute rent control. Encourage Attached Dwelling Units. Provide government funding to local housing focused non profits	2/19/2025 2:55 PM
319	Focus on reduced rent and buying options with education needed to keep up with payments and maintenance in the long term. Combat learned helplessness.	2/19/2025 10:13 AM
320	None	2/18/2025 8:29 PM
321	Billings has too many slum lords who take advantage of those who have no other choices. Billings should partner with groups like CLDI who provide a holistic package to help those who are low income become housed. They offer financial planning and counseling and also housing. Partnering with a group like this takes the burden off the city and into the hands of a group who has proven success.	2/18/2025 3:59 PM
322	I	2/18/2025 3:49 PM
323	Tax credits, flexible zoning, rent control, and better transportation all combined with access to healthcare and job training	2/18/2025 2:16 PM
324	Find ways to help people find affordable housing	2/12/2025 5:36 PM
325	Tax credits, low interest rates, more low income housing that isn't worn down and in horrible condition.	2/11/2025 3:38 PM
326	Billings desperately needs low-barrier shelter, followed immediately by Permanent Supportive Housing	2/11/2025 12:17 PM
327	Create a moratorium on out of state corporations owning multi-plex & single family homes.	2/11/2025 11:51 AM
328	Renovate some of the buildings into affordable apartments - old Colburns buildings on Montana, buildings on First Avenue South.	2/11/2025 11:15 AM
329	Grocery stores on the southside. more apartments and less slumlords on the north and south	2/11/2025 9:51 AM

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side. less human trafficking motels and landlords. rental regulations that minimize slumlords' ability to rent houses and apartments that are below health standards and falling apart. RENT CONTROL!!!

330	I highly suggest that we utilize the space we have and build in/renovate the neighborhoods we have instead of consistently spreading West End. Build more apartment buildings where there were once old buildings. We need more jobs available that will benefit the Southside and Northside. We need affordable grocery options with more access to fresh food, healthy family entertainment options outside of bars or casinos (skating rinks, bowling alleys, arcades, immersive art centers, within walking distance for those areas, more engaged park spaces (renovated basketball courts, art installations, amphitheaters, built-in games like chess boards, etc.), and improved walking environments (tree covered paths, art related coverings, man made streams, etc.).	2/11/2025 9:08 AM
331	Key word is affordable. The current housing stock is not affordable. Our community could use more income based/low income housing options.	2/10/2025 8:38 AM
332	NA	2/10/2025 7:50 AM
333	I believe the biggest issue in housing affordability is the people who build the homes aren't building the homes we actually need because they are more incentivized to build what we don't need. Unless we fix that fundamental issue, piecemeal changes will always fall short of making a real impact. I see that builders have no real incentive to develop multifamily housing over single-family homes. The profit margins, risk levels, and financing structures all favor SFRs, which limits housing diversity and affordability. The challenge is making multifamily and affordable housing just as attractive as SFRs. Here are a few ideas that could help: Waive capital gains tax on affordable housing developments (if builders sell the properties as owner-occupied). This could be offset by a small repayment structure from homeowners over 30 years to recapture some of the government's lost revenue. This keeps the program revenue-neutral but attractive to builders. I also believe affordable housing should mean smaller, less extravagant units—not appreciation-capped or overly restricted housing. Pre-approved, state-endorsed, development plans for affordable housing that streamline permitting and reduce soft costs. If builders know they can develop a profitable, code-compliant multifamily project without battling zoning restrictions and city approvals, they're much more likely to choose it over SFRs. This could include standardized structure plans, community bylaws, and repeatable development blueprints. Low- or no-interest infrastructure loans for builders who develop multifamily or affordable housing, ensuring upfront costs don't push them toward SFRs instead.	2/8/2025 12:35 PM
334	Require builders and new developments to have a variety of housing sizes and price points. No more McMansion subdivisions for the ultra wealthy.	2/7/2025 7:59 PM
335	Make new developments include affordable housing as a portion of the apartments being built. Give money to HomeWord to make more developments. Build a tiny home community for the homeless.	2/7/2025 2:25 PM
336	Provide landlord incentives to accept low income tenants with challenging backgrounds.	2/7/2025 1:46 PM
337	N/A	2/7/2025 11:51 AM
338	Zone for ADUs and Tiny Homes.	2/7/2025 11:24 AM
339	More section 8 housing option in addition to lower rent options that do not have lower safety.	2/7/2025 11:21 AM
340	More resources for disabled veterans and more street lights in neighborhoods.	2/7/2025 11:21 AM
341	-More apartments -More apartments with access to good public transportation -Incentives for existing landlords to provide affordable housing -prioritize mental health and addiction recovery to help get those into housing	2/7/2025 11:16 AM
342	Focus on affordable housing options, not how the Metra or other non-essentials can line Billings and county officials' pockets. Whether true or not, that is the public perception.	2/7/2025 11:14 AM
343	Incentivizing or subsidize development of affordable housing. Developers only seem to want to build housing in the mid to high price range. Even newer multi-family rental options are too expensive for people.	2/7/2025 11:09 AM
344	Cap the rate at which housing companies can increase rent each year. Tax vacant properties at a higher rate. Provide grants to property owners to incentivize renting to low-income	2/7/2025 11:08 AM

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families. Provide grants directly to low-income families to pay for security deposits and pet deposits.

345	Affordable housing options for homeless people would incredibly benefit our community.	2/7/2025 11:07 AM
346	There needs to be more affordable options for housing. Costs go up when demand exceeds supply, so there needs to be a greater supply of AFFORDABLE housing. A lot of new housing continues to be built but much of it is not affordable for the average wage earner.	2/7/2025 11:06 AM
347	Require landlords with more than x units to dedicate x% of them to be HCV units.	2/7/2025 10:12 AM
348	Make the code department easier to get permitted through we have had a project in the Heights that has been tied up because they could not get approval that is ridiculous	2/7/2025 9:34 AM
349	More mixed-income housing and new apartments in downtown core. Money for infill projects in blighted areas. Council needs to stop expanding city limits and prioritize housing/zoning where ppl actually work/shop/play.	2/7/2025 8:58 AM
350	N/A	2/3/2025 8:29 AM

## Q6 Please share any additional thoughts you have about effectively using federal funding from the U.S. Department of Housing & Urban Development (HUD) here in Billings.

Answered: 217 Skipped: 133

#	RESPONSES	DATE
1	na	3/12/2025 5:17 PM
2	More dog parks. This increases traffic in the parks and makes them less appealing to gangs or violent offenders seeking places to offend. South Park could easily have one twice the size of North Park. Put the surveillance equipment back in the parks. The cameras and equipment at North Park were effective. Now that they have been removed its once again a dangerous place to be after dark.	3/12/2025 4:02 PM
3	The focus really need to be on building new affordable residences that can house "average" family sizes of 3 bedrooms +.	3/12/2025 3:52 PM
4	There are barriers to housing. It is hard to find housing even when you have a section 8 voucher. You still need to find a place that will rent to you. I work with people who have section 8 vouchers but struggle finding a place that will except them.	3/12/2025 2:45 PM
5	unsure	3/12/2025 2:30 PM
6	Will it still be available after all the cuts at the Federal level?	3/12/2025 2:13 PM
7	Using this funding for people who are struggling and making the process easier for them instead of making it a long difficult process.	3/12/2025 1:04 PM
8	Help educate on Loan Applications and Budgeting for affordable housing	3/12/2025 11:52 AM
9	BETTER PUBLIC TRANSPORTATION TO PUBLIC SERVICES	3/12/2025 10:07 AM
10	More housing including Tiny home community zoning	3/12/2025 9:49 AM
11	The waiting list for section 8 housing has been extremely long for a very long time. Additional units would be helpful. Consider a fund to help recover costs for landlords that may rent to lower income/riskier clients and have issues.	3/12/2025 8:59 AM
12	Do not depend on it!	3/12/2025 8:50 AM
13	Require them to go to school or get jobs. There are so many people depending on the YWCA to pay their rent for a year only to be evicted at the end of that year because the YWCA has not required them to seek employment.	3/12/2025 8:47 AM
14	I'm not too familiar with federal funding, but it would be great to see it being offered for our community and being used to help improve it.	3/12/2025 8:17 AM
15	Do NOT be frivolous with the funds - Make the funds actually benefit the population the funds are intended for	3/12/2025 8:17 AM
16	Subsidize interest rates and lower loan requirements	3/12/2025 8:08 AM
17	Quit duplicating programs. The City does not do as well as other programs. If people are not worried about housing, they have more time to help improve the city. Reach out to Court programs that require community service. Reach out to companies with a proven track record of encouraging volunteerism in their agency. People want to feel like they are part of the community. Don't just through money at problems, motivate people to become stakeholders in the issues that plague our community.	3/12/2025 8:06 AM
18	will there even be any federal funding?	3/12/2025 8:06 AM
19	Develop a partnership with HUD and private developers to build housing for low to moderate income buyers.	3/12/2025 7:40 AM

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20	Number 5 Ditto	3/12/2025 6:48 AM
21	More programs for the disabled to be able to own have upgrade whatever is necessary because the low SSDI and SSI payments can just not make it in this world today	3/12/2025 3:19 AM
22	Billings HUD already does an absolutely exceptional job of managing their money	3/11/2025 5:10 PM
23	Thinking outside of the box - smaller homes - smaller lots - interest rate buy down - to help lower income and/or first time buyers get into homes to begin building wealth.	3/11/2025 4:54 PM
24	All funding should be focused on helping home buyers in this transition period we are currently in. Transition period being the higher interest rate, higher values, higher insurance, higher property taxes VS. what it was. We cant go back to the extremely low interest rate world, so we have to be patient and wait in the transition period. Whatever help HUD dollars can go to in aiding home buyers in the transition period is what would be the most beneficial	3/11/2025 12:56 PM
25	provide down payment assistance for first time homebuyers.	3/11/2025 12:41 PM
26	Billings need resources to help families gain financial insight, training and knowledge so they can become stable. By helping families that are in the program both section 8 and public housing gain financial training and if need employment or work programs to help the individuals be successful at becoming financially stable so they can effectively be able to be homeowners. This helps with the success in the program and gives the new and other program participants something to look forward toward. And please give a reasonable or I should say a realistic amount of time to pay back rent amounts of over 500.00 not giving a low income or no income families that made a mistake 14 days to pay thousands of dollars or vacate. That is not a realistic amount of time for 2 income families with children to pay amounts greater than 1000 dollar and be able to stay in compliance with monthly bills. This is grossly disheartening to the program participants current and future. That are utilizing the programs to gain housing stability and become financial efficient in their obligations.	3/11/2025 11:47 AM
27	More employees and case managers to help assist clients with goals and stability	3/11/2025 10:30 AM
28	I live in low incoming housing and it is such a blessing. I would be on the street without it.	3/11/2025 9:54 AM
29	We need to start revitalizing areas in Billings that are fun down and the owners can not afford do make this happen.	3/11/2025 9:27 AM
30	The agency that operates the housing for low income people is not well staffed. When I first moved into the apartment I have, we had a full time maintenance person and a full time person who took care of keeping the complex clean and the grounds maintained. The common area were always clean- elevators, laundry rooms, carpets, etc, and the lawns, flower areas and plants were trimmed and well maintained. Eventually the cleaning person left and was not replaced, and was replaced by a cleaning company who work four hours a WEEK. Nothing is cleaned now. The maintenance man quit and we have not had consistent maintenance since. The facilities need to be adequately staffed.	3/11/2025 9:02 AM
31	I think reaching out to those of us who are low-income for ideas is the right thing to do. Thank you for hearing us!	3/11/2025 8:51 AM
32	having safe communities starts with better access and services for those with addiction and mental health...if those issues are not such big problems, the neighborhoods will be safer regardless of what lighting, curbs, etc you have.	3/11/2025 8:19 AM
33	The last thing I want is the government to do the building of houses. Better to work with private industry.	3/11/2025 8:12 AM
34	I can't say enough about the Section 8 Housing program which pays for half my rent. This program came to my rescue after I lost my wife to covid Nov. 4 2020. That left me with one less social security check to pay rent. Section 8 has been a big blessing in my life. It saved me from becoming homeless.	3/11/2025 7:58 AM
35	Homelessness is an epidemic here in Americ including Billings. Winters are rough and summers are far to hot not to be housed. Provide housing for homeless and seniors disabled.	3/11/2025 7:24 AM
36	Build nicer affordable units for medium income housing	3/11/2025 7:02 AM
37	Keep up the good work	3/11/2025 5:00 AM

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38	What are the successful neighborhood watch programs in Billings? Can that be implemented here and under the leadership of the police?	3/11/2025 1:56 AM
39	We all deserve a home that fits us	3/11/2025 12:06 AM
40	Unsure	3/10/2025 11:30 PM
41	More repair staff so units are repaired in timely manner. Bring older units current with disabled requirements. More wheelchair accessible units. Develop a mortgage payment matching program for low income first time home buyers to participate in if hardship causes them to fall behind mortgage payments, perhaps in the form of a loan folded into existing loan term to ensure repayment of program funds.	3/10/2025 10:44 PM
42	Easier to get into low income housing, not so long of waiting lists	3/10/2025 9:15 PM
43	None	3/10/2025 9:02 PM
44	The costs of down-payment, closing costs, REALTOR fees, are all very expensive and out of reach for many people wanting to purchase a home. Unfortunately, the cost of high rents are causing potential home buyers not to be able to save money because their monthly budgets are going to rent.	3/10/2025 8:08 PM
45	Be more community minded	3/10/2025 8:06 PM
46	Very much so !! I am an elderly man living in elderly apartments H U D funded. Living on Social Security is a great challenge for the elderly, especially if you have leukemia, like I do.	3/10/2025 6:02 PM
47	Finishing the apartments that will be built with pods in the heights would be nice.	3/10/2025 5:42 PM
48	make sure the landlords keep their rentals livable, clean, dirty rugs, working kitchen appliances.	3/10/2025 5:08 PM
49	Keep pushing what you have going.	3/10/2025 5:03 PM
50	I am 76 years old and disabled. If not for HUD I would be living on the street as I have not place to go. I feel HUD is a vital federal funding program. It also aids families who are working yet still cannot afford the cost of owning a home.	3/10/2025 4:59 PM
51	Make sure it is used for the people that need HUD and not for people in charge of the programs	3/10/2025 4:34 PM
52	Better Communication between Home Front and housing recipients.	3/10/2025 4:29 PM
53	More houses for rent, but all homefronts houses were sold, wasn't real effective for the people living in those houses	3/10/2025 4:26 PM
54	HUD funding will help the Low Income residents. It is much needed in Billings MT and surrounding areas.	3/10/2025 4:25 PM
55	no other thoughts	3/10/2025 12:50 PM
56	Landlords should not be able to deny a rental application because the applicant utilizes a Section 8 voucher. This is discrimination in our community. So many vouchers expires or go unused because people cannot find landlords willing to accept the voucher. This needs to be stopped. More needs to be done for low income and poverty level renters. We cannot address homelessness until this is properly addressed. Housing and income go hand-in-hand, and if people do not have access to fair and affordable housing they will struggle to keep their job, get their kids to school, and feed their families. I think housing is the #1 thing Billings needs to focus on because it effects so many other outcomes in our community.	3/10/2025 11:23 AM
57	Improve safety within our community.	3/10/2025 10:32 AM
58	Cut regulations	3/10/2025 8:27 AM
59	Activate infill and ADU additions with grants or tax back.	3/9/2025 1:58 PM
60	Federal funds should not be used to build more housing on designated parks that the city is trying to sell! We NEED out parks to enhance the quality of life for our residents. The location of where affordable housing is constructed needs to be located in areas with easy access without a car, to local amenities, businesses, NOT in established residential neighborhoods. The city of Billings NEEDS to pay attention to the crime statistics that coincide with the location of "affordable housing" in deciding the best location for these communities. Homes are	3/9/2025 10:22 AM

## 5-Year Consolidated Plan Survey

people's greatest investments and need to be protected from adverse decisions about adding to or near residential neighborhoods that will have a negative effect on a home's value and depreciate a homeowner's greatest asset.

61	None	3/9/2025 9:59 AM
62	Get people into homes and out of apartments.	3/9/2025 8:56 AM
63	Possibly fund tiny homes	3/8/2025 7:09 AM
64	Some kind of covered homeless shelter. What there is just isn't working	3/8/2025 6:28 AM
65	There are not enough options for families who HAVE purchased a home before, but do not currently own a home. Without being a first-time home buyer or a veteran, little assistance is available to these families.	3/7/2025 6:35 PM
66	Get the local government and all their mindless road blocks out of the loop. Work with contractor and the people wanting to PURCHASE family housing.	3/7/2025 11:47 AM
67	There needs to be some kind of oversight. During all stages, not just at the beginning or not just at the end.	3/7/2025 10:16 AM
68	Repair/fix up vacant or bank owned property to sell to low income families	3/6/2025 9:41 PM
69	There are plenty of home loans available for those who want to purchase a home with little to nothing down, we need to bring the older 1950's+ housing up to code so the house can pass inspection and appraisal	3/6/2025 1:52 PM
70	It is necessary for many to most of my first time buyers	3/6/2025 1:33 PM
71	NA	3/6/2025 1:33 PM
72	If there is any chance of Trump administration impounding the funds, I hope they are spent ASAP.	3/6/2025 1:17 PM
73	ELIMINATE PERMIT FEES AND USE ADMINISTRATIVE RELIEF TO INCREASE BUILDABLE AREAS / MAXIMUM COVERAGE TO ENTICE WORK FORCE HOUSING BUILDS.	3/6/2025 10:19 AM
74	Funds need to go into home buyer programs, parks, community centers. Do not put the money into rental programs. They are too strict and owners won't allow them so there is no point. There are over 1000 people approved for Section 8 housing but not enough owners/investors will participate so the program is useless. Put the money into the hands of home buyers.	3/6/2025 8:27 AM
75	capitalization funds with oversight of investors to renovate homes for affordable housing for qualified buyers	3/6/2025 4:31 AM
76	improve multi use spaces and new building practices	3/5/2025 5:30 PM
77	Create pathways for people who are in imminent danger of losing their housing. Keep them from becoming homeless in the first place by providing short-term emergency shelter in the form of tiny houses or renovated homes that are otherwise eyesores in the community.	3/5/2025 5:05 PM
78	None	3/5/2025 4:11 PM
79	Federal Funding should be utilized to help with homeownership in our neighborhoods and communities. Please know that we are much better off with programs that enhance home ownership and that helps to create a safer city and community.	3/5/2025 3:05 PM
80	Development of parks and outdoor use to keep people active will bring in more families and keep our kids out of bad areas. We need to start putting kids first in this community.	3/5/2025 3:00 PM
81	Have more available and notify the community of available funds.	3/5/2025 1:38 PM
82	We need to improve services for unhoused individuals and families. It is a crisis.	3/5/2025 1:17 PM
83	Just to use the money to do the most good to help the low income people in our beautiful state so people that have lived here their whole lives can stay here.	3/5/2025 11:28 AM
84	Dedicated funding for vulnerable populations (seniors)	3/5/2025 10:38 AM
85	Find good partners by building relationships not just putting out an RFP. I think it is important	3/5/2025 9:59 AM

## 5-Year Consolidated Plan Survey

	for Billings to really assess need and partnerships, versus expediency.	
86	To help inform decisions, implementations, and action, use this: <a href="https://billings.org/wp-content/uploads/2025/02/11-2024-FINAL-CRE-CC-Billings-Report.pdf">https://billings.org/wp-content/uploads/2025/02/11-2024-FINAL-CRE-CC-Billings-Report.pdf</a>	3/5/2025 9:54 AM
87	Funds should be used to help individuals and Family work towards financial independence, not just another program to enable government/social dependency	3/5/2025 8:36 AM
88	if there was a immediate interest rate lower for buyers that make \$100,000 or less.	3/5/2025 7:44 AM
89	None	3/5/2025 5:48 AM
90	Improve the already created parks that have fallen into disrepair.	3/5/2025 5:19 AM
91	Any funding we have to put towards offering affordable housing options and improving the affordable options we already have is money well spent.	3/4/2025 6:20 PM
92	Federal funding should be used to finance or assist with financing homes for first-time home buyers. This is such an important program to continue for the growth of Billings.	3/4/2025 5:47 PM
93	Down payment assistance programs for low-income households is the main priority.	3/4/2025 4:50 PM
94	We need more affordable housing options for people buying and renting homes.	3/4/2025 4:19 PM
95	The down-payment assistance programs are vital.	3/4/2025 4:09 PM
96	I think it is used effectively	3/4/2025 3:32 PM
97	Please continue funding first time home buyer assistance.	3/4/2025 3:30 PM
98	Good deal	3/4/2025 3:03 PM
99	Down payment assistance programs or programs that may allow lower interest rate loans to help get more buyers qualified for loans. Rehabing existing properties and ensuring that they are at lower prices for more affordability.	3/4/2025 3:02 PM
100	As difficult as it is for a first time home buyer or low income taking away this funding would be detrimental to those directly effected. Please consider continuing to allocate funds available for anyone under the criteria above.	3/4/2025 2:19 PM
101	Its important to lower property taxes for those that are on a fixed income. I know multiple elderly people on a fixed income that can no longer afford their homes.	3/4/2025 1:46 PM
102	I recently found out that my sewer line is broken and needs to be replaced. It was suggested I apply for the Home Repair program, only to find that it no longer exists. I know for myself being a single income home, it is not always affordable to pay for repairs. i think reinstating programs like this would also be beneficial. Especially in older areas of Billings.	3/4/2025 1:29 PM
103	I think additional fund should be used to support the 1st time home buyer or low-income downpayment assistance programs instead to continually spending money on the Trail system in Billings which aren't used be "everyone" or they should be more sucure as some on the Trails go through less than desirable sucluded areas.	3/4/2025 1:25 PM
104	Help long-term renters become homeowners through rent-to-own models or cooperative ownership. Partner with major local employers to provide homeownership incentives for employees.	3/4/2025 1:23 PM
105	Make it easier for low income families to get into housing!	3/4/2025 12:22 PM
106	When a buyer gets the down payment assistance loan from MT Board of Housing the buyer can't sell their home for 9 years without a waiver from MT Board of Housing. If you can't receive the waiver during the 9 years... there's a HUGE penalty to sell- Example \$200K home could be over a \$14K penalty. A buyer is better not accepting the small (sometimes only a few thousand in help that they themselves make payment on every month on top of their monthly mortgage payment) down payment assistance. There shouldn't be any penalties for selling before 9 years.	3/4/2025 12:15 PM
107	No additional thoughts.	3/4/2025 12:03 PM
108	Focus on making the build process cheaper combined with First Time Home Buyer incentives. (Grants, Low interest loans etc.) I just hate seeing people rent and build home	3/4/2025 11:37 AM

## 5-Year Consolidated Plan Survey

equity/retirement money for someone else. When you promote home ownership you create wealth and have cleaner nicer neighborhoods. Never much pride of ownership living in a rental.

109	HUD should not be buying houses to rehab and sell at a fixed cost.	3/4/2025 11:21 AM
110	Help our first time home buyers get into homes. They need down payment assistance, and help with closing costs.	3/4/2025 11:17 AM
111	It's a waste of money.	3/4/2025 10:58 AM
112	Keep funding programs that truly assist legal US citizens in affording housing. Stop the waste and fraud!	3/4/2025 10:58 AM
113	N/A	3/4/2025 10:24 AM
114	I think giving some of that money to help current owner's make improvements is a great idea. This will help people live healthy and happy lives while keeping the value of their home up should they ever choose to sell.	3/4/2025 10:23 AM
115	Prioritize Projects with High Community Impact Affordable Housing Development: Use HUD funding to build or rehabilitate affordable housing, targeting neighborhoods with high demand but low availability, such as areas near downtown, schools, and transit. Homelessness Services: Allocate funds for transitional housing, permanent supportive housing, and shelters, particularly for veterans and families experiencing homelessness.	3/4/2025 10:16 AM
116	Build low income senior housing	3/4/2025 10:08 AM
117	none	3/4/2025 10:07 AM
118	Education and Health Care are preventative measures.	3/4/2025 9:51 AM
119	These funds are extremely important for first time home buyers to use for down payment assistance etc. I personally know over a dozen of families that these funds have helped in order to purchase their first family home. It's imperative for the community to have these funds for these families so they have a way to purchase. With out it, some families will never have the option to purchase especially with the extreme cost of closing costs etc.	3/4/2025 9:47 AM
120	More programs/developers need to seek LIHTC funds.	3/4/2025 9:36 AM
121	n/a	3/4/2025 9:09 AM
122	I would like to see housing units designed for federal offenders including violet and sex offenders. There would be strict rules and requirements to be accepted yet it would help them get on their feet and take them off the street.	3/4/2025 8:49 AM
123	Build more homes, not apartments	3/4/2025 8:31 AM
124	Focus on housing I, housing repairs and food programs	3/4/2025 8:20 AM
125	It is crucial to fully fund the Public Housing and Section 8 programs to continue to serve our community. A combined waiting list of over 8000 is shameful for a community our size.	3/4/2025 7:16 AM
126	Low-income housing should be for residents that have a job and contribute to their housing needs. There are too many people on Public Housing that choose to not work because they have figured out how to live off of the state funding.	3/4/2025 7:11 AM
127	A lot of families are struggling to pay rent and mortgage not even just low income. The stress is on everyone. Maybe if the water bill fiasco didn't set families back so far on their budgets I'd have more constructive feedback but the city has yet to realize the repercussions of that even!	3/4/2025 2:32 AM
128	Funds should go to montana born residents	3/3/2025 11:06 PM
129	Affordable repurposed density housing. Use the space that already exist and build up the needed services. Grocery stores/markets, restaurants, shopping, family activities... on the actual south side. Near the triangle or in the triangle.	3/3/2025 10:41 PM
130	none	3/3/2025 10:03 PM
131	Focus on one time expenditures	3/3/2025 9:48 PM
132		3/3/2025 9:14 PM

## 5-Year Consolidated Plan Survey

133	Tiny houses	3/3/2025 8:59 PM
134	StrongTowns	3/3/2025 8:44 PM
135	Loans for down payments, repairs, etc puts low income folks further in debt and chances for repayment at risk, which puts them at risk. Federal funds- then why loans. Who mailing money on these loans. I see a lot of chances for this money to go to administration and not the people who need it.	3/3/2025 8:09 PM
136	Kero rent low	3/3/2025 7:55 PM
137	i think housing needs to be affordable for not only low income but those at the median level as well	3/3/2025 7:40 PM
138	Tiny home communities for homeless. Treatment and homes for substance use natives	3/3/2025 7:38 PM
139	.	3/3/2025 7:21 PM
140	See above comment about a tiny home community. Could HUD funds be used to implement this program or provide unconventional loans for buyers?	3/3/2025 7:00 PM
141	stop paying for People to NT work and earn on their own! Take care of seniors and Veterans!	3/3/2025 6:50 PM
142	Do it fast before you know who takes the money back	3/3/2025 6:14 PM
143	Help repair homes for our elderly	3/3/2025 6:04 PM
144	Hope you still get your funding. Don't blow it on administrating the programs and instead work with existing entities that have the ability to put the money directly to work	3/3/2025 6:04 PM
145	Less people at city hall and in community development department and more funding to service providers. Less funds for vistas and more for service providers.	3/3/2025 6:02 PM
146	Better communication with the community.	3/3/2025 4:29 PM
147	Create a rapid-rehousing cohort of new/renovated housing; offer grants for low-income homeowners for critical (foundation, windows, doors, leaky roof) repairs; consider creating a volunteer program for paint-and-fix style programs to help elderly/homeowners unable to perform work, improve walk/bikeability within and between neighborhoods.	3/3/2025 4:19 PM
148	perform audits of the use of federal funds that have gone to HomeFront (local HUD unit) for housing, especially affordable housing	3/3/2025 4:19 PM
149	Conduct education for prospective low income home buyers on home ownership; how to prepare for purchase and subsequent expenses.	3/3/2025 4:09 PM
150	These funds are part of the important mix of funding for housing and maintenance of neighborhood integrity. They should be used so that those that are lower income that still want home ownership have the ability to achieve this goal but to maintain it.	3/3/2025 3:48 PM
151	Make it easier for people to get houses of their own.	3/3/2025 3:47 PM
152	OVER THE LAST SEVERAL YEARS, MANY COMPLEXES THAT WERE ONCE INCOME RESTRICTED UNITS ( SHILOH GLEN, BRUSH MEADOWS, ETC...) HAVE AGED OUT OF THE TAX INCENTIVE USED TO CREATE SUCH HOUSING. THIS HAS LEFT A VERY LARGE HOLE FOR THE MIDDLE CLASS HOUSEHOLD RENTAL MARKET AND WHEN THEY CAN'T COMPETE AND AFFORD THE MARKET THEY BECOME VULNERABLE, FIND WAYS TO USE THE FUNDS FOR TAX CREDITS AND RECRUIT BUILDERS WILLING TO MET THE NEED. RATHER THAN USING THE FUND TO PROVIDE MORE NAVIGATORS USE IT TO CREATE HOUSING... NAVIGATORS CANT HELP IF UNITS DONT EXIST, ARENT AFFORDABLE , DEPOSIT TO HIGH FOR THE DEMOGRAPHIC THESE ARE TO SERVE. NOT AFFORDABLE AND THE DEPOSITS CAN'T BE PAID WHEN THEY ARE LOCATED. APPROVE AND ENCOURAGE THE BUILDING OF NON-TYPICAL HOUSING TYPES FROM RECYCLED STYLE UNITS OR 3-D PRINTED OPTIONS OR MODULAR LOTS, SO THAT LOWER COST OPTIONS CAN BE UTILIZED TO FIT THIS NEED. REMOVE BARRIERS VS PUTTING THEM IN PLACE OFFER INCENTIVES TO CONVERT EXISTING STRUTCURES TO HOUSING, HOW MANT VACANT BUILDING THAT COULD BE CONVERTED OR ZONED SO THAT SOME HOUSING COULD BE INCLUDED AT A RESIDENTIAL TAX RATE VS COMMERICAL	3/3/2025 3:45 PM
153	need more collaboration between organizations	3/3/2025 3:40 PM

## 5-Year Consolidated Plan Survey

154	Partner with non-profits in the community to provide housing to people who need it through housing first models and focused on low barrier entry for those who are in unstable housing or are homeless	3/3/2025 3:40 PM
155	do not let the Trump administration destroy federal funding	3/3/2025 3:29 PM
156	Use the money WISELY or DOGE will get you.	3/3/2025 3:20 PM
157	Building more housing that accommodates people with larger families. More ecofriendly housing. Also help with deposits and application fees, these are some of the greatest needs when finding and getting into places. Budgeting classes for adults and youth.	3/3/2025 3:16 PM
158	Fund education for those on the programs/services to help themselves move out of needing the assistance. Not just education to further their careers, but education on budgeting. Help teach real world life skills no longer being taught in our schools.	3/3/2025 3:10 PM
159	HCV vouchers not widely accepted and many people are left unable to utilize them.	3/3/2025 3:07 PM
160	The CITY should hire an Affordable Housing Coordinator to work on those issues and on Homelessness.	3/3/2025 3:04 PM
161	NA	3/3/2025 3:04 PM
162	n/a	3/3/2025 2:58 PM
163	Help agencies that are currently working with the low income population. financial assistance to be provided to agencies that are working on building housing projects.	3/3/2025 2:56 PM
164	let the Housing Authority use the funds to help with affordable housing and cut some of the roadblocks the city keeps creating	3/3/2025 2:56 PM
165	Please seek guidance from people with lived experience. Montana Leadership Council exists for this purpose. Contact Montana CoC Director David O'Leary for contact info	3/3/2025 2:50 PM
166	Fund the nonprofits who specialize in housing solutions for our neighbors.	3/3/2025 2:49 PM
167	Didn't Congress revoke this type of federal funding? Didn't the Federal Government lay off 90% of the employees of HUD?	3/3/2025 2:38 PM
168	Federal funding is best used for helping buyers become home owners. So many great things come from homeownership.	3/3/2025 2:00 PM
169	Use to help and encourage home ownership. It is the pathway to financial growth	3/3/2025 1:34 PM
170	none	3/3/2025 12:13 PM
171	Follow the science and the data--	3/3/2025 11:35 AM
172	Thank you for you service to the community.	3/3/2025 11:27 AM
173	none	3/3/2025 11:04 AM
174	Property tax relief!	3/3/2025 10:59 AM
175	Local zoning & regulatory costs for 1 to 4 unit new residential owner/occupied properties should be a focus in Billings.	3/3/2025 10:38 AM
176	I believe the best use of HUD funding is assisting homeowner's with cash to close for buying homes. I also see value in assisting low income families with funding to repair their homes, such as new windows, roof, heating, etc	2/28/2025 11:02 AM
177	I loved the program of the city purchasing foreclosed homes, renovating & selling to a lower income family. We lack affordable housing for lower & even mid income families.	2/28/2025 8:03 AM
178	The City of Billings First Time Home Buyer programs are essential to the success of our first time home buyers in Billings. I would highly recommend the support of these programs.	2/27/2025 4:28 PM
179		2/27/2025 10:23 AM
180	Home improvement help is a must!	2/25/2025 6:38 AM
181	I like the idea of keeping up on street/sidewalk/curb maintenance, but I doing see how that	2/24/2025 8:25 PM

## 5-Year Consolidated Plan Survey

helps with the plight of low-income homeowners - especially when compared to the other proposed priorities.

182	Been in my house 12 years and still no park that was suppose to be and no street lights	2/23/2025 7:29 PM
183	Please help the people in Yellowstone County, folks like me, who work tirelessly, well over 40 hours weekly, have for a long time and yet at 43, almost 44 years of age cannot afford to buy a house nor rent a clean, safe, well maintained home for my daughter and myself. It's so incredibly discouraging and disheartening.	2/22/2025 2:17 PM
184	na	2/22/2025 12:03 PM
185	maybe people should have the opportunity like applying for a grant . people like students could apply while going to college.instead of loans and mortgages . funding would be flat amount and might help people with disabilities too. or maybe change amount states get each year. make a it like a scholarship program . or maybe have program people could borrow from with no interest to make any necessary or improvements for home owners too . it would also be helpful to know how much\$\$ is allowed. more senior housing needs to be made available without hassles of insurance for payment etc	2/22/2025 10:22 AM
186	Renovate rundown houses and use for Vetern housing	2/21/2025 6:25 PM
187	Classes for young adults/adults to learn about home buying, renting, mortgages, loans, property taxes, budgeting bills, etc.	2/20/2025 10:24 PM
188	The very poor need very cheap options that are safe and healthy.	2/20/2025 11:42 AM
189	It's all effective just so Long as it's administered properly and with enforced rules and regulations. And be clear that this is a temporary help up and not a permanent lifestyle.	2/20/2025 8:51 AM
190	None	2/20/2025 5:17 AM
191	Need more housing rentals and to buy we make just enough not to qualify for hud but in 3 years my retirement k get will be \$300 less not sure if groceries don't go down what we will do we need help unfortunately we can't count on the government for everything 1 paycheck from not being able to pay rent and be homeless paycheck to paycheck please Liston to what I have said	2/20/2025 12:58 AM
192	.	2/19/2025 7:55 PM
193	We don't need their money. Stop taking handouts from the government. It only increases the problem.	2/19/2025 6:32 PM
194	Housing is too expensive. I worry about the future for my kids. I also worry about people who are low income and trying to pay rent. My elderly mother-in-law is trying to pay rent while her only income is social security. Her income is so low, yet she still doesn't qualify for assistance with housing or food. Supplemental help for rent is necessary. First time homeowners programs are very necessary. With the way the economy is, no young people can afford a down payment or house payment.	2/19/2025 5:45 PM
195	Housing the houseless is so crucial! It helps keep crime rates low and can improve neighborhood cohesiveness. Nobody wants an ugly empty lot in their neighborhood, where drug and alcohol paraphernalia, as well as trash, can collect. Tiny homes can fill the space, supporting our houseless population with affordable living options. More than most are aware, people who would benefit are women fleeing domestic violence, young adults who got kicked out of their home for being nonconforming to strict family rules, or even college students who are barely hanging on but fighting every day to make a difference. THESE are the folks who undeniably deserve this opportunity that we have the capacity to give!	2/19/2025 5:40 PM
196	Create jobs by improving the communities roads and sidewalks. That money will then go to paying local residences. If someone doesn't work/refuses to work, it is not the governments job to support them. Start giving the money back to the working class.	2/19/2025 5:37 PM
197	Build a bigger jail. Fire Spineless county attorneys. Appoint judges who give stricter sentences.	2/19/2025 3:42 PM
198	Help with repairs for middle income people	2/19/2025 3:28 PM
199	Housing is a human right you need to allocate more funding to support people in Billings	2/19/2025 2:55 PM

## 5-Year Consolidated Plan Survey

200	Partner with those who have proven success in this area. Homefront, CLDI, etc. Stay away from those who are top heavy and will waste the funds on salaries.	2/18/2025 3:59 PM
201	Tax the rich!	2/11/2025 3:38 PM
202	Please incorporate input from people with lived experience, not just those who stand to benefit directly or indirectly by providing services. Thank you!	2/11/2025 12:17 PM
203	Really need a low barrier shelter.	2/11/2025 11:15 AM
204	thank you HUD for your hard work	2/11/2025 9:51 AM
205	I believe building intentional communities like the tiny homes or storage container homes are such a smart idea. I am glad that we are finally utilizing existing ideas from around the country that are working and solving homeless problems.	2/11/2025 9:08 AM
206	Permanant housing for our homeless neighbors.	2/10/2025 8:38 AM
207	Manufactured housing could be part of the solution, but I also see a major issue—the type of manufactured housing communities that actually benefit consumers (fee-simple, affordable neighborhoods where homeowners own both the land and home) don't benefit developers in the same way. That means we still run into the same fundamental problem: why would a builder choose to develop these communities? Too often, manufactured housing developments are structured as land-lease communities, which can lead to predatory practices: Lot rents rise uncontrollably, making affordability short-lived. Homeowners don't build equity because they don't own the land. If the park is sold or redeveloped, homeowners lose their investment. If manufactured housing is encouraged, there must be clear consumer protections to prevent these scenarios and ensure that affordability is real, not just a label.	2/8/2025 12:35 PM
208	N/A	2/7/2025 11:51 AM
209	More housing for non profit organizations. More housing built for group homes and for children with mental health problems and emergencies.	2/7/2025 11:21 AM
210	-utilize best practices from other cities/urban areas -make use of existing programs to build and expand "braid resources"	2/7/2025 11:16 AM
211	Maybe make sure it will continue to exist by not supporting "Ballzdeep" having access to my information and deciding what gets cut and what doesn't. You can do this by speaking up to our "elected" officials at the federal level about programs they want to strip that actually do affect the working-class citizens.	2/7/2025 11:14 AM
212	Restrict short-term rentals. Too many houses and apartments are short-term rentals that take those options off the market for residents. Many Montanans have already been priced out of living in places like Bozeman or Missoula. Billings is headed that direction.	2/7/2025 11:09 AM
213	With the high levels of snow in Billings there should be a program to provide low-income residents with snow safety and removal equipment like snow shovels and ice melt. Their driveways and sidewalks need to be safe to keep medical bills lower and not perpetuate the poverty cycle.	2/7/2025 11:08 AM
214	HUD has a lot of good programs to get people started into a home, such as rapid rehousing, and those programs should be kept in place. However, a lack of affordable options for the average person is the biggest problem. Most people fall into an income range that disqualifies them from subsidized housing, such as Section 8, but they do not make enough money to afford the increasingly high market rate.	2/7/2025 11:06 AM
215	Establish mitigation funds that are available to landlords who rent to recipients of HUD funding.	2/7/2025 10:12 AM
216	Build a permanent supportive housing project or two or three of them we need it desperately in Billings	2/7/2025 9:34 AM
217	HomeFront/housing authority needs to do better and focus on big high rise projects to house section 8 folks.	2/7/2025 8:58 AM

**City Council Work Session**

**Date:** 03/17/2025  
**Title:** PRPL Sponsorship  
**Presented by:** Brandon Schmidt  
**Department:** Parks/Rec/Public Lands  
**Presentation:** Yes  
**Legal Review:** Not Applicable  
**Project Number:** N/A

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**RECOMMENDATION**

Staff requests guidance for planning a PRPL sponsorship program and PRPL endowment

**BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)**

PRPL manages 2,580 acres of parkland which includes over 100 park areas with neighborhood centers, playgrounds, courts, pools, spray grounds, shelters and other amenities. PRPL staff also travel ~200k miles each year maintaining parks.

We believe these are all opportunities for companies to reach their potential customers through sponsorship recognition.

Any sponsorship recognition will be placed while being mindful of the sponsors of our partner user groups and within the guidelines of City Code 27-1400 - Sign Code.

**ALTERNATIVES**

City Council may:

- Approve; or,
- Not Approve

**FISCAL EFFECTS**

MET generates ~\$200k/year with their advertising program. We believe a robust sponsorship program within the PRPL Department has the potential to generate significantly more. Placing sponsorship revenue into an endowment would lead to a relatively consistent revenue source that we could plan for and apply to projects, park and facility maintenance, and programming.

**SUMMARY**

PRPL is requesting guidance on placing sponsorship recognition throughout the city's parks in order to fund a PRPL endowment.

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**Attachments**

PRPL Sponsorship



# PARKS AND RECREATION SPONSORSHIP

Brandon Schmidt

PRPL – Cemetery/Parks Supervisor

**Billings**  
PARKS  
AND RECREATION

# SCOPE

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- City of Billings, Parks, Recreation, and Public Lands Department manages 2,580 acres of parkland that includes:
  - 171 Park Areas
  - 40 playgrounds
  - 22 basketball courts
  - 8 Tennis/Pickleball courts
  - 29 park shelters
  - +100 athletic fields (soccer, baseball and softball)
  - 5 neighborhood centers
  - 40 miles of paved multi-use trails
  - 2 outdoor pools
  - 7 wading pools/splash pads
  - 3 dog parks
- Employee's travel approximately 200,000 miles each year in maintaining city parks
- We believe these are all opportunities for companies to reach their potential customers through sponsor recognition
- We are seeking guidance to develop a robust sponsorship program in order to fund a PRPL endowment



# PROGRAM DEVELOPMENT/MANAGEMENT

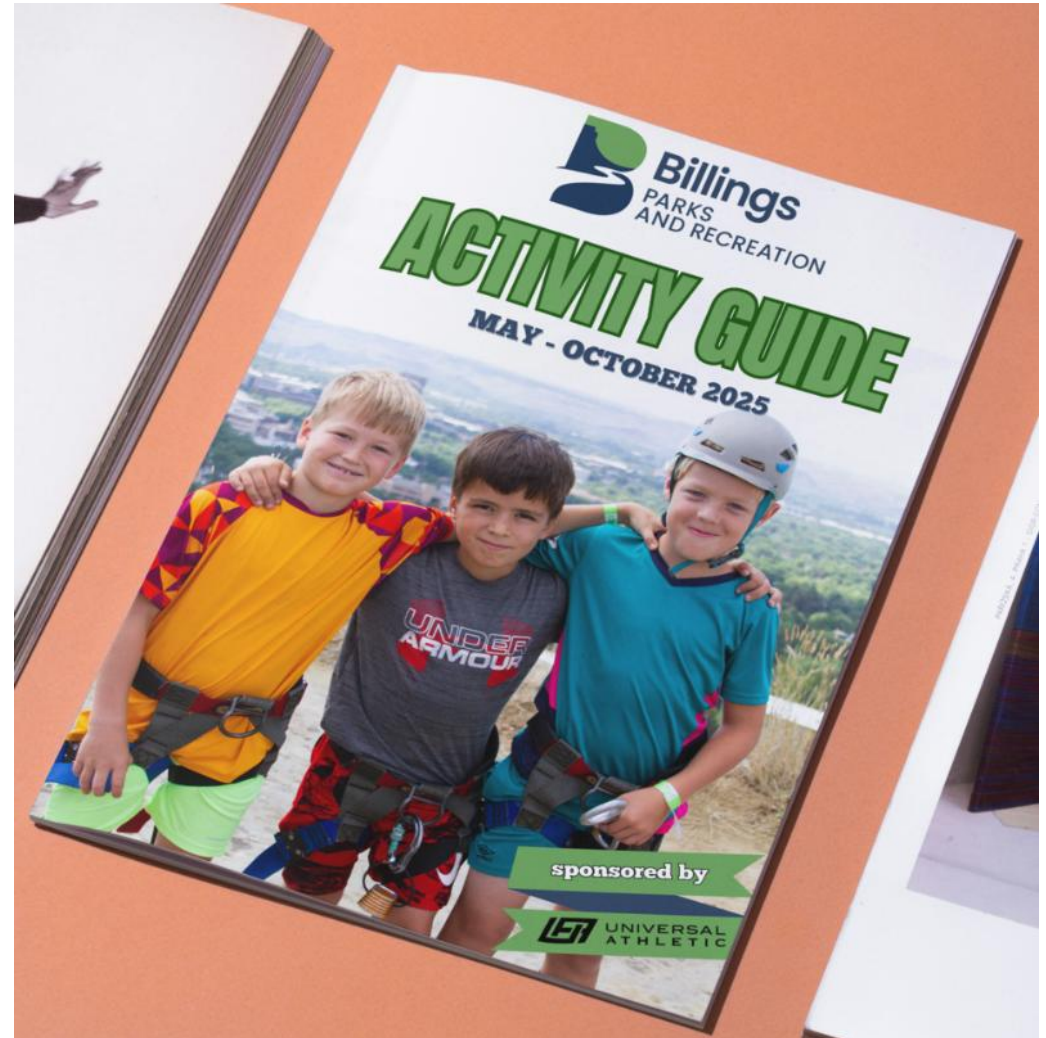
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- PRPL
  - Identifies opportunities and creates sponsorship catalog
  - Identify levels of sponsorship and sponsor acknowledgement for each level, including signage parameters
  - Create endowment in which sponsor funds will be deposited
    - Endowment principle will remain intact
    - Endowment interest earned will be used for park maintenance/improvements/program development
  - Approve sponsors
  - Place and Maintain sponsor acknowledgment
- Organization with the experience and knowledge in marketing and fundraising
  - Develop sponsor agreement
  - Identifies and enters into agreements with sponsors
  - Craft social media recognition posts
  - Design and produce acknowledgement signage
  - Receive percentage of sponsorship funds to pay for expenses/salary
- Sponsor
  - Approve acknowledgement design



# PROGRAMS

- 50,000 Summer activity guides distributed w/ ~80 pages
  - 10k Direct Mail to previous customers
  - Given to all elementary students
  - Simply Local Magazine
- 50,000 Winter activity guides distributed w/ ~32 pages
  - 10k Direct Mail to previous customers
  - Simply Local Magazine



# PROGRAMS

- Rec2U
- Adventure Camp Series
- Pioneer Playhouse
- Magic City Summer Camp
- Youth Sports Leagues
- Adult City League Basketball
- Adult Coed Volleyball League
- Adult Coed Soccer League
- American Red Cross Learn to Swim
- American Red Cross Babysitters Camp
- Rock Band Camp
- City of Billings Tennis Academy
- Senior Wellness Classes



- Recognition
  - Logo in Activity Guides
  - Acknowledgement on Social Media
  - Logo on Camp Staff Shirts
  - Logo on Sports League Jerseys



# PROGRAMS



# EVENTS

Recognition	Admiral \$2000	Captain \$1000	Lieutenant \$500
Logo on Race Shirt	X		
Opportunity to Display Banner at Event	X		
Logo in Activity Guide	X	X	
Logo on Event Signage	X	X	X
Acknowledgement at Event / On Social Media	X	X	X



Sponsored by



# EVENTS

## Arbor Day

Recognition	Sequoia \$2,500	Maple \$1000	Chokecherry \$500
Large Logo on Shirt	X		
Naming Rights to Ceremonial Tree	X		
Small Logo on shirt		X	
Logo in Activity Guide	X	X	
Opportunity to Display Banner at Event	X	X	
Recognition at Event	X	X	X
Acknowledgement on Social Media / Activity Guide	X	X	X



Sponsored



## Refresh the Rims

Recognition	\$1000	\$500
Large Logo on Shirt	X	
Opportunity to Display Banner at Event	X	
Small Logo on Shirt		X
Logo in Activity Guide	X	X



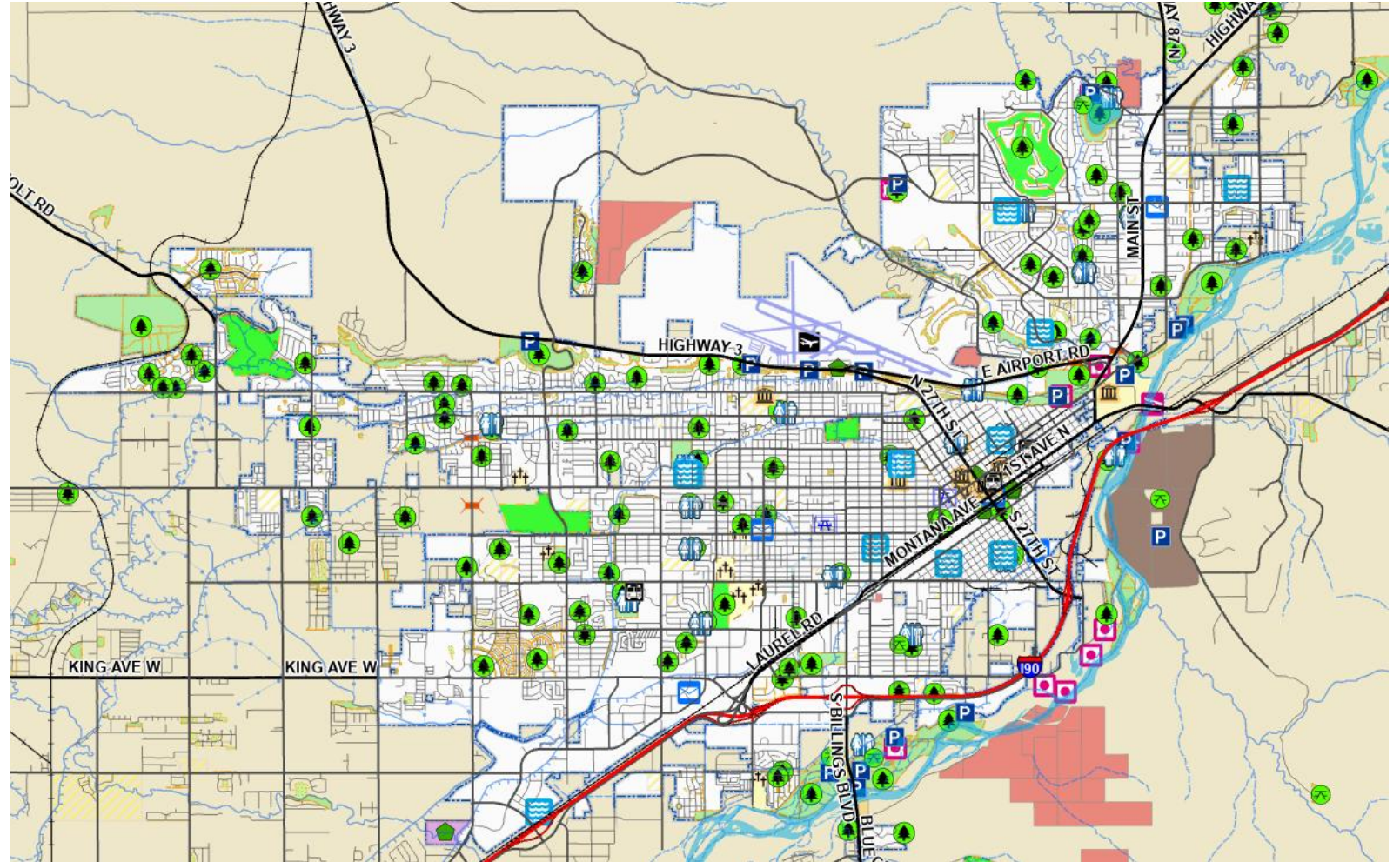
# STAFF UNIFORMS / VEHICLES

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# LOCATIONS

- Park Exclusive
  - No other sponsorships for park amenities
- Park
- Neighborhood Center
- Pool
- Amenity (based on usage)
  - Large
  - Small
- Shelter (based on usage)
  - Large
  - Small



# COMMUNITY GARDEN

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## Amend Community Garden

Recognition	Master Gardener \$1,000	Green Thumb \$500	Apprentice \$250
Signage on structure/ fencing	X		
Signage at Gardeners Market	X	X	
Signage at Community Board	X	X	X
Acknowledgement on Social Media	X	X	X



# PARKS



# POOL'S / SPRAY PARKS



# DOG PARKS



# NEIGHBORHOOD CENTERS



# PLAYGROUNDS

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# TENNIS/BASKETBALL COURTS

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# CONCESSIONS / SHELTERS

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# ADOPTION

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## Flower Planter / Gardens

- Planting / Weekly Maintenance
- Signage Recognition



## Trails

- Litter Removal
- Signage Recognition



# QUESTIONS

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# REVENUE

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- Other city ad space revenue
  - Airport - ~\$40k/year
  - MET - \$100k-\$200k/year
- Recommend revenue generated to be kept in PRPL Department
- Potential uses of revenue
  - Capital Projects
  - Maintenance
  - Programming

