

OVERVIEW

The City of Billings - Community Development Division affirmatively furthers fair housing choice with a double-pronged, comprehensive approach: 1) planning priorities and activities with community partners each year through an extensive, public [Consolidated Plan](#) process; and 2) applying for supplemental fair housing grant funding to address vital community concerns and to enhance efforts to affirmatively further fair housing.

Fair Housing Initiatives Program

City staff plans to address urgent needs identified in underserved areas by partnering with several non-profit and community representation organizations to build capacity and expand the professional knowledge base regarding fair housing issues: ***Billings Partners for American Indian Homeownership; Self-Help Law Center; Community Housing Resource Board; Interfaith Hospitality Network; Rimrock Foundation;*** and ***Yellowstone AIDS Project***. The project has also been designed to overcome identified impediments to fair housing choice by implementing strategies and activities to address each barrier for a specific time period: May 1, 2011 to April 30, 2012.

Each of the partnering organizations assists in building a comprehensive community-based response to pressing fair housing needs, including targeting: American Indians and other minority groups; the disabled - particularly those in recovery from addiction or individuals who have been diagnosed with HIV / AIDS; homeless families; and people experiencing poverty. Impediments these individuals face include segregation, steering, blatant discrimination, hostility, and disparate treatment when applying for housing during the rental application process and also when applying for housing financing.

This project clearly meets the need for increased outreach efforts and a solid community-based approach designed to build the capacity of local and regional organizations. As the City is a public entity, all information created by the project is available for public use. Therefore, sharing documents, designs and ideas regarding addressing fair housing needs is expected to also have regional impact. Materials designed specifically for the American Indian population will be shared with neighboring Reservations and the Montana - Wyoming Tribal Leaders Council. All materials developed for the project will be available for download online.

Analysis of Impediments to Fair Housing Choice - 2012 Update

Following the Fair Housing Initiatives Program grant period, the City will begin processes to update the City's Analysis of Impediments to Fair Housing Choice; last completed in 2007. By the end of calendar year 2012, the City will have another comprehensive plan to affirmatively further fair housing in the Billings area.

The following chart provides an overview of the barriers and strategies identified by the 2007 Analysis of Impediments to Fair Housing Choice. The City of Billings - Community Development Division's plan to affirmatively further fair housing choice is identified through this plan, utilizing Fair Housing Initiatives Program funding to enhance educational efforts and to meet community needs.

<u>ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE (2007)</u>	
<i>Identified Barriers</i>	<i>Strategies</i>
A. Many members of protected classes do not appear to understand their housing rights under the Fair Housing regulations.	A1: Produce and disseminate consumer education on Fair Housing issues.
	A2: Re-evaluate effectiveness of existing educational materials.
	A3: Plan for increasing significance of age-related disabilities.
B. Some landlords, property owners, and realtors do not act consistent with knowledge of Fair Housing regulations.	B1: Educate landlords, property owners and realtors on their Fair Housing Responsibilities.
C. Income, credit and housing affordability issues are tied to fair housing.	C1: Actions improving housing affordability / incomes will reduce impediments to fair housing.
	C2: Education on using credit and maintaining credit scores is needed.
D. Lack of funding hampers the effectiveness of local services working on behalf of fair housing protected classes.	D1: Increase funding and capacity of organizations interested in assisting with fair housing education / outreach activities.
E. The lack of hard data concerning the effectiveness of specific fair housing programs hampers the goal of improving the delivery of fair housing services.	E1: All Fair Housing outreach / education efforts will include measurable goals and outcomes.

Consolidated Planning Processes

The City has a standard action plan to affirmatively further fair housing choice through routine Consolidated Plan procedures and budget allocations through CDBG and HOME. As evidence that segregation exists in Billings, most activities undertaken in Consolidated Plan activities are designed to assist low-income homeowners and affordable housing retention / development activities city-wide.

Staff members review policies, procedures and service outcomes on an annual basis through the Consolidated Plan and performance reporting processes to determine whether impediments to fair housing choice were inadvertently imposed. Plans for future actions are implemented to address concerns during the fiscal year allocation process.

FAIR HOUSING INITIATIVES PROGRAM ACTIVITIES

The following activities are proposed in this application to affirmatively further fair housing choice if FHIP funding is awarded to the City, including identification of the Analysis of Impediments to Fair Housing Choice (AI Strategy) the activity is designed to impact (see previous page). **The project period for the Fair Housing Initiative Program is May 1, 2011 to April 30, 2012.**

Quarter	City of Billings		Community Housing Resource Board		Rimrock Foundation		Yellowstone AIDS Project	
	Activity	AI Strategy	Activity	AI Strategy	Activity	AI Strategy	Activity	AI Strategy
Q1 - Q4	Submit quarterly article for publication / distribution in the Billings area Neighborhood Task Forces. One article to include credit counseling resources.	A1, C2	Document referrals to HUD through Fair Housing Hotline.	A1, D1, E1	Provide fair housing education services via case management throughout the organization’s service continuum regarding the disabled and reasonable accommodations.	A1, A2, C1, D1, E1	Provide Fair Housing education instruction and information during intake including guidance on inclusive occupancy to impact segregation.	A1, A2, C1, D1, E1
			Conduct 7 workshops for staff / consumers of organizations serving: disabled; minorities; and families with children. Conduct 3 additional workshops for property management organizations regarding landlord rights and responsibilities.	A1, A3, B1, D1, E1	Provide Fair Housing education instruction and information during discharge including guidance on inclusive occupancy to impact segregation.	A1, A2, C1, D1, E1	Provide fair housing education services via case management throughout the organization’s service continuum regarding the disabled and reasonable accommodations.	A1, A2, C1, D1, E1

Quarter	City of Billings		Community Housing Resource Board		Rimrock Foundation		Yellowstone AIDS Project	
	Activity	AI Strategy	Activity	AI Strategy	Activity	AI Strategy	Activity	AI Strategy
Q1	Develop project complaint referral process for discrimination referrals to HUD.	A1, D1, E1	Redesign brochure (English and Spanish): Fair Housing and Rights / Responsibilities for landlords and tenants.	A1, A2, B1, D1, E1	Create and distribute new brochure in traditional / alternative format for the disabled (people in recovery from addiction) and reasonable accommodations / modifications.	A1, A2, A3, C1, D1, E1	Create and distribute new brochure in traditional / alternative format for the disabled (people who have been diagnosed with HIV / AIDS) and reasonable accommodations / modifications.	A1, A2, C1, D1, E1
	Redesign ranking system for Affordable Housing Development program to increase standards for site / neighborhood development, including visitability.	A3, B1, C1, D1	Coordinate April fair housing training focusing on accessible design, accessible site development, neighborhood standards, inclusive occupancy and visitability.	A1, A3, B1, C1, D1, E1	See quarterly activities above.	-	See quarterly activities above.	-
	Create list of available fair housing materials for Fair Housing Library for Self-Help Law Center, facilitate order.	A1, A2, B1, D1, E1						

Quarter	City of Billings		Community Housing Resource Board		Rimrock Foundation		Yellowstone AIDS Project	
	Activity	AI Strategy	Activity	AI Strategy	Activity	AI Strategy	Activity	AI Strategy
Q2	Review drafted Affordable Housing Development Program with City division staff and advisory groups.	A3, B1, C1, D1	See quarterly activities above.	-	See quarterly activities above.	-	Conduct support group meetings with the main topic directly addressing Fair Housing with follow-up sessions as needed.	-
	Complete fair housing report for City's CAPER.	C1, D1, E1						
	Design and arrange for production of FLIPPIX fair housing brochure targeted to American Indians.	A1, A2, D1, E1						
Q3	Three Fair Housing Act presentations for local elementary schools, including art contest for 2012 fair housing promotional materials.	A1, A2, D1, E1	Develop / conduct workshop approved for CEUs, "Best Practices in Fair Housing". Curriculum to target realtors, lenders / brokers, housing development professionals and government officials.	A1, B1, C2, D1, E1	See quarterly activities above.	-	See quarterly activities above.	-
	Review drafted Affordable Housing Development Program with City division staff and advisory groups.	A3, B1, C1, D1						
	Design and arrange for production of FLIPPIX brochure targeted to American Indians.	A1, A2, D1, E1						

Quarter	City of Billings		Community Housing Resource Board		Rimrock Foundation		Yellowstone AIDS Project	
	Activity	AI Strategy	Activity	AI Strategy	Activity	AI Strategy	Activity	AI Strategy
Q4	Utilize materials garnered from art contest to generate posters for Fair Housing Month.	A1, A2, D1, E1	Redesign brochure (English and Spanish): Community Guide to Fair Housing.	A1, A2, B1, D1, E1	See quarterly activities above.	-	Conduct support group meetings with the main topic directly addressing Fair Housing with follow-up sessions as needed.	-
	Review re-drafted Affordable Housing Development Program with the City's Community Development Board for adoption.	A3, B1, C1, D1						
	Prepare application for FY2012-2013 CDBG / HOME Affordable Housing allocation. City Council action scheduled April 2012.	A3, B1, C1, D1						
	Re-design City fair housing webpages to include all FHIP materials to assist in regional distribution.	A1, A2, D1, E1						
	Submit updated Logic Model with Outputs / End Results.	D1, E1						

CONSOLIDATED PLANNING ACTIVITIES

The following activities have been approved by the City of Billings and HUD through the Consolidated Plan process. Many of the activities have been designed to affirmatively further fair housing choice and they are funded with CDBG and / or HOME funds. The identification of the Analysis of Impediments to Fair Housing Choice barriers and strategies (AI Barriers Impacted / AI Strategies Implemented) is also noted in the following chart. **Affirmatively Furthering Fair Housing:** The following chart illustrates the results of the latest AI, including identified impediments to fair housing choice and recommended strategies to impact barriers.

In order to further illustrate the City’s intent to affirmatively further fair housing, impediments and strategies identified in the AI are linked to the City’s overall Annual Action Plan activities in Table 3A.

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE	
Identified Impediments	Recommended Strategies
<p>A. Many members of protected classes do not appear to understand their housing rights under the Fair Housing regulations.</p>	<p>A1: Produce and disseminate consumer education on Fair Housing issues.</p>
	<p>A2: Re-evaluate effectiveness of existing educational materials.</p>
	<p>A3: Plan for increasing significance of age-related disabilities.</p>
<p>B. Some landlords, property owners, and realtors do not act consistent with knowledge of Fair Housing regulations.</p>	<p>B1: Educate landlords, property owners and realtors on their Fair Housing Responsibilities.</p>
<p>C. Income, credit and housing affordability issues are tied to fair housing.</p>	<p>C1: Actions improving housing affordability / incomes will reduce impediments to fair housing.</p>
	<p>C2: Education on using credit and maintaining credit scores is needed.</p>
<p>D. Lack of funding hampers the effectiveness of local services working on behalf of fair housing protected classes.</p>	<p>D1: Increase funding and capacity of organizations that may assist with fair housing education / outreach activities.</p>
<p>E. The lack of hard data concerning the effectiveness of specific fair housing programs hampers the goal of improving the delivery of fair housing services.</p>	<p>E1: All Fair Housing outreach / education efforts will include measurable goals and outcomes.</p>

Integration of Livability Principles: The formation of the interagency Partnership for Sustainable Communities involved HUD, the U.S. Department of Transportation and the US Environmental Protection Agency in June 2009. These three agencies are working together to support efforts to expand housing and transportation efforts while protecting the environment. This partnership promotes reinvestment in existing communities, expanding access to employment and education, and collaborative planning.

LIVABILITY PRINCIPLES		
Principles	Strategies	City Principles
A. Provide more transportation choices.	Develop safe, reliable, and economical transportation choices to decrease household transportation costs, reduce our nation’s dependence on foreign oil, improve air quality, reduce greenhouse gas emissions, and promote public health.	Ensure all newly developed housing units supported with City funds are located adjacent to existing transportation services and undergo Environmental Review to assure impact to the environment is minimized.
B. Promote equitable, affordable housing.	Expand location- and energy-efficient housing choices for people of all ages, incomes, races, and ethnicities to increase mobility and lower the combined cost of housing and transportation.	Ensure equal access to projects supported by home repair, first time homebuyer, and development programs, and ensure projects are offered citywide.
C. Enhance economic competitiveness.	Improve economic competitiveness through reliable and timely access to employment centers, educational opportunities, services and other basic needs by workers, as well as expanded business access to markets.	Support public service activities, the development of social enterprise businesses and Section 3 activities.
D. Support existing communities.	Target federal funding toward existing communities through strategies like transit oriented, mixed-use development, and land recycling to increase community revitalization and the efficiency of public works investments and safeguard rural landscapes.	Ensure community revitalization efforts remain in overall strategies and activities of the Consolidated Plan and continue to work cooperatively with other departments to integrate planning.
E. Coordinate and leverage federal policies and investment.	Align federal policies and funding to remove barriers to collaboration, leverage funding, and increase the accountability and effectiveness of all levels of government to plan for future growth, including making smart energy choices such as locally generated renewable energy.	Ensure partnerships, where possible, are created and maintained to maximize program usage.
F. Value communities and neighborhoods.	Enhance the unique characteristics of all communities by investing in healthy, safe, and walkable neighborhoods; rural, urban, or suburban.	Support housing and transportation development activities designed to reflect existing neighborhoods and walkable / vailable communities.

GOALS FOR FY2011-2012 CONSOLIDATED PLAN

Table 3A - Summary of Specific Annual Objectives & Affirmatively Furthering Fair Housing

July 1, 2011 through June 30, 2012 Goals, adjusted based on funding estimates

Strategy	Objective	Activity	Measurement Type	FY11-12 Goals	Objectives / Outcomes	Funding Source	AI Barriers Impacted	AI Strategies Implemented	Livability Principles	
A: Promote the preservation of the existing supply of safe, affordable housing in the community.	Provide direct, affordable financing and assistance to low-income homeowners for the completion of needed repairs, citywide.	Housing Rehabilitation Loan Program	Housing Units	10	SL-2	CDBG	C	C1	B, C, F	
		Minor Home Repair Program	Housing Units	5	SL-2	CDBG	C	C1	B, C, F	
		Painting Program	Housing Units	0	SL-2	CDBG	C	C1	B, C, F	
	Provide financing and assistance through partnerships to facilitate needed repairs for special needs populations located citywide.	Wheelchair and accessibility ramps	Ramps - Housing Units	0	DH-1	CDBG	A, C, D	A3, C2, D1	B, C, F	
		Rehabilitation for special needs populations	Housing Units	3	DH-2	CDBG	A, C, D	A3, C2, D1	B, C, F	
	Benchmark Performance Measures	# units rehabilitated through City programs:			-	-	-	C	C1	B, C, F
		# units rehabilitated through partnership programs:			-	-	-	C	C1	B, C, F
		% of total funding allocated to enhance existing housing:			25%	-	-	C	C1	B, C, F
		# units resulting in energy-efficiency improvements:			-	-	-	C	C1	B, C, F
		# units resulting in ADA improvements:			-	-	-	C	C1	B, C, F
B: Promote new affordable housing opportunities.	Encourage the development of new affordable single-family, multi-family and special needs housing in the community through private developers and non-profit organizations.	Affordable Housing Development Program	Housing Units	0	SL-2	CDBG/HOME	A, C, D	A3, C2, D1	A, B, C, D, F	
		Complete Kings Green single-family development	Housing Units	10	SL-2	HOME	A, C, D	A3, C2, D1	A, B, C, D, F	
		Support the efforts of the Housing Authority of Billings	Five-Year Plan Implemented	1	DH-2	ADMIN	A, C, D	A3, C2, D1	E	
		Meet CHDO commitment / expenditure deadlines	Years in compliance	1	SL-2	HOME	C	C1	A, B, C, D, F	
	Provide affordable financing and support to promote homeownership opportunities citywide.	First Time Homebuyer Program	Households	20	SL-2	CDBG/HOME	C	C1	A, B, E, F	
			Cumulative Households	-	-	-	-	-	-	
		First Time Homebuyers - MBOH Set-Aside Use	Households	3	DH-2	-	C	C1	A, B, E, F	
			Leveraged Funding	\$0.3M	-	-	C	C1	A, B, E, F	
		Homebuyer Education	Households	100	EO-3	CDBG/HOME	A, C	A1, C1, C2	B, C, E, F	
		Billings Partners American Indian Homeownership	Homeownership Rate (1992 benchmark: 22%)	0.08	EO-1	ADMIN	A, B, C, D	A2, B1, C1, C2, D1	B, C, E, F	
	Benchmark Performance Measures	% of total funding allocated to promote new housing opportunity citywide:			48%	-	-	C	C1	A, B, C, D, E, F

Strategy	Objective	Activity	Measurement Type	FY11-12 Goals	Objectives / Outcomes	Funding Source	AI Barriers Impacted	AI Strategies Implemented	Livability Principles	
C: Active partnerships with non-profits, neighborhood groups and others to address housing and community development specific to lower income and special needs households.	Support partnerships and regular meetings to facilitate community participation and collaboration.	Affordable Housing Task Force	Monthly Meetings	10	DH-2	ADMIN	B, C	B1, C1, C2	B, E, F	
		Adjacent Neighborhood Committee	Quarterly Meetings	4	SL-1	ADMIN	A, C	A1, C1	B, E, F	
		Billings Partners American Indian Homeownership	Monthly Meetings	10	EO-1	ADMIN	A, B, C, D	A2, B1, C1, C2, D1	B, E, F	
		Analysis of Impediments to Fair Housing Choice completed in December 2013 to implement activities for 2014-2019	Analysis / Plan completed	0.2	SL-1	ADMIN	A, B, C, D, E	A1, A2, A3, B1, C1, C2, D1, E1	B, E, F	
	Support task force newsletters and further capacity-building for self-sustainability.	Task Force newsletter support if adequate staff capacity is available	Newsletters	2,500	SL-1	ADMIN	A, C, D	A1, A2, C1, D1	D	
	Encourage activities that promote fair housing and increase awareness of the rights of protected classes.	Continue to support organizations with an interest in fair housing to apply for FHIP, facilitate application if necessary	Consider annual submission of FHIP grant representing residents of Billings, depending on staff time availability	0 or 1	SL-1	ADMIN	A, B, C, D, E	A1, A2, A3, B1, C1, C2, D1, E1	B, E	
	Encourage collaboration to better address needs and to respond to opportunities for special needs populations.	Mayor's Committee on Homelessness	Bi-Monthly Meetings	6	EO-3	ADMIN	C	C1	B, E	
		Assist in the implementation of Welcome Home Billings, the City's ten-year plan to impact homelessness.	Completed FY09-11 & FY11-13 Action Plans	1	SL-1	ADMIN	C	C1	E	
			Completed FY09-11 & FY11-13 Performance Reports	1	SL-3	ADMIN	C	C1	E	
		Facilitate AmeriCorps*VISTA application and pursue project status	Annual submission of VISTA grant application / VISTA member placements	1	EO-1	ADMIN	C, D	C2	E	
	Benchmark Performance Measures	% of total funding allocated to support partnerships:			15%	-	-	-	-	E
		% of total funding (or \$ amount) to support fair housing initiatives:			-	-	CDBG	A, B, C, D, E	A1, A2, A3, B1, C1, C2, D1, E1	B, E
		# fair housing complaints referred to HUD (track only if FHIP award is granted):			-	-	ADMIN/FHIP	A, B, C, D, E	A1, A2, A3, B1, C1, C2, D1, E1	B
D: Promote the preservation and revitalization of the community's older neighborhoods.	Preserve housing stock in older, lower-income neighborhoods.	See objectives / activities / goals outlined in Strategy A		-	SL-1	-	C	C1	B, F	
	Infill development of vacant lots and redevelopment of substandard properties.	Affordable Housing Development Program	See goals for Strategy B	-	SL-3	CDBG/HOME	C	C1	B, F	
		Redevelopment 27th Street Corridor	Redevelopment Projects	1	SL-3	ADMIN	-	-	C, D, F	

Strategy	Objective	Activity	Measurement Type	FY11-12 Goals	Objectives / Outcomes	Funding Source	AI Barriers Impacted	AI Strategies Implemented	Livability Principles
D: Promote the preservation and revitalization of the community's older neighborhoods, continued.	Support activities that provide amenities, neighborhood stabilization and maintain infrastructure needs.	Tree Program	Individuals	0	SL-3	CDBG	C	C1	B, C,
		Neighborhood improvements through the Capital Improvement Plan (CIP)	CIP Years Implemented	1	SL-3	-	C	C1	A, B, C, D, E, F
		Special Assessment Grants	Housing Units	4	SL-2	CDBG	C	C1	A, B, C, D, E, F
	Benchmark Performance Measures	% of total funding allocated to preserving older neighborhoods:		3%	-	-	C	C1	B, C, D
E: Provide assistance to agencies serving lower income and special needs populations, particularly the homeless, the elderly, minorities and those with disabilities.	Provide CDBG Public Service funding and HOME Tenant-Based Rental Assistance (TBRA) for deposits to non-profit organizations and provide assistance for supportive services, including job creation.	CDBG Public Service and HOME TBRA funding allocations for basic needs assistance and supportive services	Years Funding Committed	1	EO-1	CDBG/HOME	C	C1	B, C, E
			Organizations	2	EO-3	CDBG/HOME	C	C1	B, C, E
	Benchmark Performance Measures	% of total funding to support basic needs of special and lower-income populations:		9%	-	CDBG/HOME	A, C	C1, A3	B, C, E
Overall Benchmark Performance Measures	Total Budget Allocated			-	-	-	-	-	-
	Leveraging Ratio			-	-	-	-	-	E
	CDBG Timeliness Compliance			< 1.5	-	-	-	-	-
	# active CHDOs			-	-	-	-	-	A, E
	# of faith-based organizations funded			-	-	-	-	-	-
	Cumulative \$ of HOME funding used for homebuyer activities as of June 30 of each year			-	-	-	-	-	A, B, D, E, F
	% of previous year's HOME funding committed (for FY10-11, measure FY09-10), as of June 30			-	-	-	C	C1	-
	% of HOME CHDO funding reserved, two years ago (for FY10-11, measure FY08-09), as of June 30			-	-	-	C	C1	A, B, C, D, E, F
	% of completed HOME rental disbursements to all rental commitments, benchmark subject to HUD adjustment			> 72.37%	-	-	C	C1	-
	% of completed CHDO disbursements to all CHDO reservations, benchmark subject to HUD adjustment			> 49.28%	-	-	C	C1	A, B, C, D, E, F
	% of renters below 50% of the area median income			-	-	-	C	C1	B
	<i>Note: 90% of rental and TBRA units must assist households less than 60% of the area median income</i>			> 70%	-	-	C	C1	B
	% of occupied HOME rental units to all rental units, benchmark subject to HUD adjustment			> 90.81%	-	-	C	C1	-
Allocation years not distributed for HOME, benchmark subject to HUD adjustment			< 3.07%	-	-	-	-	-	
# of minority, disabled, elderly and female-headed households served			-	-	-	A, C	C1, A3	B, C, D, E	

Table 3B - Annual Affordable Housing Completion Goals

July 1, 2011 through June 30, 2012 Goals

Activity	Measurement Type	3B Type	3B Activity	FY11-12 Goals	# Completed	Funding Source
Housing Rehabilitation Loan Program	Housing Units	Homeowner	Rehab Existing Unit	10		CDBG
Minor Home Repair Program	Housing Units	Homeowner	Rehab Existing Unit	5		CDBG
Painting Program	Housing Units	Homeowner	Rehab Existing Unit	0		CDBG
Wheelchair and accessibility ramps	Ramps - Housing Units	Combined Owner / Renter	Rehab Existing Unit	0		CDBG
Rehabilitation for special needs populations	Housing Units	Homeowner	Rehab Existing Unit	3		CDBG
Affordable Housing Development Program	Housing Units	Combined Owner / Renter	Production of New Units	0		CDBG/HOME
Complete Kings Green single-family development	Housing Units	Homeowner	Production of New Units	10		HOME
First Time Homebuyer Program	Households	Homeowner	Homebuyer Assistance	20		CDBG/HOME
Special Assessment Grants	Housing Units	Homeowner	Rehab Existing Unit	4		CDBG
Assist in the implementation of Welcome Home Billings, the City's ten-year plan to impact homelessness.	Completed FY09-11 & FY11-13 Action Plans	Beneficiary	Homeless Households	See Welcome Home Billings Reports		ADMIN
	Completed FY09-11 & FY11-13 Performance Reports	Beneficiary	Homeless Households			ADMIN

CONSOLIDATED PLAN ACTIVITIES BY HUD OBJECTIVE / OUTCOME: Table 1C

Objective	Activity	Measurement Type	FY11-12 Goals	HUD Objectives / Outcomes	Admin
DECENT HOUSING & AVAILABILITY / ACCESSIBILITY					
Provide financing and assistance through partnerships to facilitate needed repairs for special needs populations.	Wheelchair and accessibility ramps	Ramps - Housing Units	0	DH-1	-
DECENT HOUSING & AFFORDABILITY					
Provide financing and assistance through partnerships to facilitate needed repairs for special needs populations.	Rehabilitation for special needs populations	Housing Units	3	DH-2	-
Encourage the development of new affordable single-family, multi-family and special needs housing in the community through private developers and non-profit organizations.	Support the efforts of the Housing Authority of Billings	Five-Year Plan Implemented	1	DH-2	Admin
Provide affordable financing and support to promote homeownership opportunities.	First Time Homebuyers - MBOH Set-Aside Use	Households	3	DH-2	-
Support partnerships and regular meetings to facilitate community participation and collaboration.	Affordable Housing Task Force	Monthly Meetings	10	DH-2	Admin
SUITABLE LIVING ENVIRONMENT & AVAILABILITY / ACCESSIBILITY					
Support partnerships and regular meetings to facilitate community participation and collaboration.	Adjacent Neighborhood Committee	Quarterly Meetings	4	SL-1	Admin
Support partnerships and regular meetings to facilitate community participation and collaboration.	Analysis of Impediments to Fair Housing Choice completed in December 2013 to implement activities for 2014-2019	Analysis / Plan completed	1	SL-1	Admin
Support task force newsletters and further capacity-building for self-sustainability.	Task Force newsletter support	Newsletters	2,500	SL-1	Admin
Encourage activities that promote fair housing and increase awareness of the rights of protected classes.	Continue to support organizations with an interest in fair housing to apply for FHIP, facilitate application if necessary	Consider annual submission of FHIP grant representing residents of Billings, depending on staff time availability	0 or 1	SL-1	Admin
Encourage collaboration to better address needs and to respond to opportunities for special needs populations.	Assist in the implementation of Welcome Home Billings, the City's ten-year plan to impact homelessness.	Completed FY09-11 & FY11-13 Action Plans	1	SL-1	Admin
Preserve housing stock in older, lower-income neighborhoods.	See objectives / activities / Goals outlined in Strategy A	See objectives / activities / Goals outlined in Strategy A	-	SL-1	-
SUITABLE LIVING ENVIRONMENT & AFFORDABILITY					
Provide direct, affordable financing and assistance to low-income homeowners for the completion of needed repairs.	Housing Rehabilitation Loan Program	Housing Units	10	SL-2	-
	Minor Home Repair Program	Housing Units	5	SL-2	-
	Painting Program	Housing Units	0	SL-2	-

Objective	Activity	Measurement Type	FY11-12 Goals	HUD Objectives / Outcomes	Admin
Encourage the development of new affordable single-family, multi-family and special needs housing in the community through private developers and non-profit organizations.	Affordable Housing Development Program	Housing Units	0	SL-2	-
Encourage the development of new affordable single-family, multi-family and special needs housing in the community through private developers and non-profit organizations.	Complete Kings Green single-family development	Housing Units	10	SL-2	-
Encourage the development of new affordable single-family, multi-family and special needs housing in the community through private developers and non-profit organizations.	Meet CHDO commitment / expenditure deadlines	Years in compliance	1	SL-2	-
Provide affordable financing and support to promote homeownership opportunities.	First Time Homebuyer Program	Households	20	SL-2	-
Support activities that provide amenities, neighborhood stabilization and maintain infrastructure needs.	Special Assessment Grants	Housing Units	4	SL-2	-
SUITABLE LIVING ENVIRONMENT & SUSTAINABILITY					
Encourage collaboration to better address needs and to respond to opportunities for special needs populations.	Assist in the implementation of Welcome Home Billings, the City's ten-year plan to impact homelessness.	Completed FY09-11 & FY11-13 Performance Reports	1	SL-3	Admin
Infill development of vacant lots and redevelopment of substandard properties.	Affordable Housing Development Program	See goals for Strategy B	-	SL-3	-
	Redevelopment 27th Street Corridor	Redevelopment Projects	1	SL-3	-
Support activities that provide amenities, neighborhood stabilization and maintain infrastructure needs.	Tree Program	Individuals	0	SL-3	-
	Neighborhood improvements through the Capital Improvement Plan	CIP Years Implemented	1	SL-3	-
ECONOMIC OPPORTUNITY & AVAILABILITY / ACCESSIBILITY					
Provide affordable financing and support to promote homeownership opportunities.	Billings Partners American Indian Homeownership	Homeownership Rate (1992 benchmark: 22%)	40%	EO-1	Admin
Support partnerships and regular meetings to facilitate community participation and collaboration.	Billings Partners American Indian Homeownership	Monthly Meetings	10	EO-1	Admin
Encourage collaboration to better address needs and to respond to opportunities for special needs populations.	Facilitate AmeriCorps*VISTA application and pursue project status	Annual submission of VISTA grant application / VISTA member placements	1	EO-1	Admin
Provide CDBG Public Service funding and HOME Tenant-Based Rental Assistance (TBRA) for deposits to non-profit organizations.	CDBG Public Service and HOME TBRA funding allocations for basic needs assistance	Years Funding Committed	1	EO-1	-

<i>Objective</i>	<i>Activity</i>	<i>Measurement Type</i>	<i>FY11-12 Goals</i>	<i>HUD Objectives / Outcomes</i>	<i>Admin</i>
<i>ECONOMIC OPPORTUNITY & SUSTAINABILITY</i>					
Provide affordable financing and support to promote homeownership opportunities.	Homebuyer Education	Households	100	EO-3	-
Encourage collaboration to better address needs and to respond to opportunities for special needs populations.	Mayor's Committee on Homelessness	Bi-Monthly Meetings	6	EO-3	Admin
Provide CDBG Public Service funding and HOME Tenant-Based Rental Assistance (TBRA) for deposits to non-profit organizations.	CDBG Public Service and HOME TBRA funding allocations for basic needs assistance and supportive services	Organizations	2	EO-3	-