

State of Montana

FIVE-YEAR CONSOLIDATED PLAN

April 1, 2010 – March 31, 2015



Governor Brian Schweitzer

Investing in Montana's Communities

DEPARTMENT OF COMMERCE

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Home Investment Partnerships Program

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FIVE-YEAR CONSOLIDATED PLAN

April 1, 2010 to
March 31, 2015

As approved by
HUD

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Housing Division

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I. GENERAL

A. INTRODUCTION

Lead Agency

MDOC (Montana Department of Commerce) is the lead agency overseeing the development of the Consolidated Plan. The five-year Consolidated Plan for April 1, 2010 through March 31, 2015, Plan Years 2010, 2011, 2012, 2013, and 2014, is designed to meet the requirements set forth by HUD (U.S. Department of Housing and Urban Development). MDOC administers two of the three HUD programs included in this Plan and MDPHHS (Montana Department of Public Health and Human Services) administers the third program:

- HOME (Home Investment Partnerships) Program – Housing Division, MDOC
- CDBG (Community Development Block Grant) Program – Community Development and Business Resources Divisions, MDOC
- ESG (Emergency Shelter Grant) Program – Human and Community Services Division, MDPHHS

The state of Montana’s Consolidated Plan provides a strategy for and describes how federal funds will be used to meet community development and housing needs statewide. This document, along with Montana’s Annual Action Plan, serves as both a plan and an application to the HUD for the CDBG, HOME, and ESG Programs.

This document may be used by individuals, communities, and organizations to assist them in meeting the overall goal of the CDBG, HOME, and ESG Programs. This goal is to develop viable communities by providing decent housing, a suitable living environment, and expanding economic opportunities principally for low- and moderate-income persons.¹

1. Geographic Area

Montana’s Consolidated Plan covers the entire state, with the exception of three entitlement jurisdictions: the cities of Billings, Great Falls, and Missoula. (See map of incorporated places per county, Appendix C, page C-1.) The largest city, Billings, is estimated at 103,994 in population and the next two

Top Ten Cities		Top Ten Counties	
Billings city	103,994	Yellowstone	142,348
Missoula city	68,202	Missoula	107,320
Great Falls city	59,251	Gallatin	89,824
Bozeman city	39,442	Flathead	88,473
Butte-Silver Bow County*	32,119	Cascade	82,026
Helena city	29,351	Lewis & Clark	60,925
Kalispell city	21,182	Ravalli	40,664
Havre city	9,575	Silver Bow	32,803
Anaconda-Deer Lodge County*	8,843	Lake	28,690
Whitefish city	8,281	Lincoln	18,971
*Consolidated City/County			
Source: Population Division, U.S. Census Bureau, 2008 Estimates			

¹ 24 CFR Part 91.1, Consolidated Submissions for Community Planning and Development Programs

largest, Missoula and Great Falls, have populations of 68,202 and 59,251, respectively.² Assistance is generally available in all areas of the state except for the three entitlement jurisdictions. Since these three areas receive separate funding allocations from HUD, they are normally not eligible to receive funds from the state programs, as discussed more fully in the state's Annual Action Plan.

With 145,552 square miles, or more than 93 million acres, Montana is the fourth ranked state in terms of area, behind Alaska, Texas, and California, but in 2008 was ranked 44th in the nation (including the District of Columbia) in population. The average population density is 6.6 persons per square mile, but varies from a high of 45.7 persons per square mile in Silver Bow County to just 0.3 per square mile in Garfield County. (See 2008 population density maps, Appendix C, page C-4.)

From east to west, the state measures approximately 550 miles at its longest point, and approximately 320 miles from north to south at the widest point. Montana is larger than the combined area of 10 north Atlantic states (Connecticut, Delaware, Maine, Maryland, Massachusetts, New Hampshire, New Jersey, New York, Rhode Island, and Vermont), yet has only two percent of the combined population of those states. It is farther by highway from Yaak, in northwest Montana, to Alzada, in the southeastern corner, than it is from Washington, D.C. to Chicago, Denver to Las Vegas, Atlanta to Chicago, Jacksonville to Washington, D.C., or San Francisco to Salt Lake City. (See area comparison map, Appendix C, page C-2.) Fifty-three of Montana's 56 counties are larger than Rhode Island.

Between 1990 and 2000 and continuing into the latter part of this decade, Montana's population density and growth has been centered around the western part of the state. (See geographic center of population map, Appendix C, page C-3.) The eastern part of the state has seen a decrease in total population and an increase in the elderly population as a percentage of total population. (See maps, Appendix C, pages C-5 and C-6.)

The state of Montana generally is racially homogeneous, with a 90.5% white population. Native Americans make up an estimated 6.4% of the population. Blacks, Asians, and Native Hawaiian/Other Pacific Islander comprise 1.4% of the population. Another 1.7% labels their race as or "two or more."³

Total Native American population in the state rose 17.6% between 1990 and 2000. The Native American population in Montana is mapped in Appendix C, pages C-7 through C-9. Across the state, the Hispanic population increased 48.5% from 1990 to 2000 to 18,081.⁴ In 2000, the Hispanic population comprised two percent of the total population. Hispanic concentrations vary widely by county. Six counties reported fewer than 10 Hispanic residents. (See percent Hispanic population map, Appendix C, page C-10.)

² Population Division, U.S. Census Bureau, Released March 2009.

³ Population Division, U.S. Census Bureau; 2008 Race Estimates

⁴ Race data for the 2000 Census are not directly comparable to the 1990 Census. In the 2000 Census, people were able to identify themselves as more than one race; previously, people could indicate only one race. The general positive or negative direction of the change in particular population groups between 1990 and 2000 is likely to be accurate and is used here to point out state trends.

The *Economic and Demographic Analysis of Montana* report⁵, presents a more thorough analysis of demographic data by county for Montana. These statistics include 1990 and 2000 Census population data as well as population estimates. Certain social characteristics are also examined such as gender, age and race, population living in group quarters, marital status, veteran status, and school enrollment. Detailed Census data on the disabled population in Montana is also presented in the Appendix to the *Economic and Demographic Analysis* report.⁶

2. Geographic Distribution

Housing and community development needs vary widely across Montana. The extreme diversity in available housing, age of housing stock, and overall range in population (see 2008 population density maps, Appendix C, page C-4) complicate the assessment of the type and degree of housing and community development needs. Because of the limited availability of resources and the extent of community development and housing needs, MDOC programs are implemented on a statewide competitive basis. Entities receiving CDBG and competitive HOME funds must have previous grant awards substantially drawn down before they are eligible to apply for additional program funds. This method has been shown to disburse funds equitably throughout the state, allowing all groups an equal chance to apply for funds and provide an incentive for grant recipients to complete projects on a timely basis. Over time, all funding methods, whether through a formula, as in the ESG and HOME grants, or competitive, as in CDBG and HOME grants, tend to widely distribute grant assistance throughout the state.

B. COORDINATING AND MANAGING THE PROCESS

The development, preparation, and review of the plan are based upon the current citizen participation process. This process promotes a unifying opportunity for units of local government, the state of Montana, and others to continue developing cohesive, attractive, safe, and economically vibrant communities. The citizen participation process encourages all citizens, especially low-income residents, to take part in shaping their own future.

MDOC prepared the Consolidated Plan through consultation with the following groups and organizations, coordinated with the statewide citizen participation process.

- Montana Department of Commerce
 - Housing Division
 - Community Development Division
 - Business Resources Division
 - Census and Economic Information Center

⁵ *Volume II Economic and Demographic Analysis*; MDOC Census and Economic Information Center, January 2008; http://housing.mt.gov/Hous_CP_Econ_Demographic_Analysis.asp

⁶ *Volume II Appendix: Economic and Demographic Analysis of Montana*; Montana State University-Billings; January 2007; http://housing.mt.gov/Hous_CP_Econ_Demographic_Analysis.asp

- ❑ Montana Department Public Health and Human Services
 - Intergovernmental Human Services Bureau
 - Addictive & Mental Disorders Division
- ❑ Montana Department of Labor and Industry
 - Montana Human Rights Bureau
- ❑ Montana Department of Revenue
 - Property Tax Division
- ❑ Housing Coordinating Team
- ❑ Consolidated Plan Steering Committee
- ❑ Water, Wastewater and Solid Waste Agencies Coordination Team

1. Institutional Structure

Preparing and updating the Consolidated Plan for housing and community development is an on-going process. Throughout this process, the state strives to improve the delivery of assistance to the people of Montana. The state supports policies and programs that include decent, safe, affordable housing, services for the homeless, and other non-housing community development activities, such as infrastructure enhancement and economic development.

Throughout the year, MDOC interacts with other agencies and organizations with a commitment to better develop housing and community development strategies. MDOC maintains its commitment to inform others of their responsibility to participate in the consolidated planning process and to promote affordable housing, adequate infrastructure, and economic development in local communities. MDOC supports a broad-based “team” approach to address affordable housing issues through the Consolidated Plan Steering Committee and HCT (Housing Coordinating Team). MDOC has also been a long-standing member of the W₂ASACT (Water, Wastewater and Solid Waste Action Coordinating Team), as well as the MEDA (Montana Economic Developers Association). These committees and groups continue to provide direction and input to the Consolidated Plan.

Annually, in the late spring during the Montana Board of Housing’s QAP (Qualified Allocation Plan) workshop, developers, investors, consultants, and owners of multifamily projects throughout the state gather to review and recommend changes for the next year’s QAP. In conjunction with the workshop, Consolidated Plan public input meetings have been held, providing workshop participants and interested community housing and resource leaders the opportunity to provide input to the Consolidated Plan. This has become a viable approach for obtaining a broad spectrum of input from key housing providers.

MBOH (Montana Board of Housing) and the Housing and Community Development Divisions of MDOC continue improving coordination in the area of joint applications, workshops, and reporting forms.

The CDBG-ED (CDBG Economic Development) Program works in tandem with the other business financing and technical assistance programs in the BRD (Business Resources Division) to meet the objectives of MDOC regarding statewide economic development. In addition to providing loans to for-profit businesses, CDBG provides leverage of dollars and technical assistance to the business community throughout the state.

MDOC HOME Program advises nonprofit groups on how to form and maintain viable certified CHDOs (Community Housing Development Organizations) and arranges for training workshops for CHDOs. An MDOC-certified CHDO is eligible to apply for set-aside funds under the MDOC HOME Program.

Members of the Consolidated Plan Steering Committee, with representatives from the HOME, MBOH and CDBG programs, other Housing Division programs, and nonprofit housing providers meet during the plan development process to review the status of the annual Action Plans and five-year plan. In addition, other agencies, such as MDEQ (Montana Department of Environmental Quality), MDNRC (Montana Department of Natural Resources and Conservation), MDPHHS, MDOLI (Montana Department of Labor and Industry) and other interested parties are solicited as needed for input on specific topics contained in the Action Plan and supporting studies.

The Housing Coordinating Team, chartered by MDOC, facilitates statewide coordination in the delivery of housing services to individual housing providers and local organizations. In the past, areas of cooperation included evaluating the effects of impact fees on affordable housing, coordinating monitoring requirements within MDOC programs, and making minor adjustments to the common application for housing projects. Participating organizations include MDOC, MDPHHS, HUD, USDA-RD (U.S. Department of Agriculture, Rural Development), nonprofit housing providers, and local housing authorities.

Formed in 1982 to address infrastructure issues, the Water, Wastewater and Solid Waste Action Coordinating Team is a group of professionals from state and federal governments, and nonprofit organizations that finance, regulate, and/or provide technical assistance for infrastructure, principally drinking water and wastewater systems. Meeting bimonthly, W₂ASACT explores and coordinates a wide range of activities linked to improving the environmental infrastructure of local governments and unincorporated communities across Montana. W₂ASACT regularly sponsors and coordinates annual seminars statewide to explain the various financial programs and resources available to assist local governments in funding their infrastructure needs. Civil engineers, local government representatives, and technical assistance providers are invited to present comprehensive information regarding environmental infrastructure projects. W₂ASACT subcommittees address issues of community planning and environment regulation in order to streamline the application and project implementation process for small rural communities.

MDOC works closely with the Montana Economic Developers Association to further economic development efforts by local governments, local development groups, and public and private development partners. MEDA is a coordinator for statewide economic

development workshops that provides training to economic developers. MEDA provides the platform for the network and communication system to disseminate information and the interchange of ideas for state, regional, national, and international economic development organizations and agencies.

In addition, staff from MDOC regularly attend and participate in meetings held by a number of organizations around the state. Organizations include, but are not limited to, the following.

- The Montana Continuum of Care (MT CoC) for the Homeless Coalition is a statewide collaboration of diverse homeless service providers, nonprofit organizations, and local and state governments. The MT CoC was formed to address homelessness with very few resources to cover Montana's vast geographical area.
- The Montana Home Choice Coalition is a group of Montana citizens working together to create better housing opportunities for Montana citizens with disabilities. A.W.A.R.E., Inc. coordinates the Coalition, which develops new housing and resources directly and in partnership with other entities, provides education, advocacy and housing counseling, and collects data to support its goal of creating better housing choices for Montanans with disabilities.
- NeighborWorks Montana (NWMT) is a collaborative partnership of housing organizations. Service delivery partners provide homebuyer education and homeownership planning throughout the state. Participating partners provide financial support, loan capital, and volunteers for the NWMT board of directors. Homebuyer education, foreclosure prevention, housing counseling, and homeownership planning is funded by MBOH. Partners include representatives from public housing authorities, cities, banks, credit unions, human resource development councils, CHDOs, Resource Conservation & Development Areas (RC&D), REALTORS[®], builders, tribal housing authorities, USDA Rural Development, state government, and various other nonprofit organizations.
- MBOH is also a member of the Montana American Indian Housing Task Force, made up of representatives from Montana Indian Housing Authorities, state and federal agencies, and private sector lenders. The task force serves to communicate important news and ideas about how to better meet the housing needs of Montana's Native Americans, including helping to design and schedule training sessions at state housing conferences and work with federal agencies in planning workshops and conferences targeted to providing housing in Indian country. The task force was also instrumental in getting most of Montana's reservations qualified for the HUD 184 home mortgage guarantee program.
- The Tri-State Housing Environments for Living Positively (HELP) and Tri-State HELP Plus Programs are housing assistance programs for people living with HIV/AIDS in the states of Montana, North Dakota, and South Dakota. Tri-State HELP and Tri-State HELP Plus are funded through a competitive HOPWA (Housing Opportunities for Persons with AIDS) grant from HUD.

- The 1999 Montana Legislature created the Mental Health Oversight Advisory Council (MHOAC) to provide guidance and oversight to the MDPHHS in the development and management of an effective public health system. MHOAC membership includes consumers of mental health services including those who currently receive or formerly received public mental health services, immediate family members of recipients of mental health services, advocates for consumers or family members of consumers, the public at large, mental health service providers, legislators, and department representatives.
- In response to the growing problem of homelessness in Montana, the Montana Council on Homelessness (MTCoH) was originally convened by Executive Order in June 2004. Governor Brian Schweitzer renewed Montana's commitment to ending homelessness through Executive Order 40-2006, signed in December 2006, which restructured the MTCoH and extended it until December 2008. The Executive Order 40-2006 also directed the Montana Council on Homelessness to work with an Intergovernmental Team on Homelessness (ITH). As requested by the MTCoH, all state agencies providing services to homeless individuals participated on the ITH. Additionally, the MTCoH invited representatives of federal, tribal, and local agencies who provide services to the homeless to participate on the Intergovernmental Team on Homelessness. The ITH assisted the MTCoH to prepare and implement a 10-year plan to end homelessness (see page 76).

Montana is committed to the objective of not discharging someone into homelessness. The work of the Governor's Council on Homelessness, coupled with research and outreach, has provided the foundation for a 10-year plan to address homelessness as it exists in Montana and to end chronic homelessness. Although Governor Schweitzer chose not to reinstate the Montana Council on Homelessness after Executive Order 40-2006 expired in 2009, it does not mean overarching efforts to address homelessness in Montana have been abandoned. Although the structure is undergoing some revision, the Governor and the state of Montana remain committed to addressing homelessness by furthering the efforts to meet the goals of the 10-Year Plan.

In addition, other state agencies, such as the Montana Departments of Environmental Quality, Natural Resources and Conservation, Revenue, Labor and Industry, and the MDPHHS are solicited as needed for input on specific topics contained in the action plan and supporting studies.

2. Lead-Based Paint

The state consulted with the MDPPHS Environmental Health Section about existing data on hazards and poisonings.

C. CITIZEN PARTICIPATION PROCESS

1. Summary of the Process

The development of the Consolidated Plan has been enhanced by and coordinated through contacts, meetings and correspondence with Montana citizens, public and private organizations, and state agencies. The preparation of the interim Annual Action Plans will continue to rely on coordination and cooperation of these entities. See Appendix A for a complete copy of the Citizen Participation Plan.

To gather additional public comment for the planning and review process, three public input meetings, including two webinar meetings originating in Helena that allowed attendees to participant from their own computer, were held in May and June 2009.

Public Input Meetings				
Location		Date	Time	# Attendees
Great Falls	Holiday Inn Great Falls	May 30, 2009	12:00 – 1:00 PM	31 + 6 staff
Webinar	Helena-based	June 10, 2009	10:00 – 11:30 AM	10 + 11 staff
Webinar	Helena-based	June 17, 2009	1:30 – 3:00 PM	20 + 8 staff

Four public review meetings were held October and November 2009. Again, two meetings were held by webinar.

Public Review Meetings				
Location		Date	Time.	# Attendees
Webinar	Helena-based	10/28/2009	9:00-11:00 a.m.	on webinar: 9 + 2 staff; onsite: 3 + 10 staff
Missoula	C'Mon Inn, 2775 Expo Parkway	10/29/2009	11:30 to 1:30 p.m.	11 + 4 staff
Billings	C'Mon Inn, 2020 Overland Ave. S.	11/03/2009	11:30 to 1:30 p.m.	7 + 4 staff
Webinar	Helena-based	11/04/2009	1:30-3:30 p.m.	on webinar: 24; onsite: 6 + 8 staff

2. Efforts to Broaden Public Participation

See Appendix A for a complete copy of the Citizen Participation Plan, including efforts made by the state to broaden public participation starting on page A-2.

3. Citizen Comments

See Appendix B for a summary of the comments received at the meetings, written comments received during the comment periods, and responses to the comments.

4. Plan Evaluation

The state posts HUD's responses to any submissions on the Consolidated Plan Documents web site at http://housing.mt.gov/Hous_CP_Apps.asp. Anyone, not just those who attended the state's public hearings and planning meetings, can view HUD's responses.

II. HOUSING, HOMELESS, AND COMMUNITY DEVELOPMENT NEEDS

A. HOUSING NEEDS

Housing needs vary widely across Montana. Extreme diversity in available housing, age of housing stock, and overall range in population density complicate assessments of degree and type of need. There is a broad array of housing availability, affordability, and suitability problems across Montana. Simply treating the symptoms will not be sufficient to solve the problems as resources are currently not adequate to deal with all housing needs and requirements troubling the state.

The *Montana Housing Needs Assessment*⁷ was prepared in order to quantify the state's estimated housing needs from 2010-2015 and to establish priorities for these needs. A household forecast was prepared for 2010 through 2015, and a housing needs survey was undertaken to better gauge housing needs throughout the state. The combination of the household forecast and housing needs survey are the basis for the state's housing needs assessment and determination of the priorities to meet these needs.

Volume III of the *Economic and Demographic Analysis of Montana*⁸ presents housing statistics by county for Montana using 1990 and 2000 Census data, including (a) the year the structure was built, (b) the number of units in the structure, (c) the number of rooms per structure, (d) the occupants per room, and (e) number of structures lacking complete plumbing or kitchen facilities. Census 2000 homeownership rates are analyzed as well. The Census Bureau's estimate of housing units is also presented as well as historical new construction permit data.

The *Montana Housing Condition Study*⁹ evaluates the housing stock in the state. The detailed data presented in the study on the current housing stock is intended to help the state and community organizations better understand what types of housing are available for rent and for purchase and to assist them in determining the housing needs of Montana citizens.

Data regarding the physical characteristics and residential improvements of all residential property was extracted from a database maintained by MDOR (Montana Department of Revenue). MDOR also collects information on commercial property, including commercial dwellings. While there is some focus on describing the property and its attributes (type of structure, number of bedrooms, number of bathrooms, construction grade, and physical condition), a greater emphasis is placed on determining the income derived from the property to determine assessed value. Commercial dwellings are all considered rental properties.

⁷ *Montana Housing Needs Assessment*, Western Economic Services, LLC; December 2009;
http://housing.mt.gov/Hous_CP_HsgNeedsAssess.asp

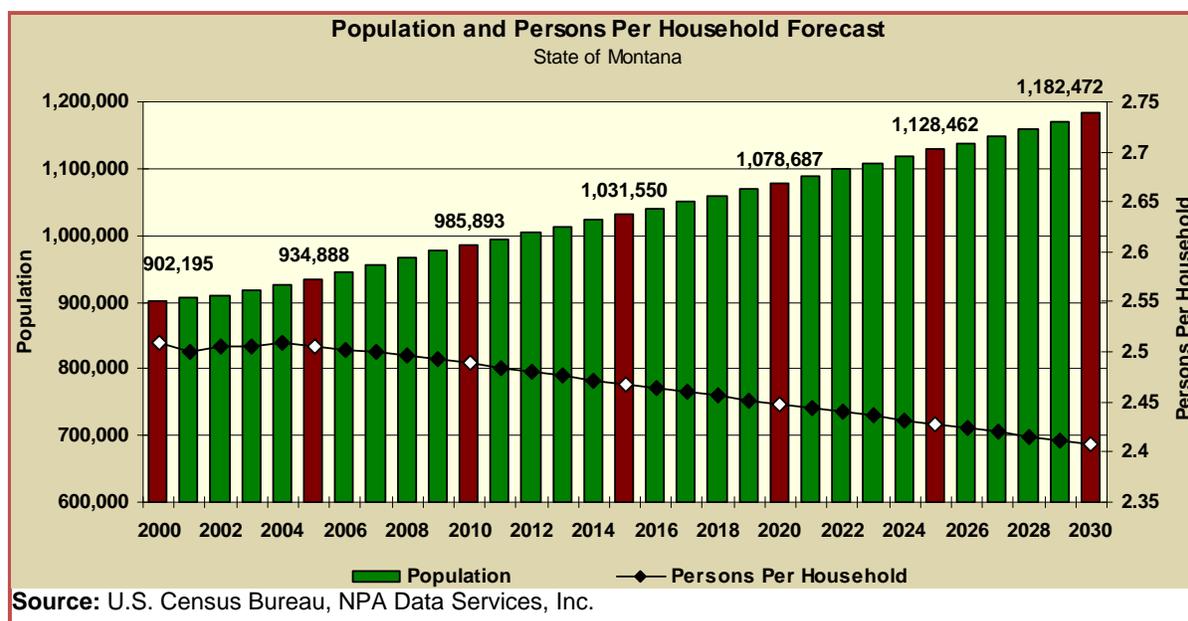
⁸ *Volume III Economic and Demographic Analysis of Montana*; Montana State University-Billings; February 2007;
http://housing.mt.gov/Hous_CP_Econ_Demographic_Analysis.asp

⁹ *Montana Housing Condition Study*, Montana State University-Billings; February 2005;
http://housing.mt.gov/Hous_CP_HsgCondStdy.asp

1. Household Forecasts¹⁰

In 2000, the U.S. Census Bureau reported that Montana had a population of 902,195 persons. The U.S. Census Bureau estimated that by 2005, Montana's population had increased to 934,888 persons, rising 3.6% over the five-year period. By 2010, the population is projected to increase by 5.4% from the 2005 level, reaching 985,893 persons, and is projected to continue rising to 1,031,550 persons by 2015.

Over the entire forecast period, from 2000 to 2030, Montana's population is expected to reach 1,182,472 persons, an increase of 280,277 persons. While Montana's population is projected to increase, the number of persons per household in the state is projected to decrease. In 2000, Montana households had an average of 2.51 persons in each occupied housing unit. As shown in the following diagram, this figure is projected to decrease to about 2.4 persons by 2030.



The table at right presents the total number of forecasted renter and owner households. The 2000 Census reported 110,967 renter-occupied housing units and 247,700 owner-occupied housing units, an ownership rate of 69.1%. Renter-occupied housing units are expected to increase to 152,766 in 2030, which is an increase of 41,799 units over the 2000 through 2030 period. Owner-occupied households are expected to increase from 247,700 in 2000 to 338,294 in 2030, representing an increase of 90,594 units over the entire forecast period. This increase will cause the homeownership rate to slip slightly, to 68.9% by the year 2030.

Year	Renter	Owner	Total
2000	110,967	247,700	358,667
2005	114,756	255,404	370,160
2010	123,072	273,028	396,100
2015	129,938	288,032	417,970
2020	137,038	303,602	440,640
2025	144,573	320,197	464,770
2030	152,766	338,294	491,060

Source: U.S. Census Bureau, NPA Data Services, Inc.

¹⁰ *Montana Housing Needs Assessment*, Western Economic Services, LLC; December 2009;
http://housing.mt.gov/Hous_CP_HsgNeedsAssess.asp

HUD requested the U.S. Census Bureau to tabulate particular data otherwise unavailable in standard census products in 1990 and 2000. HUD released these data, which contain household estimates separated by a variety of characteristics and income groups that fulfill the CHAS (Comprehensive Housing Affordability Strategy) reporting requirements of NAHA (the 1990 Cranston/Gonzalez National Affordable Housing Act) of 1990. The following table presents projected renter and homeowner households separated by selected income groupings, as defined by the 2000 Census Bureau CHAS parameters.

Projected Households by Income Group							
State of Montana							
Percent of MFI	2000	2005	2010	2015	2020	2025	2030
Owners							
0.0-30.0%	15,735	16,065	16,985	17,803	18,666	19,600	20,637
30.1 - 50.0%	22,586	23,196	24,672	25,966	27,316	28,763	30,352
50.1 - 80.0%	42,148	43,357	46,247	48,731	51,316	54,084	57,113
80.1 - 95.0%	17,485	18,197	19,653	20,856	22,088	23,385	24,777
Above 95.0%	149,745	154,588	165,472	174,677	184,216	194,365	205,416
Total	247,700	255,404	273,028	288,032	303,602	320,197	338,294
Renter							
0.0-30.0%	23,960	24,706	26,395	27,810	29,280	30,847	32,562
30.1 - 50.0%	22,056	22,763	24,329	25,624	26,970	28,404	29,971
50.1 - 80.0%	25,860	26,806	28,852	30,536	32,273	34,108	36,095
80.1 - 95.0%	8,405	8,787	9,542	10,144	10,757	11,398	12,084
Above 95.0%	30,686	31,694	33,954	35,823	37,759	39,816	42,054
Total	110,967	114,756	123,072	129,938	137,038	144,573	152,766
Total							
0.0-30.0%	39,695	40,770	43,380	45,613	47,946	50,448	53,199
30.1 - 50.0%	44,642	45,959	49,000	51,590	54,285	57,167	60,323
50.1 - 80.0%	68,008	70,163	75,099	79,267	83,589	88,192	93,208
80.1 - 95.0%	25,890	26,984	29,196	30,999	32,844	34,783	36,861
Above 95.0%	180,431	186,283	199,426	210,501	221,975	234,181	247,469
Total	358,667	370,160	396,100	417,970	440,640	464,770	491,060

Source: U.S. Census Bureau, NPA Data Services, Inc.

Households are separated into different groups based upon income as a percentage of Montana's MFI (Median Family Income). For example, in 2000, there were 15,735 homeowner households with incomes below 30.0% MFI, as opposed to 23,960 renter households in this same income group. However, by 2030, homeowner households in this income group are expected to grow to 20,637 households, with 32,562 renter households. These figures represent an increase of 31.4% and 35.9% over the forecast period, respectively, of households in the lowest income group. On the other hand, the largest group, comprised of both homeowners and renters, is that with income above 95.0% of MFI. Homeowners in this group are expected to expand from 149,745 in 2000 to more than 205,400 in 2030; with renters in this income group increasing from 30,686 in 2000 to 42,054 in 2030. Renters and homeowners having over 95.0% of MFI will include more than 50.0% of all households by 2030, or 247,469 households.

Housing concerns falling under the Consolidated Plan pertain to housing for lower income households, particularly those with income below 80% of MFI. Consequently, by 2015, the final year of the upcoming Five-Year Consolidated Plan, there will be an estimated 45,613 households with incomes at 30% or less MFI, 51,590 households with incomes between 30% and 50% MFI and 79,267 households with incomes between 50% and 80% MFI. By 2015, lower-income households will comprise 42.2% of all projected households in the state of Montana.

The 2009 housing needs forecast, by tenure and income, is further broken down into household type:

- Small related are non-elderly households with two to four persons; at least two members are related
- Large related are non-elderly households with five or more persons; at least two members are related
- Elderly households where any member of the household is 62 years of age or older; members can be related or unrelated
- All Other households represents non-elderly single and other unrelated households

Households are also forecasted based on size and type. The table below presents projected lower-income elderly, small related, large related, and other households by tenure and MFI income grouping.

Projected Households by Tenure and Income								
State of Montana								
Household Type	Percent of MFI	2000	2005	2010	2015	2020	2025	2030
Owner								
Elderly	0.0 - 30.0%	5,960	6,074	6,403	6,698	7,010	7,350	7,727
	30.1 - 50.0%	10,586	10,840	11,488	12,065	12,669	13,320	14,039
	50.1 - 80.0%	5,390	5,583	5,992	6,336	6,692	7,070	7,478
Small Related	0.0 - 30.0%	4,651	4,741	4,999	5,234	5,483	5,753	6,054
	30.1 - 50.0%	6,305	6,478	6,906	7,277	7,663	8,078	8,531
	50.1 - 80.0%	15,224	15,708	16,814	17,759	18,737	19,777	20,909
Large Related	0.0 - 30.0%	1,087	1,098	1,143	1,185	1,232	1,284	1,343
	30.1 - 50.0%	1,860	1,901	2,005	2,102	2,203	2,313	2,434
	50.1 - 80.0%	4,530	4,676	5,003	5,288	5,584	5,898	6,238
All Other	0.0 - 30.0%	4,037	4,153	4,440	4,685	4,941	5,214	5,513
	30.1 - 50.0%	3,835	3,977	4,272	4,522	4,780	5,052	5,348
	50.1 - 80.0%	6,682	6,913	7,436	7,878	8,334	8,817	9,340
Renter								
Elderly	0.0 - 30.0%	4,953	5,068	5,361	5,616	5,883	6,173	6,494
	30.1 - 50.0%	5,031	5,143	5,418	5,661	5,917	6,197	6,511
	50.1 - 80.0%	3,851	3,942	4,178	4,383	4,597	4,829	5,085
Small Related	0.0 - 30.0%	7,208	7,415	7,872	8,262	8,670	9,106	9,588
	30.1 - 50.0%	6,759	6,970	7,437	7,827	8,231	8,663	9,136
	50.1 - 80.0%	9,353	9,683	10,388	10,973	11,577	12,217	12,913
Large Related	0.0 - 30.0%	1,514	1,552	1,639	1,717	1,798	1,885	1,982
	30.1 - 50.0%	1,666	1,695	1,783	1,860	1,942	2,030	2,129
	50.1 - 80.0%	2,428	2,507	2,674	2,817	2,965	3,123	3,296
All Other	0.0 - 30.0%	10,285	10,671	11,524	12,216	12,929	13,683	14,499
	30.1 - 50.0%	8,601	8,955	9,690	10,277	10,880	11,513	12,195
	50.1 - 80.0%	10,228	10,674	11,611	12,364	13,134	13,939	14,802

Source: U.S. Census Bureau, NPA Data Services, Inc.

In 2000, there were an estimated 21,936 elderly homeowner households and 13,835 renter households with incomes of 80% or less MFI. By 2030, elderly households with incomes of 80% or less MFI are projected to grow by 7,309 for homeowner households and 4,255 for renter households, or to 29,244 and 18,090 households, respectively. These projections indicate that by 2030, nearly 31.6% of elderly homeowner households and 74.3% of elderly renter households will be classified as lower income, or with income of 80% or less of MFI.

2. Housing Problems

An additional component of the Consolidated Plan reporting requirements are associated with determining the number of households experiencing an unmet housing need. An unmet need housing, or housing problem, is defined by HUD as a householder that is experiencing one or more of the following housing problems: having overcrowding or severe overcrowding, having incomplete kitchen or plumbing facilities, or having a cost burden or severe cost burden. Housing characteristics collected by the U.S. Census Bureau include the number of occupants per room and units lacking complete kitchen or plumbing facilities.

a. Number of Occupants per Room¹¹

Overcrowding occurs when there are from 1.1 to 1.5 people per room and severe overcrowding occurs when there are more than 1.5 people per room. For owner-occupied units, there were 3,595 households overcrowded and another 1,519 severely overcrowded. For renters, there were 3,971 units overcrowded and another 2,157 units severely overcrowded. The incidence of overcrowding was more than twice as high in renter households than in owner-occupied households.

Overcrowding and Severe Overcrowding State of Montana				
Montana	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Owner				
Households	242,586	3,595	1,519	247,700
Percent	97.9%	1.5%	0.6%	100.0%
Renter				
Households	104,839	3,971	2,157	110,967
Percent	94.5%	3.6%	1.9%	100.0%
Total				
Households	347,425	7,566	3,676	358,667
Percent	96.9%	2.1%	1.0%	100.0%
Source: U.S. Census Bureau, Census 2000				

b. Structures Lacking Complete Plumbing or Kitchen Facilities¹³

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the U.S. Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top

Housing Units with Incomplete Kitchen or Plumbing Facilities ¹² State of Montana	
Facilities	Units
Kitchen Facilities	
Lacking Complete Kitchen Facilities	11,098
Complete Kitchen Facilities	401,535
Total Units	412,633
Percent Lacking	2.7%
Plumbing Facilities	
Lacking Complete Plumbing Facilities	9,811
Complete Plumbing Facilities	402,822
Total Units	412,633
Percent Lacking	2.4%
Source: U.S. Census Bureau, Census 2000	

¹¹ *Analysis of Impediments to Fair Housing Choice*; Western Economic Services; December 2009; http://housing.mt.gov/Hous_CP_AnalysisImpedFrHsg.asp

¹² These data are derived from CHAS tables, a special tabulation of Census 2000 data used for housing planning as part of the Consolidated Plan.

¹³ *Analysis of Impediments to Fair Housing Choice*; Western Economic Services; December 2009; http://housing.mt.gov/Hous_CP_AnalysisImpedFrHsg.asp

and oven, and a refrigerator. The table at right offers the number of housing units lacking complete plumbing or kitchen facilities. About 2.7% of Montana’s housing stock lacked complete kitchen facilities; about 2.4% lacked complete plumbing facilities.

c. Cost Burden¹⁴

The third type of consideration pertaining to housing problems reported in Census 2000 is cost burden. Cost burden is defined as gross housing costs that range from 30% to 50% of gross household income; severe cost burden is defined as gross housing costs that exceed 50% of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas charges.

HUD sets income limits that determine the eligibility of applicants for assisted housing programs. Using data from the Census, the American Community Survey, and BLS (U.S. Bureau of Labor Statistics), HUD estimates median family income (one-half of families have higher income, one-half of families have lower income) for a family of four (base) and adjusts this income number for different family sizes.

Family Size	Percentage Adjustment to Base
1	70% of Base
2	80% of Base
3	90% of Base
4	Base
5	108% of Base
6	116% of Base
7	124% of Base
8	132% of Base

Source: U.S. Dept of Housing & Urban Development

HUD then calculates three income categories for a four-person household:

- (1) 0-30% of median family income (the lowest income category)
- (2) 31-50% of median family income, which is defined as very low-income
- (3) 51-80% of median family income, which is defined as low-income

Adjustments are made for areas that have unusually high or low income to housing cost relationships.

Overall, there were 20,209 renters experiencing a cost burden and another 17,101 experiencing a severe cost burden at the time of the Census 2000. For homeowners with a mortgage, there were 19,826 experiencing a cost burden and another 10,203 experiencing a severe cost burden. For those homeowners without mortgage, there were about 3,161 experiencing a cost burden and another 2,053 experiencing a severe cost burden.

¹⁴ *Analysis of Impediments to Fair Housing Choice*; Western Economic Services; December 2009; http://housing.mt.gov/Hous_CP_AnalysisImpedFrHsg.asp

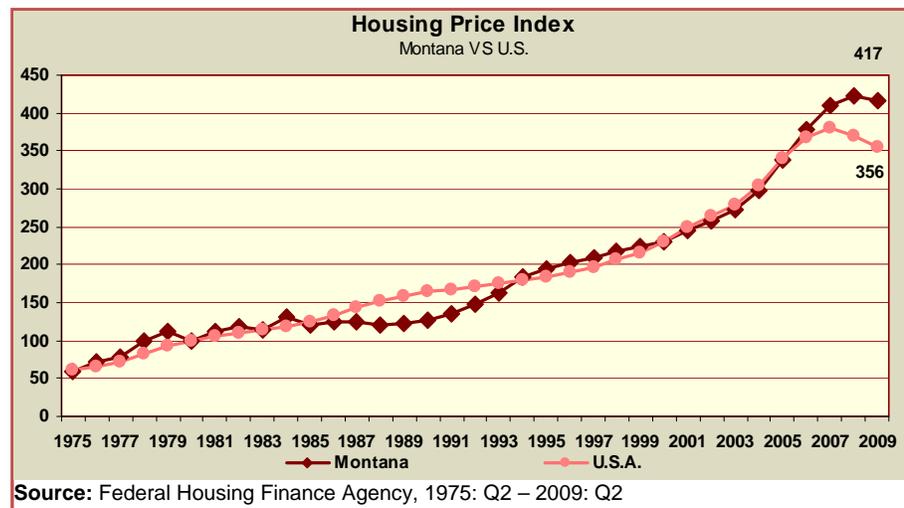
In percentage terms, 19.2% of Montana’s renters experienced a cost burden and 16.2% experienced a severe cost burden. These figures are comparable with national data that indicate the same share of renters experienced a cost burden and a slightly smaller share experienced a severe cost burden, as shown in the table at right.

Housing Cost Burdens¹⁵		
State of Montana		
Degree of Cost Burden	Montana	U.S.A
Renters		
Cost Burden	19.2%	19.2%
Severe Cost Burden	16.2%	17.6%
Homeowners with a Mortgage		
Cost Burden	18.6%	17.6%
Severe Cost Burden	9.6%	9.1%
Homeowners without a Mortgage		
Cost Burden	5.4%	6.4%
Severe Cost Burden	3.5%	4.1%
Source: U.S. Census Bureau, Census 2000		

The situation was slightly different for homeowners. For those with a mortgage, 18.6% of Montana’s homeowners had a cost burden and 9.6% had a severe cost burden, slightly higher than the national averages of 17.6% and 9.1%, respectively. The situation was reversed for those without a mortgage, as householders nationally tended to have a higher incidence of cost burdens.

The Federal Housing Finance Agency (FHFA), the regulatory agency for Fannie Mae and Freddie Mac, tracks average housing price changes for single-family homes and publishes a Housing Price Index (HPI) reflecting price movements quarterly.¹⁶

The diagram at right presents data from FHFA regarding housing prices from the second quarter of each year from 1975 through 2009. Montana HPI fell slightly during the 1980s, but began a recovery around 1994. From 1994 through 2006, the HPI kept pace with the national trend. However, while the Montana index stayed high, the national HPI fell sharply, with the Montana index slipping in 2009. Hence, cost burdens have tended to increase.



This finding helps to underscore the notion that households experiencing a severe cost burden are at risk. Renters with just one financial setback, such as temporary illness, divorce or the loss of employment, may have to choose between rent and food or rent and healthcare for their family. Similarly, homeowners with a mortgage who face a

¹⁵ These data are derived from CHAS tables, a special tabulation of Census 2000 data used for housing planning as part of the Consolidated Plan

¹⁶ Office of Federal Housing Enterprise Oversight, News Release, [<http://www.ofheo.gov/media/pdf/1q08hpi.pdf>], May 22, 2008. This index is a weighted repeat sales index, which means that it measures average price changes in repeat sales or refinancing on the same properties. This information is obtained by reviewing repeat mortgage transactions on single-family properties with mortgages that have been purchased or securitized by Fannie Mae or Freddie Mac since January of 1975. There are over 32.4 million repeat transactions in this database. All indexes, whether state or national, have been set equal to 100 as of the first quarter of 1980

similar type of setback may be forced to face foreclosure or bankruptcy. Both face the prospect of homelessness. Furthermore, homeowners who no longer have a mortgage yet still experience a severe cost burden may be unable to conduct periodic maintenance and repair of their home, contributing to dilapidation and blight.

d. Unmet Housing Needs¹⁷

In 2000, there were an estimated 104,168 households with unmet housing needs, 62,107 of which were owners and 42,061 were renters. The table at right shows the households experiencing unmet housing needs (by income, tenure and household type) for the year 2000. At the time of Census 2000, there were 104,168 households with unmet housing needs. Of these, 21,995 (21.1%) were elderly households. At 38.8%, small related households had the largest share of unmet housing needs, with large families having the smallest share at 11.5%.

Households with Unmet Housing Needs					
State of Montana					
Percent of MFI	Elderly	Small Related	Large Related	Other Non-Family	Total
Owners with Unmet Need: 2000					
0.0-30.0%	4,266	3,529	903	3,024	11,723
30.1 - 50.0%	3,981	4,193	1,427	2,424	12,025
50.1 - 80.0%	3,452	7,627	2,543	3,333	16,955
80.1 - 95.0%	725	2,728	701	1,077	5,231
Above 95.0%	2,207	9,054	2,227	2,684	16,173
Total	14,633	27,132	7,802	12,541	62,107
Renters with Unmet Need:2000					
0.0-30.0%	2,826	5,341	1,206	7,758	17,130
30.1 - 50.0%	2,639	4,255	1,225	5,797	13,917
50.1 - 80.0%	1,315	2,663	1,075	2,832	7,884
80.1 - 95.0%	191	375	150	318	1,034
Above 95.0%	391	650	570	483	2,095
Total	7,362	13,285	4,226	17,188	42,061
Total Households with Unmet Need: 2000					
0.0-30.0%	7,092	8,870	2,109	10,782	28,853
30.1 - 50.0%	6,620	8,448	2,653	8,221	25,942
50.1 - 80.0%	4,767	10,290	3,619	6,165	24,840
80.1 - 95.0%	916	3,104	850	1,394	6,265
Above 95.0%	2,599	9,705	2,798	3,167	18,268
Total	21,995	40,417	12,028	29,729	104,168
Source: U.S. Census Bureau, NPA Data Services, Inc.					

The number of elderly owner-occupied households with an unmet housing need accounted for 23.6% of total owner-occupied households in 2000. Elderly renters represented a lower share of the unmet housing needs than elderly owners, comprising only 17.5% of renter-occupied housing units.

Because the current consolidated planning period ends March 31, 2015, the following table presents projections for households with unmet housing needs for the year 2015. Nearly 30%, or 123,126 households, are expected to have unmet housing needs. Owner-occupied housing units with an unmet housing need are projected to increase to 73,069 households, of which 16,872 are elderly households. Renter-occupied households with an unmet housing need are projected to increase to 50,067, of which 8,433 are elderly households. Additional projections for 2020, 2025, and 2030 can be found in Table 4 of the *Montana Housing Needs Assessment*, available online.

¹⁷ *Montana Housing Needs Assessment*, Western Economic Services, LLC; December 2009; http://housing.mt.gov/Hous_CP_HsgNeedsAssess.asp

Households with Unmet Housing Need: 2015					
State of Montana					
Percent of MFI	Elderly	Small Family	Large Family	Other Non-Family	Total
Owners with Unmet Need					
0.0-30.0%	4,802	3,985	992	3,560	13,339
30.1 - 50.0%	4,616	4,879	1,631	2,885	14,011
50.1 - 80.0%	3,973	9,053	3,019	4,024	20,068
80.1 - 95.0%	880	3,328	860	1,283	6,351
Above 95.0%	2,601	10,900	2,552	3,247	19,300
Total	16,872	32,144	9,055	14,998	73,069
Renters with Unmet Need					
0.0-30.0%	3,193	6,220	1,383	9,310	20,106
30.1 - 50.0%	3,017	5,061	1,392	7,127	16,597
50.1 - 80.0%	1,541	3,262	1,270	3,563	9,636
80.1 - 95.0%	220	459	182	406	1,267
Above 95.0%	463	779	634	585	2,460
Total	8,433	15,781	4,862	20,992	50,067
Total Households with Unmet Need					
0.0-30.0%	7,995	10,205	2,376	12,870	33,446
30.1 - 50.0%	7,633	9,939	3,023	10,013	30,608
50.1 - 80.0%	5,514	12,315	4,289	7,586	29,704
80.1 - 95.0%	1,100	3,787	1,042	1,689	7,618
Above 95.0%	3,064	11,678	3,186	3,832	21,760
Total	25,305	47,924	13,916	35,990	123,136

Source: U.S. Census Bureau, NPA Data Services, Inc

3. Condition of the Residential Housing Stock¹⁸

From 1990 to 2000, the category with the greatest percentage increase was eight rooms (32% increase). However, this category only makes up nine percent of occupied housing units.

In 2000, 54% of Montana's occupied housing units had between four and six rooms; however, these three categories combined only increased seven percent between 1990 and 2000. While units with seven or more rooms were 30% of occupied units, these three categories increased 96% between 1990 and 2000.

Number of Rooms	% of Occupied Housing Units	% Change 1990 to 2000
1	2%	31% increase
2	5%	28% increase
3	9%	7% increase
4	18%	4% decrease
5	21%	11% increase
6	15%	15% increase
7	11%	28% increase
8	9%	32% increase
9 or more	10%	30% increase

Source: U.S. Census Bureau, Census 2000

Based on Census 2000 data, the age of Montana's occupied housing units is shown in the table at right.

As of March 2000, almost one-half (47%) of Montana's housing units were 31 years old or older, while only 18% were 10 years old or less.¹⁹

Occupied Housing Units		
Year Built	Approx. Age	% of Occupied Units
1939 or earlier	61+ years	17%
1940-1949	51-60 years	7%
1950-1959	41-50 years	12%
1960-1969	31-40 years	11%
1970-1979	21-30 years	22%
1980-1989	11-20 years	13%
1990-1994	6-10 years	7%
1995-1998	2-5 years	8%
1999-March 2000	1 year or less	3%

Source: U.S. Census Bureau, Census 2000

¹⁸ *Montana Housing Condition Study*; Montana State University-Billings; February 2005; http://housing.mt.gov/Hous_CP_HsgCondStdy.asp

¹⁹ U.S. Census Bureau, Census 2000

The 2005 *Montana Housing Condition Study*²⁰ shows additional information. From the CAMAS (Computer Assisted Mass Appraisal System)²¹ database accessed in mid-2004²², there were 402,393 residential dwelling units and 12,921 commercial dwelling structures containing 46,230 dwelling units. The total dwelling units of 448,623 per CAMAS compares to 412,633 housing units reported from Census 2000, and 438,282 estimated by the Census Bureau as of July 1, 2008.

CAMAS residential database results are summarized by type and year built in the table at right.

Although approximately 47% of the residential housing stock was more than 35 years old, over 20% of the housing stock was built since 1990. While the share of housing stock has decreased for mobile homes

Residential Dwellings by Construction Era					
Year Built	Condominium	Mobile Home	Single Family	Total	Percent
1959 or earlier	267	2,211	148,747	151,225	37.6%
1960-1969	1,064	10,528	24,948	36,540	9.1%
1970-1979	2,500	32,516	47,187	82,203	20.4%
1980-1989	2,987	10,022	29,419	42,428	10.5%
1990-1999	3,643	15,692	45,811	65,146	16.2%
2000	307	1,623	5,018	6,948	1.7%
2001	503	999	5,641	7,143	1.8%
2002	619	908	5,824	7,351	1.8%
2003	167	449	2,715	3,331	0.8%
2004	0	66	12	78	---
TOTAL	12,057	75,014	315,322	402,393	

Source: *Montana Housing Condition Study*; MSU-Billings; February 2005

(from 40% of housing added in the 1970s to 24% added in the 1990s), it increased for condominiums (construction doubled from the 1960/1970s to the 1980/1990s) and single-family homes (from 73% of housing stock constructed prior to 1990 to 76% constructed since 1990).

Commercial structures used for residential purposes includes various structure types, including single-family homes, duplexes, triplexes, fourplexes, apartment buildings, townhouses, row houses, condominiums, and mixed use structures that may have some residential use contained within the structure.

²⁰ *Montana Housing Condition Study*, Montana State University-Billings, February 2005; http://housing.mt.gov/Hous_CP_HsgCondStdy.asp

²¹ The MDOR maintained the CAMAS database for assessment and property taxation purposes. Property tax records were maintained in two databases: property taxed as residential and property taxed as commercial. Property taxed as residential included single-family homes, condominiums and mobile homes. Vacant residential lots and outbuildings were part of the residential database, but were excluded from the study. Property taxed as commercial included apartments, duplexes, condominiums, mixed-use structures and townhouses. Non-residential commercial structures and vacant lots were part of the commercial database, but were excluded from the study.

During 2009, the MDOR conducted a re-appraisal of Montana properties. Due to the complex nature of the re-appraisal process, data from the MDOR was not available in time to prepare an updated *Montana Housing Condition Study*; it is anticipated the study will be updated in calendar year 2010.

²² Since the database was accessed in mid-2004, data for 2004, and possibly 2003, is incomplete, as all properties constructed in 2003 and 2004 may not have been entered into the database, depending on the appraisal cycle.

Commercial Structure Type by Construction Era													
Year Built	Apartment:		Boarding/ rooming house	Condo	Duplex	Triplex	4- plex	Mixed use built as:		Single- family	Town- house	Total	%
	<4 stories	4+ stories						Comm.	Resid.				
1959 or earlier	1,353	25	6	-	2,006	644	746	49	50	268	45	5,192	40.2%
1960-1969	253	-	2	-	588	76	261	7	7	24	8	1,226	9.5%
1970-1979	754	11	1	25	1,144	113	727	3	7	35	22	2,842	22.0%
1980-1989	393	4	1	2	413	85	387	1	1	13	55	1,355	10.5%
1990-1999	439	-	3	5	553	84	334	6	5	16	25	1,470	11.4%
2000	42	-	1	-	75	1	53	2	1	4	3	182	1.4%
2001	48	-	-	-	61	4	46	-	1	-	3	163	1.3%
2002	87	-	-	-	62	12	46	-	-	4	1	212	1.6%
2003	71	-	-	1	133	9	57	-	-	5	1	277	2.1%
2004	-	-	-	-	2	-	-	-	-	-	-	2	-
TOTAL	3,440	40	14	33	5,037	1,028	2,657	68	72	369	163	12,921	

Source: Montana Housing Condition Study; MSU-Billings; February 2005

MDOR appraisers collect substantive information about the physical condition and construction of residential improvements. This includes basic data such as building style, type of foundation, roof materials, basement type, wall construction, and exterior wall finish. Additionally, appraisers rate the physical condition and quality and workmanship of the dwelling. Using these ratings, they assign an effective use and condition to the dwelling, which indicates its effective age.

The physical condition, desirability and usefulness rating assigned to a dwelling refers to a composite judgment of the overall physical condition or state of repair of the interior and exterior features of the dwelling relative to its age. In making this judgment, consideration is given to the foundation, porches, walls, exterior trim, roofing, chimneys, wall finish, interior trim, kitchen cabinets, heating system and plumbing. The condition ratings are:

- Unsound indicates that the dwelling is definitely structurally unsound and practically unfit for use.
- Very poor indicates that the dwelling is definitely structurally unsound and practically unfit for use. Repair and overhaul is needed on painted surfaces, roofing, plumbing, and heating. There is excessive deferred maintenance and abuse. Property is approaching abandonment or major reconstruction.
- Poor indicates that definite deterioration is obvious. Property is undesirable and barely usable.
- Fair indicates marked deterioration but is still quite usable. Property is rather unattractive and undesirable. Much repair is needed and many items need refinishing or overhauling. Deferred maintenance is obvious.
- Average indicates normal wear and tear relative to its age. Property has average attractiveness and is desirable. There is some evidence of deferred maintenance needed such as minor repairs and refinishing. All major components are still functional.
- Good indicates that minor deterioration is visible. Property is slightly more attractive and desirable. No obvious maintenance is required, but neither is everything new. Appearance is above the standard relative to the property's age.

- Very good indicates slight evidence of deterioration. All items are well maintained and have been overhauled and repaired as they show signs of wear. There is little deterioration or obsolescence and a high standard of upkeep relative to its age.
- Excellent indicates perfect condition. The property is very attractive and highly desirable. All items that can be normally repaired or refinished have been recently corrected, such as new roofing, paint, furnace overhaul, and state-of-the-art components. There are no functional inadequacies and all components are new or in like-new condition. Most new homes would receive a condition rating of excellent (unless constructed with substandard materials and workmanship).

Montana's residential housing stock was made up of 13,248 dwellings (3.3%) that were unsuitable for habitation (rated unsound or very poor). An additional 23,756 dwellings were in poor shape and 60,546 in fair shape. In total, more than 97,000 dwellings were in serious need of maintenance and overhaul. Over 75% of the housing stock was in average to excellent condition.

Physical Condition by Structure Type					
Physical Condition	Condominium	Mobile Home	Single Family	Total	Percent of Total
Unsound	168	1,650	3,957	5,775	1.4%
Very Poor	3	1,576	5,894	7,473	1.9%
Poor	542	10,314	12,900	23,756	5.9%
Fair	376	22,047	38,123	60,546	15.0%
Average	2,952	27,450	133,922	164,324	40.9%
Good	3,619	9,872	88,458	101,949	25.3%
Very Good	2,389	1,883	26,036	30,308	7.5%
Excellent	2,008	222	6,032	8,262	2.1%
Total	12,057	75,014	315,322	402,393	100.0%

Source: Montana Housing Condition Study; Montana State University-Billings; February 2005

Comparing the percentages to the previous housing condition study undertaken in 1999, there has been some improvement in Montana's housing stock at the two lowest condition ratings and a significant increase in the percentage of dwellings in above-average condition.

As with residential dwellings, appraisers evaluate the current physical condition of commercial buildings and dwellings taking into consideration the foundation, frame, exterior walls, roof, heating, air conditioning, lighting and electrical systems, plumbing, internal walls and floor finish:

- Poor indicates that the exterior/interior line is structurally unsound, and that major structural elements require replacement. The interior is dilapidated and does not appear suitable for use.
- Fair indicates that the exterior/interior line shows marked wear and deterioration but the property is usable for commercial or industrial purposes. It could be characterized as "needing work".
- Normal indicates that the exterior/interior lines show only minor signs of physical deterioration due to "wear and tear". There are few indications of deferred maintenance and no significant repairs or replacements are necessary.
- Good – indicates that the exterior/interior line is in new or "like new" condition. There are no deficiencies in material or construction and no signs of deferred maintenance.

- **Excellent** indicates that a major renovation or rehabilitation has taken place. The effective age of the exterior/interior line has been altered to that of a much newer building in good condition. The amount of work done to enhance the appearance and structural soundness is far in excess of that required for normal maintenance.

Physical Condition of Dwelling Units in Commercial Structures							
Structure Type	Missing						Total
	Data	Poor	Fair	Normal	Good	Excellent	
Apartment <4 stories	15	407	2,797	16,058	3,956	6	23,239
Apartment 4+ stories	-	-	284	685	-	-	969
Boarding/rooming house	-	-	131	55	-	47	233
Condo	-	-	-	5	2	33	85
Duplex	2	102	970	6,825	1,129	26	9,054
Triplex	4	101	875	6,832	1,151	76	9,039
Fourplex	-	10	32	86	5	-	133
Mixed use built as commercial	-	1	27	85	18	-	131
Mixed use built as residential	-	6	138	316	18	-	478
Single-family	-	19	104	582	55	-	760
Townhouse	-	35	433	1,401	234	6	2,109
Total	21	681	5,791	32,977	6,599	161	46,230
% of Total	-	1.5%	12.5%	71.3%	14.3%	0.3%	

Source: Montana Housing Condition Study, Montana State University-Billings, February 2005

Approximately 86% of the dwelling units were in normal or better condition. However, almost 6,500 units, or 14% of total units, were either unsound or in need of improvements.

4. Lead Based Paint

Although the exact number of houses in Montana containing hazardous lead-based paint is not available, the number of houses that are at the highest risk for lead-based paint hazards can be estimated. Based on the number of houses in Montana that were built in or before 1979, it is estimated there are nearly 285,500 units at risk of containing lead-based paint in Montana. Although this is approximately 69% of the housing units in the state, it is important to note that one cannot assume all these units contain lead-based paint and that the presence of lead-based paint alone does not indicate the extent of exposure hazards. Education and awareness of the potential hazards and the need to properly maintain, control, and abate paint potentially containing lead is crucial.

5. Ethnic and Racial Groups with Disproportionate Needs

The following table presents data on the racial composition of the state from 2000 through 2008. Overall, American Indians remained the state's largest racial minority group, comprising 62,303 people in 2008. The state's Black population, comprising only 2,813 persons in 2000, expanded by more than 130.0% over this same period, reaching 6,504 people; the Black population grew to exceed the state's Asian population, which rose 27.5% over the same period. The Hispanic population also rose markedly, jumping 59.3% over this nine-year period and exceeding 28,800 persons by 2008. The state's largest racial group, Whites, grew at the slowest rate, increasing 6.2% over the last nine years.

Intercensal Population Estimates by Race and Hispanic Origin								
State of Montana								
Year	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islander	Two or More Races	Total	Hispanic Origin
2000	824,265	2,813	56,354	4,806	488	13,469	902,195	18,081
2001	825,882	3,337	57,215	5,017	503	13,900	905,854	19,701
2002	828,490	3,739	57,843	5,100	527	14,160	909,859	20,929
2003	833,762	4,199	58,511	5,284	559	14,439	916,754	22,192
2004	841,072	4,696	59,363	5,489	573	14,776	925,969	23,520
2005	848,173	5,076	60,284	5,616	585	15,154	934,888	24,991
2006	856,945	5,605	60,933	5,746	614	15,585	945,428	26,374
2007	866,329	6,068	61,662	5,917	642	16,006	956,624	27,649
2008	875,221	6,504	62,303	6,130	690	16,592	967,440	28,804
% Change 00-08	6.2%	131.2%	10.6%	27.5%	41.4%	23.2%	7.2%	59.3%
Source: U.S. Census Bureau								

Further analysis of Census 2000 data revealed that the geographic distribution of these racial and ethnic minorities was not even throughout Montana. In order to plot the geographic shares of minority populations throughout the state, the percent of selected minorities as a share of the total population within each Census Tract²³ was computed. That share was then plotted on a geographic map for the entire state. This calculation showed that areas of the state have significant concentrations of minority populations.²⁴ (See maps, Appendix C, pages C-9 and C-10.)

HUD notes that an area has a disproportionate share of a population if it shows a rate of more than 10 percentage points above the jurisdiction average for that population. For example, the state average for the Hispanic population was 2.0%. Therefore, all census tracts that had an Hispanic population higher than 12.0% had a disproportionate share of this population. Two minority groups showed areas of disproportionate shares in Montana: American Indians and Hispanics. Several census tracts within the state had concentrations of American Indian populations that exceeded 16.2%. Most of these areas tended to be located on American Indian reservations or trust lands. While the Hispanic population is not large in Montana, with an average share of 2.0%, a similar spatial evaluation revealed one area with a disproportionate share of the Hispanic population, exceeding 12.0%, located in Billings.²⁵

²³ The most current data available by Census Tract are from Census 2000

²⁴ *Analysis of Impediments to Fair Housing Choice*; Western Economic Services; December 2009; http://housing.mt.gov/Hous_CP_AnalysisImpedFrHsg.asp

²⁵ *Analysis of Impediments to Fair Housing Choice*; Western Economic Services; December 2009; http://housing.mt.gov/Hous_CP_AnalysisImpedFrHsg.asp

Montana State Program (excludes Billings, Great Falls, & Missoula)							
Household by Type, Income, & Housing Problem	All Households	White Non-Hispanic	Black Non-Hispanic	Native Amer. Non-Hispanic	Asian Non-Hispanic	Pacific Islander Non-Hispanic	Hispanic Households
Renter Households							
1. Household Income <=50% MFI	30,835	24,941	84	3,478	198	18	584
2. Household Income <=30% MFI % with any housing problems	15,869 67.9%	12,470 67.8%	42 81.0%	2,222 65.3%	128 76.6%	4 0.0%	280 56.4%
3. Household Income >30% to <=50% MFI % with any housing problems	14,966 58.2%	12,471 58.3%	42 42.9%	1,256 49.4%	70 68.6%	14 100.0%	304 59.2%
4. Household Income >50 to <=80% MFI % with any housing problems	17,855 29.5%	15,544 28.8%	48 54.2%	1,247 33.8%	40 35.0%	4 0.0%	290 31.7%
5. Household Income >80% MFI % with any housing problems	27,525 7.9%	24,638 6.6%	84 9.5%	1,553 19.9%	100 8.0%	28 0.0%	470 15.7%
6. Total Households % with any housing problems	76,215 35.3%	65,123 33.5%	216 39.8%	6,278 44.6%	338 49.7%	50 28.0%	1,344 37.5%
Owner Households							
1. Household Income <=50% MFI	34,180	28,281	20	2,186	76	4	354
2. Household Income <=30% MFI % with any housing problems	14,788 73.7%	11,789 72.4%	16 75.0%	1,104 74.6%	36 100.0%	0 0.0%	152 77.6%
3. Household Income >30% to <=50% MFI % with any housing problems	19,392 54.4%	16,492 52.6%	4 100.0%	1,082 45.5%	40 50.0%	4 100.0%	202 60.4%
4. Household Income >50 to <=80% MFI % with any housing problems	34,604 40.7%	30,933 39.8%	20 80.0%	1,496 39.6%	68 23.5%	16 75.0%	328 51.2%
5. Household Income >80% MFI % with any housing problems	124,664 14.3%	116,998 13.6%	96 16.7%	3,828 16.9%	312 14.1%	32 12.5%	1,020 17.5%
6. Total Households % with any housing problems	193,448 27.6%	176,212 25.8%	136 35.3%	7,510 34.0%	456 25.4%	52 38.5%	1,702 34.4%
Total Renter and Owner Households							
1. Household Income <=50% MFI	65,015	53,222	104	5,664	274	22	938
2. Household Income <=30% MFI % with any housing problems	30,657 70.7%	24,259 70.0%	58 79.3%	3,326 68.4%	164 81.7%	4 0.0%	432 63.9%
3. Household Income >30% to <=50% MFI % with any housing problems	34,358 56.1%	28,963 55.1%	46 47.8%	2,338 47.6%	110 61.8%	18 100.0%	506 59.7%
4. Household Income >50 to <=80% MFI % with any housing problems	52,459 36.9%	46,477 36.1%	68 61.8%	2,743 37.0%	108 27.8%	20 60.0%	618 42.1%
5. Household Income >80% MFI % with any housing problems	152,189 13.1%	141,636 12.4%	180 13.3%	5,381 17.8%	412 12.6%	60 6.7%	1,490 16.9%
6. Total Households % with any housing problems	269,663 29.8%	241,335 27.9%	352 38.1%	13,788 38.9%	794 35.8%	102 33.3%	3,046 35.8%

Source: SOCDs CHAS Data: Housing Problems Output for All Households; compiled from Census 2000 data; <http://socds.huduser.org/chas/index.html>

6. Housing Market Analysis

The market and inventory of Montana's housing can be described by addressing it in terms of supply, demand, condition, and cost.

a. General Market and Inventory

Housing Units

According to Census 2000, there were 102.3 million housing units in the United States, with 412,633 of these units located in Montana. A housing unit is defined as a house, an apartment, a mobile home, a group of rooms, or a single room, intended for occupancy as separate living quarters. Occupants live separately from any other people in the building and have direct access from outside the building or through a common hallway.

The largest increase in housing units from 1990 to 2000 was in the 1-unit attached category (townhouse or duplex with one common wall), although 1-unit detached homes (single-family, mobile, or modular home) still represented 67.0% of the total housing units in the state. Although housing units lacking either complete plumbing or kitchen facilities decreased significantly, units with more than 1.5 occupants per room (defined as extreme overcrowding) increased 49.3%, or 1,214 units, from 1990 to 2000.

Housing units from Census 1990 and 2000 are summarized below. These units represent permanent housing. The "other" category includes boats, RV's, and vans used by households as a permanent home.

Summary Housing Characteristics for Montana				
	1990	2000	1990-2000 % Change	% of Total Units (2000)
Total Housing Units	361,155	412,633	14.3%	100.0%
Units in Structure				
1-unit detached	237,533	276,433	16.4%	67.0%
1-unit attached	8,432	11,044	31.0%	2.7%
2-4 units	29,327	32,776	11.8%	7.9%
5-9 units	10,376	11,854	14.2%	2.9%
10+ units	16,931	20,288	19.8%	4.9%
Mobile home	54,046	58,957	9.1%	14.3%
Other	4,510	1,281	-71.6%	0.3%
Occupants per Room				
Occupied housing units	306,163	358,667	17.1%	86.9%
1.00 occupant or less	297,277	347,425	16.9%	84.2%
1.01 to 1.50 occupants	6,424	7,566	17.8%	1.8%
1.51 + occupants	2,462	3,676	49.3%	0.9%
Lacking Facilities				
Lack complete plumbing	7,011	2,776	-60.4%	0.7%
Lack complete kitchen	6,517	3,775	-42.1%	0.9%
Source: U.S. Census Bureau				

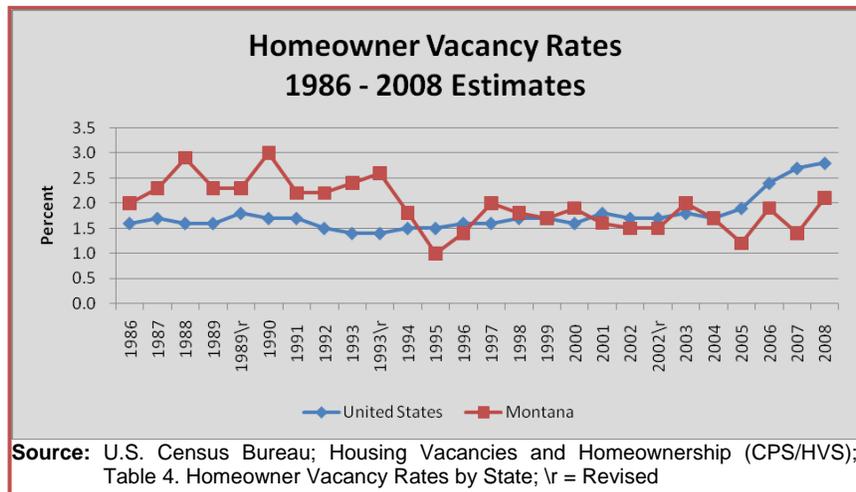
The Census Bureau also estimates housing units annually, using the most recent Census figures as a base. Total housing units in Montana increased by 6.2%, or 25,649

units, from 2000 to July 1, 2008. The increase from July 1, 2007 to July 1, 2008 was 2,921 units and 3,377 units from July 1, 2006 to July 1, 2007.²⁶

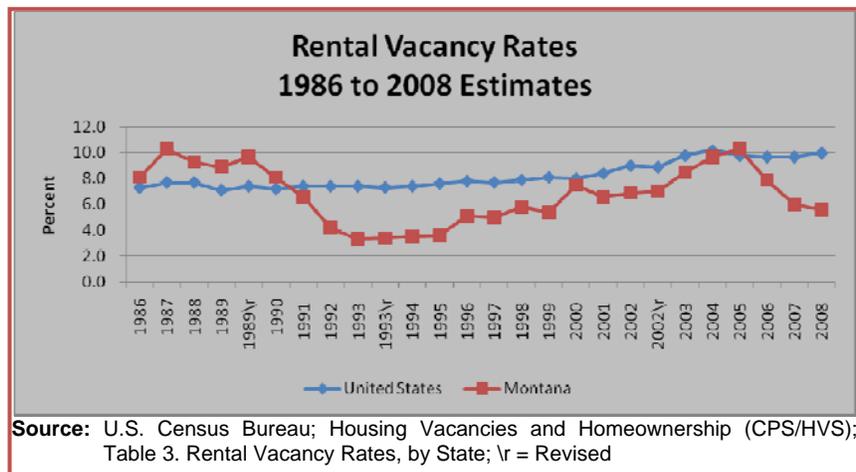
From 2000 to 2008, 37 Montana counties had small decreases in total housing units, ranging from a loss of 0.2% to 1.4%, 10 counties showed a small increase of 1% or less, 12 counties had increases from 1.0% to 10.0% in total housing units. Two counties had increases over 10.0%: Missoula (12.1%) and Gallatin (30.9%).

Vacancy Rates

In 2008, the U.S. Census Bureau estimated the homeowner vacancy rate for Montana at 2.1%, compared to the national average of 2.8%. As shown in the chart, Montana's vacancy rate has generally been lower than the national rate since 1999.



The U.S. Census Bureau also estimates rental vacancy rates. As shown in the chart, Montana's vacancy rates for rental units generally tend to be lower than the national average.



b. Condition

As previously discussed, MDOC prepared the *Montana Housing Condition Study*²⁷ to evaluate the current housing stock in the state. Data about the physical characteristics and residential improvements of all residential property was extracted from the CAMAS database maintained by the Montana Department of Revenue. MDOR collects different information on commercial property, including commercial dwellings. While there is some focus on describing the property and its attributes (type of structure, number of

²⁶ U.S. Census Bureau, Housing Estimates Program; release date August 6, 2009

²⁷ *Montana Housing Condition Study*, Montana State University-Billings, February 2007; http://housing.mt.gov/Hous_CP_HsgCondStdy.asp

bedrooms, number of bathrooms, construction grade, and physical condition), a greater emphasis is placed on determining the income derived from the property to determine assessed value. Commercial dwellings are all considered rental properties.

Of all property classified as residential by the MDOR CAMAS database, 78% was single-family, 19% was mobile homes, and 3% was condominiums.

Montana's housing stock can be described as being predominantly frame construction, with wood, amazonite, aluminum, vinyl or steel siding and asphalt single roofs, and comprised of relatively conservative architectural styles such as conventional and ranch. Nearly all single-family homes, but few mobile homes, had a reinforced concrete foundation. Over one-half of single-family homes had a full or partial basement.

The market for newly constructed homes shows a trend toward larger living spaces, with three-bedroom, three-bath homes accounting for almost one-half of homes constructed since 1990.

While over 75% of the residential housing stock was in average to excellent condition, over 97,000 dwellings were in serious need of maintenance and overhaul. Over 45% of dwellings were constructed with below average materials and workmanship, which can result in future higher maintenance costs. Overall, the effective age was older than the actual (chronological) age, indicating that the housing stock was in worse than average condition.

Property classified as commercial by the MDOR CAMAS database includes single-family homes, duplexes, triplexes, fourplexes, apartment buildings, townhouses, row houses, condominiums, and mixed use structures. These structures are classified as commercial as they are considered rental properties.

The pace of construction of commercial structures use for residential purposes has increased in recent years, and is approaching the annual level seen during the 1990's.

Over 80% of commercial dwelling units had one or two bedrooms and one bathroom, and were constructed with average or above-average materials and workmanship. However, almost 6,500 units, or 14%, were either unsound or in need of improvements.

c. Cost of Housing

As previously noted, affordability and attainability continue to be a concern for many households in Montana, not just low-income families. Data from the FHFA regarding housing prices from the second quarter of each year from 1975 through 2009. The Montana housing price index fell slightly during the 1980s, but began a recovery around 1994. From 1994 through 2006, the index kept pace with the national trend. However, while the Montana housing price index stayed high, the national index fell sharply, with the Montana index slipping in 2009. Hence, cost burdens have tended to increase. (See Housing Price Index diagram on page 17.)

Barriers to Affordable Housing

The Consolidated Plan regulations require the state to explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that effect the return on residential investment. Further, the state is required to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing.

In Montana, the state government has very limited influence on land use controls. In particular, the state government cannot dictate the content of locally adopted land use regulations, such as local zoning and subdivision regulations; they are a matter of local control. While the state does mandate that local governments adopt subdivision regulations and sets out minimum requirements for their content, it does not dictate the standards to be included in the local regulations. Also, state law does not mandate that counties or municipalities adopt zoning. The authority to adopt local zoning is permissive; whether to adopt zoning and the requirement to be established is up to the local government.

It is MDOC's view that regulatory barriers do not have a significant impact on affordable housing costs in Montana. Over 70% of the population growth that occurred in Montana between 1970 and 2000 occurred in unincorporated areas (see maps, Appendix C, page C-19) where there are few building code requirements, although that trend has started to reverse in recent years. Furthermore, the state has very little control over local zoning decisions, impact fees, etc. In a state like Montana, with very distinct and diverse markets, there should remain a minimum of state-imposed laws, regulations, and ordinances. Many rural areas have no zoning ordinances, making it difficult for a state to remove or ameliorate negative effects so-called barriers where none exist.

While interpretation of the quantification of housing need is important to development of the Consolidated Plan, it is also very important to assess the perceived degree of need, as local conditions, social, cultural, organizational or institutional barriers may play an important role in defining and ranking these needs. To compile these data, MDOC undertook a survey of firms, agencies, organizations and citizens throughout the state with important roles or a specific interest in the provision housing and housing related services.²⁸

Targeted organizations included realtors, property managers, low-income advocates or organizations, public housing authorities, human resource development councils, and related social service entities providing housing and housing related services to the disabled or at-risk populations.

The survey was designed to address selected housing activities and the needs of specific sub-populations having housing and housing service related needs. Responses

²⁸ *Montana Housing Needs Assessment*, Western Economic Services, LLC; December 2009; http://housing.mt.gov/Hous_CP_HsgNeedsAssess.asp

were requested to rank the need in terms of the perceived level of need, such as “no need,” “low need,” “medium need,” or “high need.” To gather further insight and capitalize on the extensive knowledge base of Montana residents, some questions asked for further information about a specific issue or for additional comments or concerns.

An initial survey question asked respondents how they would allocate resources among various housing and community development program areas. The table at right shows the average resource allocation among all survey respondents. Housing was thought to need the largest share of resources, with 30.4%.

Recommended Allocation of Resources	
Interest	Observation
Housing	30.4%
Economic Development	18.9%
Infrastructure	20.5%
Community Facilities	12.7%
Human Services	15.0%
Other	2.6%
Total	100%
Source: Montana Housing Needs Assessment Survey	

1. Fair Housing

HUD requires the state of Montana to submit a certification of affirmatively furthering fair housing. This certification requires the state to:

1. Complete an Analysis of Impediments to Fair Housing Choice
2. Take actions to overcome the effects of any impediments identified through the analysis
3. Maintain records reflecting the analysis and actions taken.

An AI (Analysis of Impediments) involves an examination of barriers to fair housing that exist within certain geographic areas. HUD defines impediments to fair housing choice in terms of their applicability to state and federal law. In Montana, this would include:

- Any actions, omissions or decisions taken on the basis of race, color, religion, sex, disability or handicap, familial status, national origin, creed, marital status, and age (protected classes) which restrict housing choices or the availability of housing choice
- Any actions, omissions or decisions which have the effect of restricting housing choices or the availability of housing choice on the basis of the protected classes listed previously.

The AI is a thorough examination of a variety of sources related to housing, affirmatively furthering fair housing, the fair housing delivery system and housing transactions, which affect people who are protected under fair housing law. AI sources include census data, home mortgage industry data, federal and state housing complaint data, surveys of housing industry experts and stakeholders, and public housing information.

An AI also includes an active and involved public input and review process via direct contact with stakeholders, public forums to collect input from citizens, distribution of draft reports for citizen review and formal presentation of findings.

The 2009 AI for the state of Montana uncovered several issues that can be considered barriers to affirmatively furthering fair housing and, consequently, impediments to fair housing choice.

1. Lack of knowledge of fair housing and fair housing law
2. Lack of sufficient outreach and education
3. Ineffective use of current system capacity
4. Lack of effective referral system
5. Confusion about fair housing, affordable housing and landlord/tenant issues
6. Disproportionately high denial rates for racial and ethnic minorities
7. Denial rates disproportionately higher in lower-income areas, especially near Native American lands
8. Lack of an organization receiving fair housing funding from HUD for outreach, education, testing or enforcement
9. Alleged use of local government administrative actions to discriminate – NIMBYism (“Not in my backyard”)
10. Concern that existing local government housing actions and/or policies may not be in the spirit of affirmatively furthering fair housing.

Actions the state proposes to undertake in response to the identified impediments are presented by approach and include education and coordination objectives.

➤ **Education Objectives**

1. Partner with the Montana Department of Labor and Industry, Human Rights Bureau to:
 - a. Expand outreach and education of fair housing law to improve public understanding
 - b. Design, promote, and provide fair housing education to improve and enhance understanding of affirmatively furthering fair housing for specific groups including, but not limited, to:
 - i. Consumers, including Native Americans and Hispanics
 - ii. Housing providers, including program managers, builders, architects; and unregulated property managers
 - iii. Real estate agents and lender/bankers
 - iv. General citizenry throughout the state, especially people in rural areas of the state
 - v. Units of local government, including zoning and planning personnel, building code inspectors, and elected officials to communicate the obligations of affirmatively furthering fair housing, and common public administrative procedures used to affirmatively further fair housing.

- c. Educate housing developers, builders and other housing providers about accessibility and visitability
2. Explore the feasibility of partnering with the Montana Financial Education Coalition to provide homebuyer training at the secondary education level
3. Explore ways to enhance current first-time homebuyer programs, including communicating how credit works, how to avoid credit problems, and how to identify predatory lending and the attributes of a predatory loan
4. Continue to publish and distribute fair housing educational materials and guides.

➤ **Coordination Objectives**

1. Through MDOC's Housing Coordinating Team, establish a fair housing subcommittee, which would have an advisory group that includes landlords, bankers, attorneys, Realtors® and others, to:
 - a. Review fair housing efforts and develop methods to provide better outreach and education that meets the needs of these groups
 - b. Research best practices for affirmatively furthering fair housing by units of local government, particularly zoning and land use practices and building codes
 - c. Develop a list of objectives to recommend to communities that have received, or may receive, HUD-funded housing and community development programs
 - d. Review the feasibility of units of local government adopting fair housing ordinances and coordinating these ordinances with the Montana Human Rights Bureau
2. Increase MDOC's role as an information clearinghouse by including additional information on the Housing Division web site including Montana landlord/tenant law, federal and Montana fair housing laws, and ADA and 504 design and construction standards
3. Explore a partnership with Department of Labor and Industry, Building Codes Bureau to develop methods to educate builders, developers, inspectors, planners, and architects about accessible housing design and construction requirements
4. Support the Montana Department of Labor and Industry, Human Rights Bureau efforts to seek substantially equivalent status with the U.S. Department of Housing and Urban Development
5. Coordinate educational efforts with the U.S. Department of Housing and Urban Development and the Montana Human Rights Bureau.

B. HOMELESS NEEDS

The Montana Continuum of Care (MT CoC) for the Homeless Coalition is a statewide collaboration of diverse homeless service providers, nonprofit organizations, and local and state governments. The coalition was formed to address homelessness with very

few resources to cover Montana's vast geographical area. The system is predicated upon community and regionally based continuum of care systems, which form the statewide coalition and continuum of care process.

1. Survey of Montana's Homeless²⁹

The 2009 Montana homeless survey was conducted on January 29, 2009 across Montana, surveying both sheltered and unsheltered homeless. The date is coordinated with other surveys across the nation to occur during the last week in January. The survey was administered by the MT CoC, local providers of homeless services, and many volunteers who canvassed areas where the homeless are often found (points of service such as food banks, transitional housing programs, shelters, streets, parks, campgrounds, etc.). To guard against repeated surveys of the same respondent, the respondent's initials and birthday were used to find potential duplicates, which were removed from the data. For homeless individuals who were accompanied by child family members, only the head of household was asked to fill out the survey; except for total population counts, ages, and school enrollment status, data on the accompanying family members are inferred from the head of household's responses. The following table shows some demographic information about the homeless who were surveyed.

2009 Montana Homeless Survey				
	Respondent without Family	Respondent with Family	Accompanying Family Members	Accompanying Children
Age				
Under 18 yrs old	25	6	10	23
18 – 20 yrs old	21	7	13	9
21 – 30 yrs old	76	31	80	60
31 – 50 yrs old	277	75	230	184
51 – 61 yrs old	175	4	14	5
62 – 64 yrs old	18	1	2	0
Over 65 yrs old	23	0	1	0
Missing or N/A	125	15	36	30
Total:	740	139	386	311
Gender				
Male	557	28	113	77
Female	171	108	266	229
Missing or N/A:	12	3	7	5
Total:	740	139	386	311
Educational Attainment				
Less than 9th grade	82	9	37	38
9 - 12th, no diploma	161	36	91	65
High school grad or GED	258	46	122	95
Some college, no degree	128	33	87	72
Associate degree	29	8	24	19
Bachelor's degree	26	2	8	9
Graduate or professional degree	15	2	7	5
Missing or N/A:	41	3	10	8
Total:	740	139	386	311
Where did you sleep last night?				
Outside	243	25	116	64
Emergency Shelter	260	42	116	108
Transitional Housing Facility	237	72	154	139

²⁹ <http://www.mthomeless.org/>

	Respondent without Family	Respondent with Family	Accompanying Family Members	Accompanying Children
Total:	740	139	386	311
Location (District)				
District 1+2+3: Wolf Pt, Glendive, Miles City	4	4	12	7
District 4: Havre	0	0	0	0
District 5: Great Falls	54	4	14	14
District 6: Lewistown	0	0	0	0
District 7: Billings	202	31	76	61
District 8: Helena	133	10	49	24
District 9: Bozeman	42	5	23	23
District 10: Kalispell	71	20	48	35
District 11: Missoula	197	62	150	141
District 12: Butte	37	3	14	6
Missing or N/A:	0	0	0	0
Total:	740	139	386	311
Source of Income				
None	380	34	104	87
Part-time job	84	33	83	70
Full-time job	42	23	52	43
TANF	2	25	60	54
Unemployment insurance	13	5	13	11
SS, SSI, SSDI	120	16	43	29
Disability income	19	2	6	3
Veterans Benefits	25	2	6	2
Child Support	1	10	23	23
Other	53	8	43	26
Compiled by: 2009 Montana Homeless Survey Analysis Tool; http://www.mthomeless.org/				

Factors: HUD defines a *chronically homeless* person as an "unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more, or who has had at least four episodes of homelessness in the past three years."

According to *Ending Chronic Homelessness: Strategies for Action* by the U.S. Department of Health and Human Services (2003), longitudinal analyses of homeless service users create distinctions among homeless persons. The group is not homogeneous, but comprised of three subgroups:

- 1) Temporarily homeless: persons who experience only one spell of homelessness (usually short) and who are not seen again by the homeless assistance system
- 2) Episodically homeless: those who use the system with intermittent frequency, but usually for short periods
- 3) Chronically homeless: those with a protracted homeless experience, often a year or longer, or whose spells in the homeless assistance system are both frequent and long.³⁰

³⁰ *Ending Chronic Homelessness*: <http://aspe.hhs.gov/hsp/homelessness/strategies03/ch.htm#ch2>

2009 Montana Homeless Survey				
Number of Times Homeless and Length of Time Homeless				
	Respondent without Family	Respondent with Family	Accompanying Family Members	Accompanying Children
Homeless as Defined by HUD				
Zero	293	71	199	170
Once	96	18	51	40
Twice	76	20	37	31
Three times	56	10	36	28
Four or more times	134	12	35	22
Missing or N/A:	85	8	28	20
Total:	740	139	386	311
Length of Time Homeless				
Less than 1 week	23	5	12	5
More than 1 week	30	6	18	19
More than 1 month	55	11	37	42
More than 3 months	88	21	68	53
More than 6 months	100	33	85	66
More than 1 year	118	27	71	55
More than 2 years	288	31	84	62
Missing or N/A:	38	5	11	9
Total:	740	139	386	311
Disabling Condition				
Yes	274	33	84	62
No	408	103	292	242
Missing or N/A:	58	3	10	7
Total:	740	139	386	311
Compiled by: 2009 Montana Homeless Survey Analysis Tool; http://www.mthomeless.org/				

According to Montana's 2009 Survey of the Homeless, minorities are overrepresented among Montana's homeless population. This is particularly true for Native Americans, who are represented at rates higher than Census data would dictate. The table at right compares the

2009 Montana Survey of the Homeless					
Race & Ethnicity					
	Respondent without Family		Respondent with Family		2000 Census
	#	%	#	%	%
White	544	74%	95	68%	90.6%
Hispanic/Latino	25	3%	6	4%	2.0%
American Indian/Alaskan Native	99	13%	33	24%	6.2%
Black/African American	16	2%	1	1%	0.3%
Asian	1	0%	0	0%	0.5%
Other	17	2%	1	1%	2.3%
Missing or N/A:	38	5%	3	2%	
Total:	740	100%	139	100%	
Compiled by: 2009 Montana Homeless Survey Analysis Tool; http://www.mthomeless.org/					

percentage of minority people represented in the 2009 Survey of the Homeless with Montana Census 2000 data. This overrepresentation is consistent with what is happening nationally. Little is known about what homelessness looks like on Montana's reservations, which encompass approximately 13,084 highly rural square miles. Per the table, American Indian people are represented among the homeless at highly disproportionate rates.

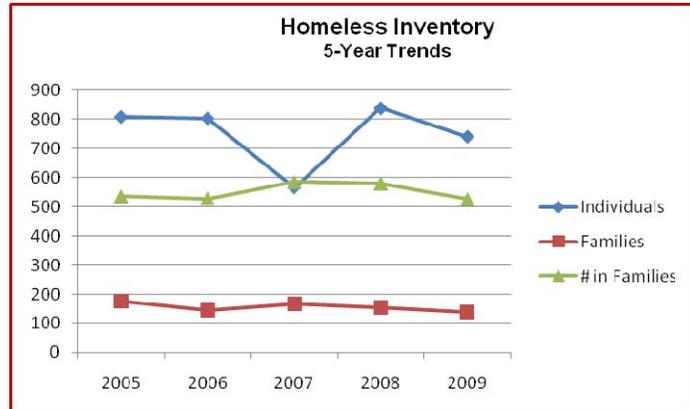
Poverty and lack of living wage jobs are pivotal precursors to homelessness among all Montanans. These factors are particularly evident among the tribes:

- Poverty on the reservations ranged from a low of 34% on the Blackfeet Reservation to 50% on the Northern Cheyenne Reservation at the time of Census 2000

- Tribal calculations for 1999³¹ revealed extremely high unemployment rates, ranging from 36 to 76% of the labor force on the reservations
- Among those who are employed, 12 to 40% had incomes below poverty

3. Homeless Inventory

Homeless numbers in Montana have fluctuated over the five years but have not shown any appreciable decrease despite the creation of 210 beds of permanent supportive housing and 260 transitional housing beds or services supporting those beds. The chart and table illustrate the survey results:



By Year: Individuals, Families, # of Family Members						
	2005	2006	2007	2008	2009	5 Yr Ave.
Individuals	808	803	565	838	740	751
Families	177	145	166	154	139	156
# in Families	535	528	585	580	525	551

Compiled by: 2009 Montana Homeless Survey Analysis Tool;
<http://www.mthomeless.org/>

4. Discharge Coordination Policy

On a practical level, not discharging someone into homelessness is easier said than done, particularly with the corrections population. Many housing policies preclude serving felons, and federal policy prevents sexual and violent offenders from accessing public housing. This population does not have the resources to pay market rate for their housing, even if they can find someone to rent to them. Add in the lengthy wait for a housing choice voucher, and the problem of not discharging someone into homelessness becomes even more difficult.

It is also very difficult to find housing for youth coming out of foster care. The MDPHHS Child and Family Services Division has an estimated \$500,000 in John H. Chafee grant funds to provide direct services to assist eligible youth aging out of foster care or who have aged out of foster care. The purpose of these grants is in establishing, maintaining, and/or expanding educational, housing, mentoring, and employment services to current and former foster care youth age 16 to 21 to assist them to achieve self sufficiency.

In practice, persons with serious mental illnesses who are leaving treatment facilities may be discharged to an emergency shelter (i.e., into homelessness), which can often mean moving to the top of the waiting list for housing, thus being able to access mental health and other services in a more timely way. Without an immediate link to case management, housing providers are reporting that many coming out of homelessness,

³¹ Northwest Area Foundation indicators: <http://indicators.nwaf.org/>

particularly those who have serious and disabling mental illness (SDMI) have a great deal of difficulty maintaining housing after finding it.

One of the concrete mechanisms that has been consistently employed since 2005 has been the delivery of SOAR (SSI/SSDI³² Outreach, Access and Recovery) classes to case managers and transition planners. Initially, three participated in the training. One more state-level trainer has been added in the interim. These classes are designed to give case managers and others providing direct and transition services to persons with SDMI and who are homeless or at high risk of homelessness the tools they need to write SSI/SSDI applications that are approved at the earliest possible juncture. At least one class a year is arranged for corrections professionals, including community corrections, probation/parole, and prison transition planners. At least four other classes each year are offered throughout Montana; up to 30 people attend each class. These tools have been helpful in terms of getting people on SSI, which is automatically coupled with Medicaid. This tool is often enough to help keep people in stable housing and to ensure that they can access healthcare. It has the added benefit of helping individuals with SDMI to begin building a social network that can help maintain stability.

C. NON-HOMELESS (OTHER) SPECIAL NEEDS HOUSEHOLDS

The regulations governing the Consolidated Plan defines special needs households as a household that is not homeless but require supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the state may specify

The CHAS 2000 data is available for households with a mobility or self-care limitation. This definition includes all households where one or more persons has 1) a long-lasting condition that substantially limits one or more basic physical activity, such as walking, climbing stairs, reaching, lifting, or carrying and/or 2) a physical, mental, or emotional condition lasting more than 6 months that creates difficulty with dressing, bathing, or getting around inside the home. For purposes of the Consolidated Plan, Montana has chosen to use the CHAS 2000 data for forecasting special needs households.

Special needs populations also present a very different picture from the state overall. While 42% of all Montana's households are in the low-income categories, 57.5% of the special needs households are in the low-income categories. However, while the overall homeownership rate is 69.1%, Montana's special needs homeownership rate is only slightly lower at 68.4%.

1. Elderly and Frail Elderly Households

Elderly households present a very different picture from the state overall. While 42% of all Montana's households are in the low-income categories, 52% of the elderly households are in the low-income categories. This reflects the fact that many seniors

³²

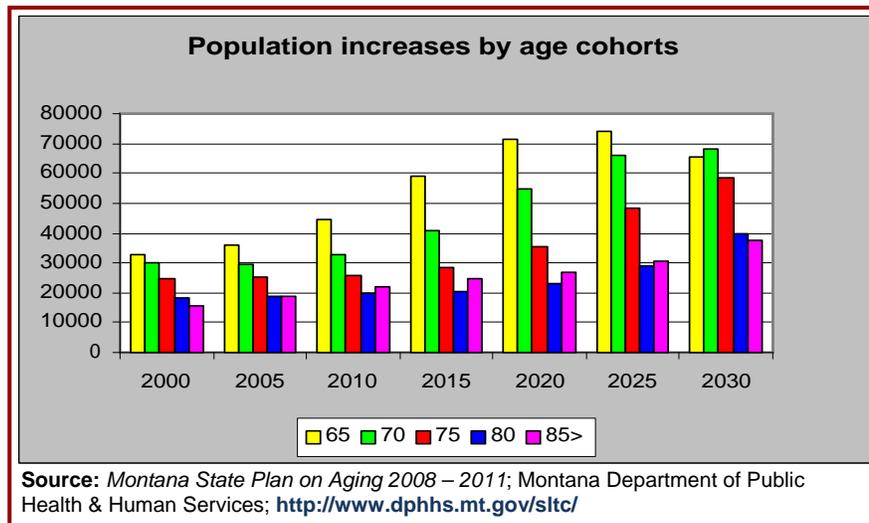
Supplemental Security Income / Social Security Disability Insurance

are on a fixed income. Conversely, while the overall homeownership rate is 69.1%, Montana's elderly homeownership rate is 78.9%. This may reflect the fact that many elderly members have been in their homes for quite some time, and that their homes were affordable when purchased. Many elderly homeowners may have paid off their mortgage, which makes their home affordable despite their lower income.

Elderly households forecasted by MFI level and by renters and owners are presented on page 18.

As the Baby Boom generation (those born between 1946 and 1964) reaches retirement age, the growth of the elderly population (65 and over) is expected to accelerate rapidly. The proportion of Montana's population classified as elderly is expected to increase from 13.4% in 1995 to 24.4% in 2025³³. In Montana, the elderly demographic transformation over the next several years raises concerns about future implications for state and federal governments. The increase in Montana's aging population will have significant impact on the state. According to Census 2000, 13.4% of Montanans are over age 65, higher than the national average of 12.4%. At 9.4% of Montana's total population, the 55 to 64 age group is also higher than the national average, 8.6%. The 55 to 64 years and the 65 and over age categories also showed increases from 1990 to 2000 that were higher than the national average, with the 65 and older age group increasing by 13.6% and those aged 55 to 64 increasing by 24.6%. In comparison, the national increase in these age groups was only 12.0% and 14.8%, respectively. In 2005, the U.S. Census Bureau indicated that Montana's 85 and older population was 1.4% of our population while nationally, the 85 and older group is at 1.3% of the total population.

- At 13.4%, Montana has the 14th highest percentage amongst states for people 65 years of age or older
- Montana is 17th in percentage of people 85 and over
- According to Census 2000, Montana had 162 people who were 100 years old or older. Over 50,000 people in the U.S. were 100 years old or older



³³ *Measuring the Years: State Aging Trends & Indicators Data Book*, Center on an Aging, Society Health Policy Institute, Georgetown University for the National Governors Association Center for Best Practices, August 2004; <http://www.nga.org/center/databook04/>

- By 2025, the percentage of Montanan's people 65 years of age or older is expected to rise to 24.4%, ranking it third in the nation. The percent of the population 85 and older is expected to be 3.1%, moving the state's ranking to fourth.³⁴
- By 2030, Montana is still expected to rank 3rd in the nation in the percentage of people over the age of 65 at 25.8%

Age 65 and Older					Age 85 and Older				
State	Rank		Proportion		State	Rank		Proportion	
	2000	2025	2000	2025		2000	2025	2000	2025
Florida	1	1	17.6	26.3	North Dakota	1	2	2.3	3.6
Pennsylvania	2	17	15.6	21.0	Iowa	2	3	2.2	3.1
West Virginia	3	2	15.3	24.9	South Dakota	3	6	2.1	2.9
Iowa	4	7	14.9	22.6	Florida	4	5	2.1	3.0
North Dakota	5	6	14.7	22.8	Rhode Island	5	14	2.0	2.5
Rhode Island	6	34	14.5	18.8	Nebraska	6	8	2.0	2.8
Maine	7	12	14.4	21.4	Pennsylvania	7	16	1.9	2.4
South Dakota	8	9	14.3	21.7	Kansas	8	21	1.9	2.3
Arkansas	9	5	14.0	23.9	Connecticut	9	13	1.9	2.5
Connecticut	10	38	13.8	17.9	Massachusetts	10	19	1.8	2.4
Nebraska	11	16	13.6	21.0	Maine	11	39	1.8	2.0
Massachusetts	12	36	13.5	18.1	Wisconsin	12	11	1.8	2.5
Missouri	13	25	13.5	20.1	Missouri	13	25	1.8	2.2
Montana	14	3	13.4	24.4	West Virginia	14	12	1.8	2.5
Ohio	15	28	13.3	19.6	Minnesota	15	10	1.7	2.5
Hawaii	16	48	13.3	15.9	Arkansas	16	22	1.7	2.3
Kansas	17	30	13.3	19.5	Montana	17	4	1.7	3.1
New Jersey	18	40	13.2	17.3	Oregon	18	7	1.7	2.9
Oklahoma	19	8	13.2	21.9	Oklahoma	19	9	1.7	2.7
Wisconsin	20	21	13.1	20.5	Vermont	20	34	1.6	2.1
Alabama	21	20	13.0	20.5	New York	21	42	1.6	2.0
Arizona	22	13	13.0	21.3	New Jersey	22	36	1.6	2.0
Delaware	23	32	13.0	19.2	District of Columbia	23	47	1.6	1.7
New York	24	45	12.9	16.5	Ohio	24	20	1.6	2.4
Oregon	25	4	12.8	24.2	Illinois	25	38	1.5	2.0
Vermont	26	22	12.7	20.4	Alabama	26	37	1.5	2.0
Kentucky	27	14	12.5	21.3	Mississippi	27	43	1.5	1.9
Indiana	28	31	12.4	19.2	Indiana	28	26	1.5	2.2
Tennessee	29	23	12.4	20.3	New Hampshire	29	30	1.5	2.1
Michigan	30	37	12.3	18.1	Hawaii	30	15	1.4	2.5
District of Columbia	31	49	12.2	14.0	Kentucky	31	40	1.4	2.0
South Carolina	32	19	12.1	20.7	Michigan	32	33	1.4	2.1
Minnesota	33	27	12.1	19.9	Tennessee	33	32	1.4	2.1
Illinois	34	44	12.1	16.6	Washington	34	23	1.4	2.3
Mississippi	35	29	12.1	19.6	Idaho	35	1	1.4	5.8
North Carolina	36	11	12.0	21.4	Wyoming	36	17	1.4	2.4
New Hampshire	37	33	12.0	19.0	Delaware	37	29	1.3	2.1
Wyoming	38	18	11.7	20.9	Arizona	38	27	1.3	2.2
New Mexico	39	43	11.7	16.9	Louisiana	39	35	1.3	2.0
Louisiana	40	35	11.6	18.4	North Carolina	40	24	1.3	2.3
Maryland	41	46	11.3	16.4	New Mexico	41	48	1.3	1.7
Idaho	42	10	11.3	21.5	Maryland	42	45	1.3	1.8

³⁴ *Measuring the Years: State Aging Trends & Indicators Data Book*, Center on an Aging, Society Health Policy Institute, Georgetown University for the National Governors Association Center for Best Practices, August 2004; <http://www.nga.org/center/databook04/>

³⁵ *Measuring the Years: State Aging Trends & Indicators Data Book*, Center on an Aging, Society Health Policy Institute, Georgetown University for the National Governors Association Center for Best Practices, August 2004

Ranking of the Proportion of the Population, by State, 2000 and 2025 ³⁵									
Age 65 and Older				Age 85 and Older					
State	Rank		Proportion		State	Rank		Proportion	
	2000	2025	2000	2025		2000	2025	2000	2025
Washington	43	24	11.2	20.2	California	43	50	1.3	1.5
Virginia	44	39	11.2	17.9	South Carolina	44	28	1.3	2.1
Nevada	45	15	11.0	21.0	Virginia	45	41	1.2	2.0
California	46	50	10.6	13.0	Texas	46	46	1.1	1.7
Texas	47	47	9.9	16.1	Colorado	47	18	1.1	2.4
Colorado	48	26	9.7	20.1	Georgia	48	49	1.1	1.6
Georgia	49	42	9.6	16.9	Utah	49	31	1.0	2.1
Utah	50	41	8.5	17.2	Nevada	50	44	0.9	1.8
Alaska	51	51	5.7	10.4	Alaska	51	51	0.4	0.9

Today's older Americans are healthier, will live longer, and are better able to live independently than recent generations. Overall, the health of the United States' elderly population has improved 17.5 % since 1990. During the 1990s, health improved at an annual rate of 1.5 % per year. Since 2000, the annual rate of improvement has slipped to 0.2 % per year. Montana ranked 26th among the states in its overall health ranking. 5 Positive health trends for older Montanans included a high degree of physical activity (ranked 3 highest in the nation), low prevalence of obesity (5th lowest in the nation) a low rate of infectious diseases, a low prevalence of smoking, and a low death rate for cardiovascular disease. Older Montanans had average rates for levels of mobility impairment and self-care limitations.³⁶

Looking at the long-term care continuum, the overall trend has been towards providing more home and community based services and less institutional care. Nursing home occupancy rates have been declining, while most home and community based options have seen substantial growth.

	1994	2004	% Change
Total Medicaid Long-Term Care Expenditures	\$132,969,000	\$215,454,000 (2001)	+62%
Nursing Home Occupancy Rate	91%	76%	-17%
Medicaid Waiver Clients	850	1,796	+112%
Assisted Living Facilities	29	180	+521%
Adult Day Care Facilities	29	55	+93%

Source: *The State of Aging in Montana 2004*; Montana Department of Public Health Human Services; <http://www.dphhs.mt.gov/sltc/services/aging/Reports/2004%20agingreportfinal.pdf>

A number of political and economic events and trends have also impacted long-term care and aging services. These include: the stock market decline and loss of personal wealth; energy deregulation and increases in utility costs; increases in fuel and gasoline costs; 9/11, wars in Afghanistan and Iraq and substantial increases in the national debt; and increases in health care costs (especially prescription medications). There has been a major shift in the type of pensions provided by employers, from defined benefit plans (in which a specified benefit amount is typically paid as a lifetime annuity), to defined-contribution plans such as 401(k) plans (in which the amount of the future

³⁶ *The State of Aging in Montana 2004*; Montana Department of Public Health Human Services; <http://www.dphhs.mt.gov/sltc/services/aging/Reports/2004%20agingreportfinal.pdf>

benefit varies depending on investment earnings). In 1975, only 6% of private sector employees depended primarily on defined-contribution plans for their employer-sponsored pension. By 1994, this had increased to 21%. Over the same period, primary coverage under defined-benefit plans fell from 39% to 24%. This trend has the potential to significantly affect the resources current and future retirees will have to live on.³⁷

2. Persons with Disabilities

a. Disabled Population

The U.S. Census Bureau provides numerous statistics on the disabled population. The data on disability status were derived from answers to long-form questionnaire items 16 and 17. Item 16 was a two-part question that asked about the existence of the following long-lasting conditions:

- Blindness, deafness, or a severe vision or hearing impairment (sensory disability)
- A condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying (physical disability)

Item 16 was asked of a sample of the population five years old and over. Item 17 was a four-part question that asked if the individual had a physical, mental, or emotional condition lasting 6 months or more that made it difficult to perform certain activities. The four activity categories were:

- Learning, remembering, or concentrating (mental disability)
- Dressing, bathing, or getting around inside the home (self-care disability)
- Going outside the home alone to shop or visit a doctor's office (going outside the home disability)
- Working at a job or business (employment disability)

Categories 17a and 17b were asked of a sample of the population five years old and over; 17c and 17d were asked of a sample of the population 16 years old and over.

For data that use a disability status indicator, individuals were classified as having a disability if any of the following three conditions was true:

- They were five years old and over and had a response of "yes" to a sensory, physical, mental or self-care disability
- They were 16 years old and over and had a response of "yes" to going outside the home disability
- They were 16 to 64 years old and had a response of "yes" to employment disability³⁸

³⁷ *The State of Aging in Montana 2004*; Montana Department of Public Health Human Services; <http://www.dphhs.mt.gov/sltc/services/aging/Reports/2004%20agingreportfinal.pdf>

³⁸ Census 2000 disability definition

Census 2000 counted 49.7 million people or 17.7% of the total population as having some type of disability, per the definition above. Of Montana's population, 145,732 people or 16.2% of the total population had a disability in 2000. (See map of percent of disabled population age 5 and over and 21 and over by county, Appendix C, pages C-17 and C-18.) Rates by county range from a low of 15.5% in Sweet Grass to a high of 26.1% in Wibaux.

Overall, 19.7% of the disabled population was below the poverty level. This is higher than Montana's overall poverty rate of 14.1%. It is reasonable that the poverty rate is lower for those under 21, as many are cared for by parents or other adults. Nor is it surprising that the poverty rate is lower for those 65 years and older, as they are eligible for social security. The poverty rate is highest for those ages 21 to 64 years; typically, this age group would be in the workforce although it is reasonable to assume that many disabled persons in this age group are unemployed or employed in very low paying jobs.

Poverty Status for Disabled Population by Sex and Age									
	Male			Female			Total Disabled Population		
	Total Disabled	Below Poverty Level	% of Disabled Population	Total Disabled	Below Poverty Level	% of Disabled Population	Total Disabled	Below Poverty Level	% of Disabled Population
5 to 15 years	5,139	1,387	1.8%	2,563	715	1.0%	7,702	2,102	1.5%
16 to 20 years	3,590	926	1.2%	2,812	903	1.3%	6,402	1,829	1.3%
21 to 64 years	46,649	9,138	12.1%	38,421	9,843	14.3%	85,070	18,981	13.1%
65 years & older	20,303	1,735	2.3%	24,981	3,857	5.6%	45,284	5,592	3.9%
Total Disabled Population	75,681	13,186	17.4%	68,777	15,318	22.3%	144,458	28,504	19.7%

Note: Total persons with disabilities of 144,458 reported with poverty statistics differs by 1,274 from total disabilities reported of 145,732 because poverty status was not determined for 1,274 disabled people.

Source: U.S. Census Bureau, Census 2000

While education enrollment was similar for disabled males and disabled females, education attainment was not. Other than an associate degree, males had higher attainment rates for all levels of education. The disabled population's attainment of a bachelors degree or higher was 7.2%, compared to 24.4% in the general population.

Persons with disabilities require supportive services in conjunction with the provision of affordable housing. Those persons with non-mobility related disabilities often require extensive special services, particularly those who are chronically homeless, chemically dependent, or mentally disabled. These individuals experience ongoing daily functioning difficulties because of their illness and many are unable to work due to their profound disabling illness.

The vast majority of Montanans living in the community who are severely disabled rely upon Social Security Income or Social Security Disability Income and other public entitlement programs to pay for their living expenses. Effective January 2009 through 2010, the SSI payment for an eligible individual is \$674 per month and \$1,011 per month for an eligible couple. For January 2008, the SSI payment for an eligible individual was \$637 per month and \$956 per month for an eligible couple.³⁹

³⁹ Social Security Online website: *Answers to your Questions* - <http://www.socialsecurity.gov>

The disabled population has a higher poverty rate and lower employment status than the general population. This, coupled with this population's special needs, makes it a challenge to provide safe, affordable housing for the disabled throughout the state.

According to the national study, *Priced Out in 2008*⁴⁰:

- In 2008, the national average monthly income of a person who relied on SSI as his or her source of income was only \$668 or \$8,016 annually. That level of income was almost 30% below the 2008 federal poverty level of \$10,400 for an individual. When *Priced Out* was first published in 1998, 44 housing market areas, across 13 different states, where a person with a disability needed to pay more than their entire monthly income for housing costs. Ten years later, 209 markets areas, across 41 states, had modest one-bedroom rents higher than monthly SSI.
- There is not one state or community in the nation where a person with a disability receiving SSI payments can afford to rent a modest one-bedroom or efficiency unit.

HOUSING AFFORDABILITY IN MONTANA										
MSAs and State ^A	SSI Monthly Pmt ^B		SSI as % Median Income ^C		% SSI for Efficiency Apt. ^D		% SSI for 1-Bdrm ^E		NLIHC ^F Housing Wage ^G	
	2008	2005	2008	2005	2008	2005	2008	2005	2008	2005
Billings	\$637.00	\$603.00	17.7%	19.2%	66.1%	64.5%	78.3%	76.6%	\$9.60	\$8.88
Great Falls	\$637.00	\$603.00	21.1%	21.6%	60.3%	59.0%	72.5%	71.1%	\$8.88	\$8.25
Missoula	\$637.00	\$603.00	19.7%	19.1%	78.0%	76.3%	89.8%	87.7%	\$11.00	\$10.17
Non-Metropolitan Areas	\$637.00	\$603.00	21.1%	22.0%	68.8%	66.7%	78.2%	76.3%	\$9.58	\$8.85
Montana State Average	\$637.00	\$603.00	20.4%	21.3%	68.6%	66.8%	79.0%	77.3%	\$9.50	\$8.97
National Average	\$667.98	\$632.46	18.6%	18.2%	99.3%	100.1%	112.1%	113.1%	\$14.40	\$13.75

^A Metropolitan Statistical Areas
^B Federal SSI benefit, plus the state supplement (not applicable in MT) for people with disabilities living independently in the community
^C SSI benefit expressed as a percent of the one-person area median income
^D Percent of monthly SSI benefit needed to rent a modest studio apartment at HUD's Fair Market Rent
^E Percent of monthly SSI benefit needed to rent a modest one-bedroom apartment at HUD's Fair Market Rent
^F Hourly wage that people need to earn to afford a modest one-bedroom apartment at HUD's Fair Market Rent
^G National Low Income Housing Coalition

Sources: *Priced Out in 2006*; Technical Assistance Collaborative and Consortium for Citizens with Disabilities Housing Task Force; April 2007
Priced Out in 2008; Technical Assistance Collaborative and Consortium for Citizens with Disabilities Housing Task Force; April 2009

In the absence of housing assistance, people with disabilities who rely on SSI income are likely to have few resources left over for food, medicine, and other necessary living expenses after housing expenses are paid. The result is many will live in substandard housing, live in danger of becoming homeless, or in fact become homeless.

b. Addictive and Mental Disorders

Addictive and Mental Disorders Division (AMDD) is the designated state adult mental health agency for MDPHHS. The mission of AMDD is to implement and improve an appropriate statewide system of prevention, treatment, care, and rehabilitation for Montanans with mental disorders or addictions to drugs or alcohol.⁴¹

⁴⁰ Technical Assistance Collaborative and Consortium for Citizens with Disabilities Housing Task Force, April 2009; <http://www.tacinc.org>

⁴¹ FY 2010-2011 Mental Health Block Grant Application: Montana Department of Public Health & Human Services; August 2009; <http://www.dphhs.mt.gov/mentalhealth/adult/2010adultblockgrantprint.pdf>

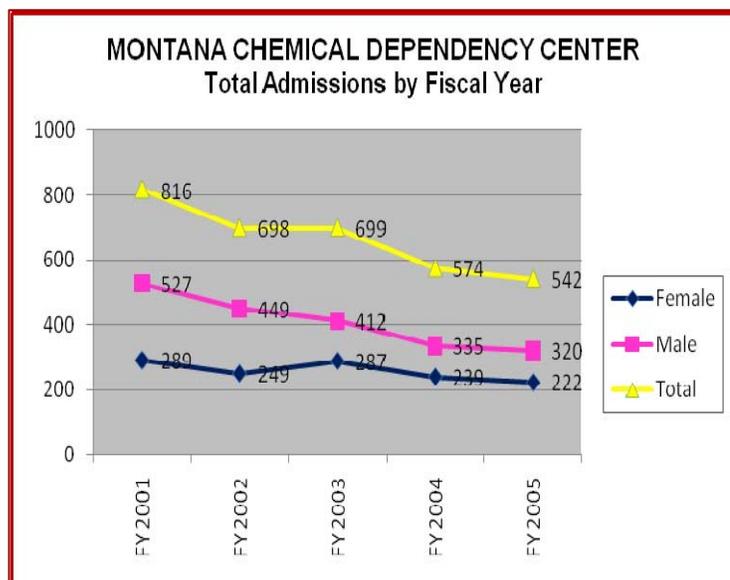
Through the Chemical Dependency Bureau, AMDD assesses the need for chemical dependency treatment and prevention services throughout Montana. Those services are available through contracts with 20 state-approved programs that practice a co-occurring approach to treatment. The bureau reimburses for a full range of outpatient and inpatient services, as well as education programs for DUI offenders and youth charged as a Minor in Possession.

The Chemical Dependency Bureau also organizes and funds activities designed to prevent the use of alcohol, tobacco, and other drugs by youth and the abuse of those substances by adults. People with substance abuse disorders who have family incomes below 200% of the federal poverty level are eligible for public funded treatment services. In addition, the Medicaid program funds outpatient and residential chemical dependency treatment for adults and adolescents who are Medicaid eligible.

The Mental Health Services Bureau is responsible for the development and oversight of the state's system for delivering and reimbursing publicly funded adult mental health services. The Bureau ensures the availability and efficient delivery of appropriate and effective services. The Bureau also provides extensive monitoring of program implementation and operation as well as analysis and reporting of program operations, costs, and outcomes. Persons eligible for services include adult Medicaid recipients and other low-income Montanans with severe disabling mental illness.

AMDD through the Mental Health Services Bureau is responsible for the development and management of the adult mental health system (age 18 and over). The AMDD provides chemical dependency and adult mental health services by contracting with providers throughout Montana. It also provides services through three inpatient facilities: the Montana State Hospital in Warm Springs, Montana Chemical Dependency Center in Butte, and Montana Mental Health Nursing Care Center in Lewistown.

➤ MCDC (Montana Chemical Dependency Center)⁴², Butte, is the only in-patient chemical dependency treatment center administered by the state. It is a 76 bed in-patient treatment facility operating 24 hours per day, 365 days per year. MCDC serves individuals 18 or older who have been diagnosed as having an addiction to drugs or alcohol or who suffer from both addiction and mental disorders. It provides detoxification and a full range of medically monitored treatments. Patients



⁴² Montana Department of Public Health & Human Services; Montana Chemical Dependency Center; FY05 Annual Report; <http://mcdc.mt.gov/resourcecenter/policyprocedures.shtml> (most current year available)

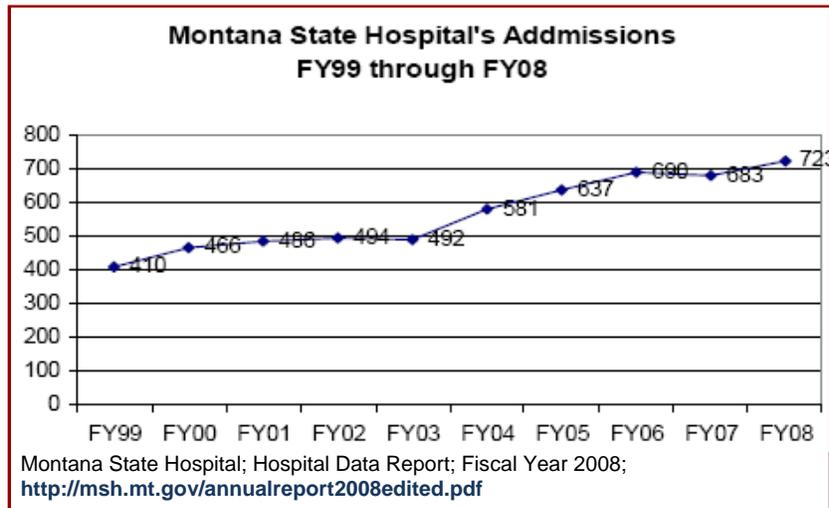
are screened and referred for this level of care by licensed addiction counselors from state-approved, community-based out-patient and in-patient providers, private practitioners, and Indian reservation programs.

- **MSH (Montana State Hospital)**⁴³, Warm Springs, the only public in-patient psychiatric hospital in Montana, serves people from across the state by providing publicly funded in-patient hospital services for adults with serious mental illnesses. MSH operates in a physical plant designed for an average patient census of 135. This facility opened in 2000 and replaced a number of old buildings that did not meet current code standards. MSH serves people diverted from criminal justice systems and people who present diagnostic and treatment needs that are beyond the capacity of community programs and hospitals to address.

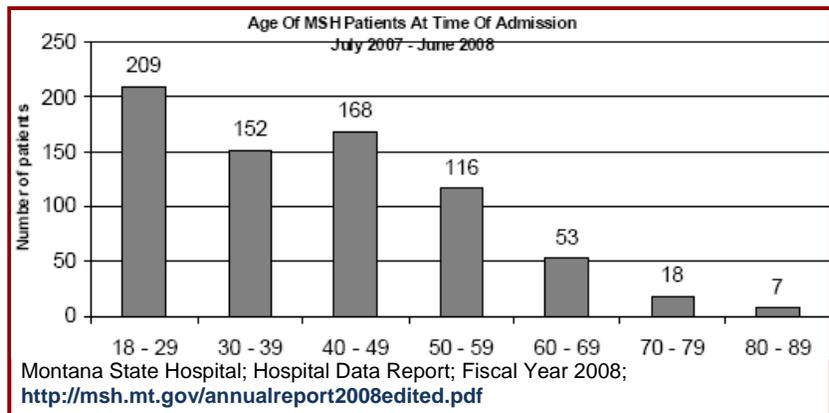
State Fiscal Year	Admissions	Discharges	Average Daily Census
2008	723	736	204
2007	682	681	188

Montana State Hospital; Hospital Data Report; Fiscal Year 2008;
<http://msh.mt.gov/annualreport2008edited.pdf>

The patient census was the predominating issue facing MSH throughout fiscal year (FY) 2008 (July 1, 2007 - June 30, 2008). The hospital experienced a 6.0% increase in admissions over the FY 2007 and an 8.5% increase in the average daily census. Patient discharges also increased by 8.1%. From 1999 to 2008, admissions increased by 76.3%.



By statute, the hospital can admit only those who are 18 years of age or older. The median age of patients admitted during FY 2008 was 40-49. Notably, only 10% of the patients admitted during FY 2008 were 60 years of age or older. This continues the trend of decreasing numbers of older adults being admitted to MSH.



⁴³ Montana Department of Public Health & Human Services; Montana State Hospital; Hospital Data Report; Fiscal Year 2008; <http://msh.mt.gov/annualreport2008edited.pdf>

- The average (mean) length of stay for 738 patients discharged in FY 2008 was 102 days (3.4 months)
 - The median length of stay for all patients discharged during FY 2008 was 49 days
 - 172 patients were discharged from emergency detentions and or court ordered detentions with an average length of stay of 5 days. The median length of stay was 4 days
 - 513 patients were discharged from civil commitments including, involuntary, voluntary, inter-institutional transfers and Indian Health commitments with an average length of stay of 97 days. The median length of stay was 63 days
 - 53 patients were discharged from forensic commitments including, court ordered evaluations, guilty but mentally ill, unfit to proceed and not guilty by reason of mental illness with an average length of stay 466 days. The median length of stay was 163 days
- Montana Mental Health Nursing Care Center, Lewistown, is a licensed, Medicaid-certified residential facility that provides long-term care and treatment unavailable in the community for people with mental disorders. In general, the population served is generally stable and would not benefit from the intensive psychiatric treatment available at Montana State Hospital.

U.S. Supreme Court Olmstead Decision

The 1999, the U.S. Supreme Court Olmstead Decision established that States must work to provide people with disabilities who currently reside in institutions or other intensive levels of care, like nursing homes, with appropriate and meaningful opportunities for full access to community life. A fundamental piece of creating appropriate community living options is appropriate housing. The Bush Administration's *New Freedom Initiative* calls for swift implementation of the *Olmstead* decision and calls on federal agencies, including HUD-funded programs to identify and remove obstacles that prevent people with disabilities from full participation in community life and to work cooperatively to assist the states in creating appropriate *Olmstead* solutions across the country. In Montana, the major institutions serving people with severe disabilities include the Montana State Hospital at Warm Springs, and the state Nursing Care Center at Lewistown, which serve people with mental illness, and the Developmental Center at Boulder serving people with developmental disabilities. *Olmstead* also covers people with disabilities who are inappropriately served levels of restrictive care that are higher than necessary.

In 2003, the Montana State Legislature authorized the closure of the Eastmont Center for Developmental Disabilities in Glendive, Montana. The MDPHHS Developmental Disability Program was authorized to fund community group homes in Glendive to provide an appropriate community living opportunity for many of the former residents of Eastmont. In addition, the MDPHHS Addictive and Mental Disorders Division is downsizing the Lewistown Nursing Care Center for persons with SMDI and funding a new level of intensive community living options for current nursing care residents.

c. HIV/AIDS

Prior to 1997, housing needs for persons with HIV/AIDS (Human Immunodeficiency Virus / Acquired Immune Deficiency Syndrome) were different than they are today. At that time, nearly all persons with HIV/AIDS were disabled by health reasons and qualified for disability determination, and thus disability income. The need for low-income housing was prevalent for these clients. However, local advocates, working within their communities, were often able to make a hardship case that these individuals should move to the front of the waiting list because of serious health concerns and the probability that they would not live a great deal longer. The advent of effective medical treatment has changed that scenario. People with HIV are able to maintain a much healthier status and frequently do not qualify for disability determination. Though they are healthier, they may not be able to work full time and they continue to need low-income housing. They also need housing in proximity to major healthcare centers to receive the extensive and specific treatment they will require for the remainder of their lives. Because their health status is improved, it is not as easy to make a hardship case to move them up in the waiting list, and it is more likely they will need low income housing for a much longer period.

- As of December 31, 2008, a total of 895 cases of HIV and AIDS have been reported to MDPHHS since reporting began in 1985 and 512 of these are not reported as deceased or having moved from Montana. Of those first diagnosed in Montana, 65% were living in the seven most populated counties, Yellowstone, Missoula, Flathead, Cascade, Lewis & Clark, and Ravalli
- Though Montana is considered a “low incidence” state with respect to HIV/AIDS, 16-27 new cases were diagnosed every year from 2000-2007
- Nearly 9 of every 10 reported cases of HIV/AIDS have been men
- Nearly 90% of HIV/AIDS cases occur in persons reporting race as White, a percentage consistent with the general Montana population. The same proportionate representation is seen with the largest minority group, American Indians, who represent about 6.3% of the general population and about 7% of the reported HIV/AIDS cases
- The average age at HIV diagnosis has remained in the upper 30s since 2000
- 67% of known persons living with HIV/AIDS sought care in 2008

The geographic distribution of Montana’s HIV/AIDS cases reflects the state’s overall population distribution. (See map, Appendix C, page C-18.) Montana’s seven largest counties account for approximately 75% of all reported HIV/AIDS cases since 1985.⁴⁴

Currently, HIV/AIDS does not appear to have had a disproportionate impact on Montana’s American Indian population. Representing approximately 6.2% of the state’s population, American Indians represent 6% of the HIV/AIDS cases reported.⁴⁵

⁴⁴ <http://hivdata.hhs.mt.gov/pdf/LIVINGAIDS062007.pdf>

⁴⁵ <http://www.dphhs.mt.gov/PHSD/Communicable-disease/documents/AIDS092006.pdf>

Fortunately, the state has not experienced the increase in cases among racial/ethnic minority groups that has been experienced by larger urban areas of the nation.

5. Victims of Domestic Violence

Domestic violence occurs when an intimate partner uses physical violence, coercion, threats, intimidation, isolation, and/or emotional, verbal, sexual or economic abuse to maintain power and control. There is no one physical act that characterizes domestic violence: it includes a whole continuum of behaviors ranging from verbal abuse to punches and kicks, from being locked up to sexual abuse, suffocating, maiming, and homicide. Most victims suffer multiple forms of abuse.

Primary victims are the direct victims of abuse, the targets of the crimes. Primary victims are predominantly, but not exclusively, the battered spouses/partners, but they are not the only ones at risk. Every family member is exposed to and experiences trauma, and thus are secondary victims. Children, often the secondary victims, struggle with ongoing and serious emotional problems resulting in diminished academic and interpersonal functioning. Secondary victims frequently evolve into primary victims: there is an overlap of 30% to 60% between violence against children and violence against women in the same families.⁴⁶

According to the 2009 Montana Homeless Survey:

HUD Homeless: Domestic Abuse Victims				
	Respondent without Family	Respondent with Family	Accompanying Family Members	Accompanying Children
Total	22	10	26	21
Number of Times Homeless in Past 3 Years				
Zero	10	5	12	9
Once	1	2	4	3
Twice	4	0	0	0
Three times	3	3	10	9
Four or more times	4	0	0	0
Missing or N/A:	0	0	0	0
Total	22	10	26	21
Compiled by: 2009 Montana Homeless Survey Analysis Tool; http://www.mthomeless.org/				

6. Public Housing Residents

The state does not have a statewide public housing authority. In Montana, public housing authorities are setup under state law at the local level to better meet the needs of the local community. The MDOC PHA does not own or operate any public housing units, and only administers Section 8 vouchers.

⁴⁶ Montana Department of Justice; <http://www.doj.mt.gov/victims/domesticviolence.asp>

7. Other Special Needs

a. Veterans

Montana has a relatively large veteran population. As of 2000, veterans represented 16.2% of the Montana civilian population 18 years and over, compared to 12.6% for the nation. Montana has more veterans per capita than any other state except Alaska. Five counties had veteran populations in excess of 20%: Cascade, Lincoln, Mineral, Powell, and Sanders. Veterans were 12% of Montana's total population in 2000, comprising about 108,476 people.⁴⁷

The U.S. Department of Veterans Affairs (VA) is the only federal agency providing substantial hands-on assistance to the homeless. It has the largest network of homeless assistance programs in the country. The VA provides outreach, conducts clinical assessments, offers medical treatment, and provides long-term shelters and job training. Homeless veterans in Montana receive outreach services including primary health care, mental health and substance abuse counseling and case management services at the Fort Harrison medical center outside Helena. Primary care is available to homeless veterans in community outpatient clinics with referrals to the medical center for specialized care. Partnerships with shelters, community-based outpatient clinics, and others were established and a referral network developed. Homeless veteran program coordinators from the medical center and the VA Regional Office routinely visit homeless shelters. From this referral network, homeless veteran program coordinators act as access points for homeless veterans seeking services.

Served in the Military?	
Yes	355
Gender	
Male	335
Female	18
Missing or N/A:	2
Total:	355
Sources of income	
None	145
Part-time job	41
Full-time job	26
TANF	0
Unemployment insurance	15
SS, SSI, SSDI	69
Disability income	14
Veterans Benefits	53
Child Support	2
Other	21
Total:	355
Age	
Under 18 yrs old	0
18 to 20 yrs old	1
21 to 30 yrs old	22
31 to 50 yrs old	120
51 to 61 yrs old	135
62 to 64 yrs old	13
Over 65 yrs old	25
Missing or N/A:	39
Total:	355
Disabling Condition?	
Yes	158
No	189
Missing or N/A:	8
Total:	355

D. NON-HOUSING COMMUNITY DEVELOPMENT NEEDS

1. Community Development Block Grant – Economic Development Program

The mission of the Montana Department of Commerce includes the following language:

The Department of Commerce through its employees, community partners, public outreach, and media contacts enhances economic prosperity in Montana;

⁴⁷ Census 2000 Veteran Population in the U.S. and Puerto Rico By State, available at: http://www.va.gov/vetdata/Census2000/CenData/states_vets.xls

fosters community lead diversification and sustainability of a growing economy; maintains and improves our infrastructure, housing and facilities; and promotes and enhances Montana's positive national and international image.

The Department of Commerce will enhance and sustain a healthy economy so Montana businesses, communities, and people can prosper.

Goals and Objectives

- *Work to improve the state's economy through business creation, expansion, retention, and diversification of the state's economic base.*
- *Provide direct technical assistance and training for Montana's entrepreneurs, businesses, and their employees in partnership with communities, counties, and local and regional development groups.*
- *Prudently manage the investments of state and local government funds.*
- *Provide fair and equal treatment of our fellow employees and our customers.*

a. General Information

The Economic Development component of the CDBG program ensures that program activities meet the goals of the Montana Department of Commerce and of the CDBG program as mandated by HUD. The CDBG Economic Development Program is managed within MDOC's Business Resources Division, and receives one third of the state's annual HUD allocation. MDOC accepts applications and awards funds on a continuous cycle until all funds are committed. Once funding is obligated, project development and funding awards may occur in anticipation of next year's funding allocation.

Eligible applicants are general-purpose local governments (towns, cities under 50,000 in population, and counties). Montana's three entitlement cities are not eligible to apply. Local governments usually contract with local development organizations to loan funds to for-profit businesses that agree to create jobs for low and moderate-income persons.

Communities can continue to apply for funding throughout the program year until they have reached the maximum amount of assistance MDOC allows each applicant per year. Businesses must prepare a business plan, meet program thresholds, including providing 1:1 dollar match. Each application for funding received a review by MDOC staff, and a grant review committee makes funding recommendations to the MDOC director. The director makes the final funding decision.

The Business Resources Division also sets aside a specific amount of CDBG funds for economic development planning, capacity building, and technical assistance grants. Specific application policies are published each year that specifies funding priorities, application procedures, and amounts available.

b. CDBG ED Revolving Loan Fund

During the past five years, the CDBG-ED Program assisted 35 businesses with direct funding to retain or create job opportunities for low and moderate-income persons. Out of the 35 businesses assisted, 24 were manufacturing facilities. The majority of these awards were to businesses in distressed areas with 16 of the 24 businesses located in western Montana. Over the course of this five-year period, the focus of distressed areas has evolved from eastern Montana to the western part of the state, especially in the wood product and timber related industries.

Based upon the urgency for operating funds in Montana's lumber mills and wood processing businesses, MDOC created a CDBG revolving loan fund with CDBG Recovery funds, made available through the American Recovery and Reinvestment Act of 2009 (ARRA), to address the critical financing need in Montana wood and timber related businesses, to retain jobs and maintain operations.

The program focuses on the following eligible activities:

- Creating or retaining jobs for low and moderate-income persons
- Creating or retaining businesses owned by community residents

Through industry studies, the state estimates that between 1,200 and 1,600 jobs held in Montana's timber and wood product industry related businesses are at risk due to the downturn in the demand for wood products. Many of Montana's saw mills, plywood plants, paper and linerboard manufacturers, bark and byproducts-related businesses, round wood producers, wood chip producers, loggers, log haulers, biochar and biomass producers, and other manufacturers and processors of wood products have had to reduce workforces, scale back services, or close operations for specific periods of time while the construction industry is in a slump. CDBG investment will help struggling companies maintain operations, hire back laid-off employees, retain existing employees, and have working capital to provide normal services.

Montana wood product and timber related businesses have been hardest hit by the recession due to the downturn in the construction industry, specifically new home building efforts. Statewide, those related businesses impacted by the reduced demand for wood products, employ around 9,000 people, of which most are low- and moderate-income jobs.

Management of Montana's forested lands is highly dependent upon the various forest products industry sectors. Unlike several of the states in the southern Rocky Mountains, Montana still has the capacity and capability within the sectors of the forest products industry necessary to support forest management activities at the landscape level. These sectors plan and conduct forest management activities, harvest and haul timber, process logs into finished products, and utilize mill residuals.

Montana's forest products industry is highly integrated, with individual sectors relying on other sectors as well as on timber from Montana's forested landscape. For example, the forestry and logging sector is dependent not only on an available supply of timber, but

also on having sufficiently sized and diversified wood products and paper manufacturing sectors to purchase and utilize harvested trees. Likewise, wood products manufacturers, like sawmills and plywood plants, rely on the forestry and logging sector to harvest and deliver logs to the mills and count on the paper (linerboard) manufacturing and other components of the manufacturing sector (e.g., producers of particle board and medium-density fiberboard to purchase and utilize mill residuals (e.g., sawdust and clean chips).

The existing forest products industry in Montana makes it possible for both public and private landowners to achieve broad land management goals (e.g., fire hazard reduction, ecosystem restoration, watershed protection, post-fire rehabilitation, wildlife and fish habitat restoration, recreation enhancement and revenue generation) by purchasing timber from forest landowners. In short, the sustainability of Montana's forests is dependent on the existence of the state's integrated industry which both supports and relies on a highly-skilled workforce.

CDBG investment would also indirectly benefit a much larger portion of the state's forest products industry because of the integrated and inter-dependent nature of the industry. For example, the linerboard, MDF (medium density fiberboard), and particleboard facilities—that rely on the sawmills and plywood plants for mill residuals and employ upwards of 800 Montanans—would benefit because their raw material suppliers would remain viable. These 800 employees account for another \$50 to \$55 million in labor income. Likewise, loggers and trucking firms, which harvest and transport logs and mill outputs and employ well over 2,000 people throughout the state, would benefit by the retention of purchasers for the logs and transportation services they provide. These 2,000-plus employees represent \$80 to \$85 million in labor income.

Ultimately, public and private forest landowners and the forest dependent-communities, with tens of thousands of citizens throughout Montana, would benefit from retention of the integrated industry that provides revenue and the ability to manage forests within the state. Retention of the industry will also enhance private landowners' ability to maintain their forested lands as forests, rather than having to sell, sub-divide, or convert the land to developed uses.

Montana's forests are a precious asset for the State. They are a key component in any definition of "quality of life". They are also important natural resources that support the State's wood products industry, water quality, and wildlife, and as such, they are vital to the State's tourism and recreation industries. Excluding forestlands that are reserve by statute, or administrative designation, there are about 19.8 million acres of "non-reserved timberland" in Montana that are available for timber harvest. Of that total, the State owns 683 thousand acres, or 3.4%.

CDBG investment would help reduce operating costs for timber harvesting contractors and wood product manufacturers, increase volume of timber and other fiber harvested from state forestlands, and secure the release of timber from federal lands with timber sales currently in litigation.

A loss of jobs in the timber and wood product industry would reduce or eliminate critical services for forest related economic development, transportation, new construction, biomass development, and other related commerce.

CDBG investment could encourage struggling wood and timber related businesses to explore other product lines until the current recession is over and the economy picks-up. Other related product lines could include the development of biomass and bio-fuels or other energy efficient services that would allow for greater energy independence in Montana.

Loan payments into the revolving loan fund would be relented to other CDBG eligible businesses across the state of Montana for CDBG eligible activities.

c. CDBG Economic Development Addresses Low- and Moderate-Income Jobs

In addition to the focus on wood product and timber related businesses, the Montana CDBG Economic Development Program intends to continue to fund projects similar to those funded in past years with an emphasis on job creation for low and moderate-income persons; small business assistance for working capital, equipment purchases, and job training needs; and planning and technical assistance activities. The state of Montana recognizes that community priorities are determined at the local level and that the CDBG Economic Development Program is most effective when local governments identify projects with the highest priority then apply for funding based upon those determinations.

MDOC Census and Economic Information Center provided the following summary of the state’s challenges to provide better paying jobs to low- and moderate-income persons.

Montana’s Labor Market

A strong relationship exists between one’s education and/or training and wages. The U.S. Census Bureau⁴⁸ annually tracks income by educational attainment. Montanans are well-educated. Nearly 91% have high school degrees compared with 85% nationwide. Montana has a slightly lower percentage of its residents with a bachelor’s degree 27% compared to the nation at 28%.

The 2008 American Community Survey spelled out the differences in income by educational attainment. As the table at right shows, a Montanan with a bachelor’s degree earns 40% more on an annual basis than a high school graduate.

Income by Educational Attainment	
Montana	Amount
Average	\$ 28,132
Less than high school graduate	\$ 18,140
High school graduate (includes equivalency)	\$ 24,222
Some college or associate's degree	\$ 26,549
Bachelor's degree	\$ 35,129
Graduate or professional degree	\$ 44,734
Source: U. S. Census Bureau, American Community Survey, 2008	

However, the types of jobs that exist

⁴⁸ U.S. Census Bureau, American Community Survey, 2008

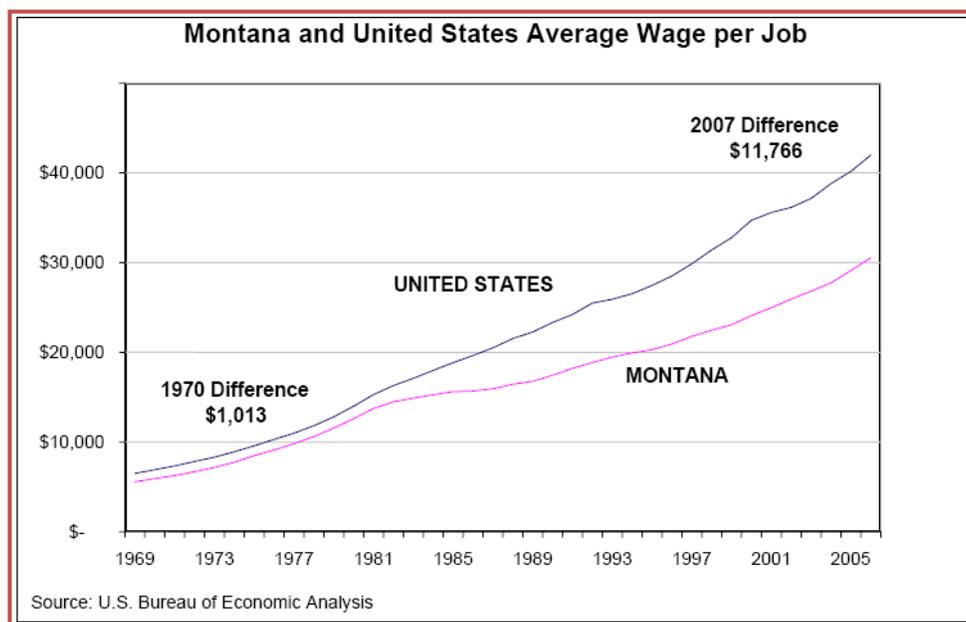
in Montana require minimal education and training. Only 17% of jobs in the state require a bachelor's degree or higher, according to Montana Department of Labor and Industry's 2006–2016 Montana Job Projections report.⁴⁹ For example, in 2006, nearly 339,000 jobs in Montana required only on-the-job training. As such, these jobs tend to be low paying. The median hourly wage for retail salespersons (who only receive about a month of training) is \$9.33. Aircraft mechanics with postsecondary vocational training have a median wage of \$20.26, more than twice as much as the salesperson, while civil engineers earn \$28.75 per hour.

Herein lays the imbalance in Montana's job market: fewer jobs exist that require a bachelor's degree than people with such degrees. Consequently, Montana's average wages per job are much lower than the national average: \$43,889 versus \$32,123 in 2007 even though Montanans are more educated on average than the nation. From 1999 to 2004, Montana ranked last in average wage per job compared with 37th in 1970. In 2007, only South Dakota's and Mississippi's average wage fell below Montana's.

Average Annual Wage Per Job										
	1970	Rank	1980	Rank	1990	Rank	2000	Rank	2007	Rank
Idaho	\$5,689	43	\$12,173	42	\$18,576	46	\$27,094	43	\$33,217	47
Montana	\$5,910	37	\$12,592	35	\$17,422	48	\$24,084	51	\$32,123	49
North Dakota	\$5,393	47	\$11,866	44	\$17,323	49	\$24,348	49	\$32,755	48
South Dakota	\$4,881	50	\$10,748	50	\$16,305	51	\$24,323	50	\$31,325	51
Wyoming	\$6,070	31	\$15,316	6	\$19,844	37	\$26,602	44	\$38,904	26

NOTE: All rankings include the District of Columbia
Source: U.S. Bureau of Economic Analysis

In addition, Montana's average wage is falling further behind the nation's average. In 1970, the difference was \$1,013. By 2007, the spread was \$11,766, an 11-fold increase as shown in the following chart.



⁴⁹ *Montana Job Projections: 2004–2014*; MT Department of Labor and Industry, Research and Analysis Bureau

CDBG-ED Projects

Between July 1, 2006 and October 31, 2008, the CDBG-ED program funded 15 projects, which created 1,261 jobs. An analysis of these jobs shows that each employee, on average, earned \$33,228 in wages, comparable to the average for the state. This is a marked improvement, though, since the only workers eligible for CDBG-ED funding had to meet the Low-to-Moderate-Income Limits. In 2008, the low-income limit for an individual was \$28,400.⁵⁰

Poverty

Poverty is present with total family income is below a threshold, adjusted using the Consumer Price Index (CPI) and base on family size, number of children and age of the householder. The source of the official poverty estimates are the Current Population (CPS) and the Annual Social and Economic Supplement (ASEC) produced by the U.S. Census Bureau.

Montana's poverty ranking improved from a low of 37th in the nation to 28th in 2006 and 2008 respectively. In addition, the percentage of Montanans in poverty declined from 13.8% in 2005 to 12.9% in 2008.

Poverty Rates and Rank								
State	2005	Rank	2006	Rank	2007	Rank	2008	Rank
Idaho	9.9%	12	9.5%	13	9.9%	17	12.2%	24
Montana	13.8%	36	13.5%	37	13.0%	35	12.9%	28
North Dakota	11.2%	20	11.4%	28	9.3%	11	11.8%	22
South Dakota	11.8%	26	10.7%	24	9.4%	12	13.1%	31
Wyoming	10.6%	17	10.0%	16	10.9%	25	10.1%	13
UNITED STATES	12.6%	-	12.3%	-	12.5%	-	13.2%	-

Source: U.S. Census Bureau, CPS

To support the mission of MDOC, and meet the goals of the program, MDOC will continue to fund projects that create or retain jobs for low and moderate-income persons by assisting small businesses with working capital and other needs; by providing training grants to improve job skills; by assisting with the financing of planning and technical assistance efforts; and through the support of any other eligible activity under the economic development category.

⁵⁰ U.S. Department of Housing & Urban Development

III. STRATEGIC PLAN

B. COORDINATION

See previous discussion in Section I.

C. PRIORITY HOUSING NEEDS

1. 2009 Montana Housing Needs Assessment Survey⁵¹

As part of the Housing Needs Assessment, a survey was designed to gather community input into the perceived degree of various housing needs. This community input is critical as local conditions can play an important role in defining and ranking needs.

In July and August of 2009, a seven-page electronic survey was sent to a number of organization and individuals; 300 surveys were at least partially completed. These community organizations have roles in providing or consuming housing and housing related services throughout the state. Organizations surveyed included realtors, property managers, public housing authorities, human resource development councils, city planners, and social service agencies serving the elderly, disabled, special needs, low-income and other at-risk populations.

The survey questions addressed the need to provide decent housing in the following categories: affordable for-sale housing, affordable rental housing, housing for the disabled, homeownership assistance, residential rehabilitation, senior housing, assisted housing, downtown housing, rental assistance; and other (specify). Respondents were asked to rank the various housing issues in terms of their effect on a particular type of household using the following categories: No Need; Low Need; Medium Need; High Need.

Responses for each question from the survey were tabulated, with the average value for each question representing the perceived degree of need. Below are the tabulated responses for 328 respondents throughout the state.

Housing and Community Development Needs for the State of Montana						
Issue	No Need	Low Need	Medium Need	High Need	Missing	Total
Please rate the need for housing in Montana						
Affordable rental housing	4	17	76	197	34	328
Affordable for-sale housing	3	30	94	167	34	328
Rental assistance	7	39	117	125	40	328
Homeownership assistance	6	36	136	114	36	328
Residential rehabilitation	4	46	130	111	37	328
Senior housing	5	48	126	109	40	328
Assisted housing	5	60	130	89	44	328
Housing for the disabled	2	55	147	85	39	328
Downtown housing	24	129	84	46	45	328
Other	7	0	4	19	298	328

⁵¹ *Montana Housing Needs Assessment*; Western Economic Services; December 2009; http://housing.mt.gov/Hous_CP_HsgNeedsAssess.asp

Issue	No Need	Low Need	Medium Need	High Need	Missing	Total
Please rate the need for services and facilities for each of the special needs groups						
Neglected/abused children	1	25	127	126	49	328
The frail elderly	2	42	116	116	52	328
Homeless persons	9	71	87	112	49	328
People who are mentally disabled	2	47	119	110	50	328
The elderly	3	44	130	105	46	328
Chronically homeless persons	15	80	87	95	51	328
Persons with substance abuse problems	6	53	128	91	50	328
Victims of domestic violence	4	53	134	88	49	328
People who are physically disabled	2	51	147	81	47	328
People who have other disabilities	3	67	143	56	59	328
Persons with HIV/AIDS	21	115	104	28	60	328
Other	1	2	4	19	302	328
Please rate the need for these public and related human services						
Mass transit services	16	48	96	113	55	328
Tenant/landlord counseling	9	43	144	87	45	328
Legal service	8	59	129	86	46	328
Fair housing education	7	60	133	81	47	328
Crime awareness	15	84	128	51	50	328
Other	3	1	6	21	297	328
Source: 2009 State of Montana Housing Needs Assessment Survey; <i>Housing Needs Assessment</i> ; Western Economic Services; December 2009; http://housing.mt.gov/Hous_CP_HsgNeedsAssess.asp						

The lack of affordable land, cost of materials, and zoning/permitting requirements were the most cited barriers to the enhancement of affordable housing. The condition of rental units was also considered to adversely affect affordable housing in Montana. Suggestions for overcoming these barriers included providing favorable tax incentives, revising zoning ordinances or creating a land trust to stimulate affordable housing production.

2. Lead Based Paint

The HUD lead-based paint (LBP) regulations for pre-1978 homes, known as Title X, Section 1012/1013, went into effect on September 15, 2000. On March 31, 2008, the United States Environmental Protection Agency (EPA) issued a rule requiring the use of lead-safe practices and other actions aimed at preventing lead poisoning. Under the rule, beginning in April 2010, contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, childcare facilities, and schools built before 1978 must be certified and must follow specific work practices to prevent lead contamination. Until that time, EPA recommends that anyone performing renovation, repair, and painting projects that disturb lead-based paint in pre-1978 homes, childcare facilities and schools follow lead-safe work practices to reduce potential exposure to dangerous levels of lead for children in places they frequent.

Lead-hazard information for renovation, repair and painting activities is found in the EPA lead hazard information pamphlet, *Renovate Right: Important Lead Hazard Information for Families, Child Care Providers, and Schools*. The pamphlet is available online at <http://www.epa.gov/lead/pubs/renovaterightbrochure.pdf>.

Beginning in December 2008, the rule requires that contractors performing renovation, repair and painting projects that disturb lead-based paint provide the *Renovate Right*:

Important Lead Hazard Information for Families, Child Care Providers, and Schools lead hazard information pamphlet to owners and occupants of child care facilities and to parents and guardians of children under age six that attend child care facilities built prior to 1978.

The rule affect paid renovators who work in pre-1978 housing and child-occupied facilities, including renovation contractors, maintenance workers in multi-family housing, and painters and other specialty trades.

Under the rule, child-occupied facilities are defined as residential, public, or commercial buildings where children under age six are present on a regular basis. The requirements apply to renovation, repair, or painting activities. The rule does not apply to minor maintenance or repair activities where less than six square feet⁵² of lead-based paint is disturbed in a room or where less than 20 square feet of lead-based paint is disturbed on the exterior. Window replacement is **not** minor maintenance or repair.

After April 2010, federal law will require contractors to be certified and to use lead-safe work practices. Information on lead-safe work practices for contractors in the EPA pamphlet, *Contractors: Lead Safety During Renovation*, is available on EPA's web site at: http://www.epa.gov/lead/pubs/contractor_brochure.pdf.

Anyone who owns or manages housing or child-occupied facilities built before 1978 and contractors who perform activities that disturb painted surfaces (including certain repairs and maintenance, and painting preparation activities) in homes and child occupied facilities built before 1978 should also read EPA's handbook, *Small Entity Compliance guide to Renovate Right: EPA's Lead-Based Paint Renovation, Repair, and Painting Program*: <http://www.epa.gov/lead/pubs/sbcomplianceguide.pdf>.

The state of Montana has a commitment to ensure that recipients of HOME, CDBG, and ESG funds administer programs that adequately limit the risks associated with lead based paint. Recipients of funding through these block grant programs are required to comply with all federal, state and local lead-based paint regulations.

Based on the number of houses in Montana that were built in 1979 or before⁵³, it is estimated that there are nearly 285,500 Montana housing units at risk of containing lead-based paint. Although this is approximately 69% of the housing units in the state, it is important to note that one cannot assume all of these units contain lead-based paint and the presence of lead-based paint alone does not indicate the extent of exposure hazards. Education and awareness of the potential hazards and the need to properly maintain, control, and abate lead based paint is crucial.

Full abatement of lead-burdened housing is a worthwhile goal. However, MDOC does not have a lead testing or abatement program in place at this time and does not plan to test or study housing units located in the state.

⁵² Less than two square feet per HUD's Lead-Safe Housing Rule (24 CFR Part 35)

⁵³ *Montana Housing Condition Study*; Montana State University-Billings; February 2005. Note: Data only available in 10-year increments: 1960-1969, 1970-1979, etc.

Applicants for CDBG and HOME funds are made aware of the requirements of the lead-based paint regulations before they apply for funds. If funded, applicants receive additional information on dealing with lead based paint hazards. Technical assistance is available through the life of the project. MDOC also promotes lead training whenever it is offered in Montana. Both the CDBG and HOME Programs allow funds to be used to assist with the cost of lead-based paint removal activities, depending upon the type of activity being funded.

The HOME Program requires grantees dealing with potential lead-based paint hazards to perform, at a minimum, visual inspections to identify possible lead-based paint hazards for projects wishing to use HOME funds. Personnel conducting visual inspections are required to complete HUD's on-line Lead-Based Paint Visual Assessment Training, an on-line, self-paced training module for people performing visual assessments for deteriorating paint, dust, and debris. In addition, housing quality standards (HQS) inspections are performed annually at HOME, Section 8, and other rental properties throughout the state, and all homes being purchased with the assistance of HOME funds.

MDOC has adopted a policy on lead hazard reduction in keeping with federal regulations. For projects involving a home constructed prior to 1978, grantees are required to notify project beneficiaries about the hazards of lead-based paint. In addition, if housing built prior to 1978 is being rehabilitated, the housing must be inspected for defective paint. If surfaces are found to be defective, they must be treated in the course of rehabilitation.

3. Montana Housing Priority Needs Summary Table

While Montana's population is projected to increase, the number of persons per household in the state is projected to decrease. In 2000, Montana households had an average of 2.51 persons in each occupied housing unit. This figure is projected to decrease steadily to approximately 2.4 persons by 2030. According to the NPA forecast, households are expected to increase by 59,303 between 2000 and 2015, rising from 358,667 in 2000 to 417,970 in 2015. By 2030, households are projected to increase to 491,060, which represents an increase of 73,090 households over the 2015 level or an additional 132,393 households over the entire 30-year period.⁵⁴

Census 2000 reported 110,967 renter-occupied housing units and 247,700 owner-occupied housing units, which represents an ownership rate of 69.1%. Renter-occupied housing units are expected to increase to 152,766 in 2030, which is an increase of 41,799 over the 2000 through 2030 period. Owner-occupied households are expected to increase from 247,700 in 2000 to 338,294 in 2030, representing an increase of 90,594 over the entire forecast period. This increase will cause the homeownership rate to slip slightly, to 68.9% by the year 2030.⁵⁵

⁵⁴ *Montana Housing Needs Assessment*; Western Economic Services; December 2009; http://housing.mt.gov/Hous_CP_HsgNeedsAssess.asp

⁵⁵ *Montana Housing Needs Assessment*; Western Economic Services; December 2009; http://housing.mt.gov/Hous_CP_HsgNeedsAssess.asp

In 2000, there were an estimated 21,936 elderly homeowner households and 13,835 renter households with incomes of 80.0% of less MFI. By 2030, elderly households with incomes of 80.0% or less MFI are projected to grow by 7,309 for homeowner households and 4,255 for renter households, or to 29,244 and 18,090 households, respectively. These projections indicate that by 2030, nearly 31.6% of elderly homeowner households and 74.3% of elderly renter households will be classified as lower income, or with income of 80.0% or less of MFI.⁵⁶

Accessibility continues to be an issue for elderly and special needs households, in addition to affordability and supply. The higher growth rate in these households will place pressure on the available housing needs in Montana.

The Consolidated Plan regulation requires a priority needs summary table to rank the housing needs for each household type as high, medium, or low. Generally, it was inferred from the household forecast and the electronic survey conducted for the *Montana Housing Needs Assessment*⁵⁷ that all degrees of housing needs in the state were medium. These priority levels, as set by the Consolidated Plan Steering Committee, will remain the same for the five-year plan period.

Because of the limited availability of resources and the variety of housing needs, the state leaves it up to **each community, through detailed local analyses, studies and needs assessments, to determine its own highest priority housing need.** The state reserves the right to make a determination of local need based on local analyses, studies and needs assessments, which may override the state's priority level.

⁵⁶ *Montana Housing Needs Assessment*; Western Economic Services; December 2009;
http://housing.mt.gov/Hous_CP_HsgNeedsAssess.asp

⁵⁷ *Montana Housing Needs Assessment*; Western Economic Services; December 2009;
http://housing.mt.gov/Hous_CP_HsgNeedsAssess.asp

PART 1. PRIORITY HOUSING NEEDS			Priority Level
			Indicate: High, Medium, Low, checkmark, Yes, No
Renters	Small Related	0% - 30%	M
		31% - 50%	M
		51% - 80%	M
	Large Related	0% - 30%	M
		31% - 50%	M
		51% - 80%	M
	Elderly	0% - 30%	M
		31% - 50%	M
		51% - 80%	M
	All Other	0% - 30%	M
31% - 50%		M	
51% - 80%		M	
Owners		0% - 30%	M
		31% - 50%	M
		51% - 80%	M
PART 2. PRIORITY SPECIAL NEEDS			Priority Level
			Indicate: High, Medium, Low, checkmark, Yes, No
Elderly			M
Frail Elderly			M
Severe Mental Illness			M
Developmentally Disabled			M
Physically Disabled			M
Persons with Alcohol/Other Drug Addictions			M
Persons with HIV/AIDS			M
Victims of Domestic Violence			M
Other			M

4. Challenges and Obstacles to Meeting Underserved Needs and Housing Objectives

Housing needs vary widely across Montana. There is a broad array of housing availability, affordability, and suitability issues across the state. Extreme diversity in availability of housing, age of housing stock, and overall range in population density complicate assessments of degree and type of need. Resources are not adequate to address all housing needs and requirements throughout the state.

Year	Renter	Owner	Total
2000	110,967	247,700	358,667
2005	114,756	255,404	370,160
2010	123,072	273,028	396,100
2015	129,938	288,032	417,970
2020	137,038	303,602	440,640
2025	144,573	320,197	464,770
2030	152,766	338,294	491,060

Source: U.S. Census Bureau, NPA Data Services, Inc.

As a state agency administering housing programs, MDOC does not prescribe to local governments, CHDOs, and others the priority needs within their communities because the needs identified and prioritized at the state level may not retain a similar priority rating for implementation at local levels. All needs in Montana are great. The statewide

⁵⁸ The state has determined these priorities based on households, not housing activity, at the statewide level. It is up to each locality, through more detailed local analyses, studies and needs assessments, to determine its own area(s) of highest need. The state reserves the right to make a determination of local need based on local analyses, studies and needs assessments, which may override the state's priority level.

priority need levels described in the Housing Priority Needs Table represent only a general indication of needs throughout Montana.

Faced with the overwhelming demand for affordable housing, the state will implement programs and deliver resources to in-need populations around Montana, in an attempt to continually minimize the state's housing needs. No single objective has the same priority in all of Montana's communities. Likewise, no single action can meet the specific housing objectives of any given community. Nevertheless, MDOC is committed to moving forward with the following housing objectives and actions.

a. Homeownership

(1) Challenges and Obstacles:

- Thirty-two percent of Montana homeowners are in the low-income categories (0%-80% MFI)⁵⁹
- The homeownership rate is 69.1% statewide (slightly higher than national average)⁶⁰
- Housing costs as a percentage of household income were 22.2% for Montana. Although Montana's housing costs are below the national average in dollars (\$735 versus \$940), they are above the national average in terms of the percentage of monthly household income (22.2% versus 21.0%)⁶¹
- The increase in monthly housing costs as a percentage of household income increased from 20.2% in 1990 to 22.2% in 2000, which is three times the national increase. While this is due in part to larger homes being built, income is not keeping up with increased housing costs. Affordability is definitely an issue in many counties around the state⁶²
- Income required to purchase a home was more than \$46,000 in 2003 while median household income was a little more than \$34,000⁶³
- Statewide cost burdens:⁶⁴
 - Owner households at 30% or less of AMI: 70.4% pay more than 30% of income for housing costs and 51.7% pay more than 49.2% of income for housing costs
 - Owner households at 30%-50% of AMI: 50.8% pay more than 30% of income for housing costs and 27.1% pay more than 50% of income for housing costs

⁵⁹ *Montana Housing Needs Assessment*; Western Economic Services; December 2009;
http://housing.mt.gov/Hous_CP_HsgNeedsAssess.asp

⁶⁰ U.S. Census Bureau; Census 2000

⁶¹ U.S. Census Bureau; Census 2000

⁶² U.S. Census Bureau; Census 2000

⁶³ *Economic Analysis of Montana-Volume III-Housing Profile*; Center for Applied Economic Research, February 2007

⁶⁴ SOCDs CHAS Data: Housing Problems Output for All Households; compiled from Census 2000 data;
<http://socds.huduser.org/chas/index.html>

- Owner households at 50%-80% of AMI: 36.8% pay more than 30% of income for housing costs and 13.1% pay more than 50% of income for housing costs
- Owner households at 80% or more of AMI: 12.0% pay more than 30% of income for housing costs and 2.1% pay more than 50% of income for housing costs
- MBOH has been unable to offer competitive mortgage rates since September of 2008 because of dislocation in the mortgage bond market
- Montana has a lower rate of subprime mortgages than the national average; however, the effects of the recession are causing Montana borrowers with standard loans to become delinquent and go into foreclosure because of job losses⁶⁵
- Montana's economy generally lags behind the national economy. It is likely that Montana's housing market will not bottom out until sometime in 2010 and will not begin to grow until 2011⁶⁶
- Montana's housing market will be recovering over the next five years and will likely see higher than usual numbers of delinquent and foreclosed loans. House prices have fallen in many parts of the state and first-time homebuyers are beginning to return to the market. MBOH anticipates that it will be able to issue bonds again and return to offering below-market interest rate first mortgage loans beginning in 2010. Bond resources coupled with homeownership resources from HOME and Section 8 should return Montana's efforts to assist low- and moderate-income homebuyers to levels in keeping with the early 2000s, before the housing bubble
- The impact of the Secure and Fair Enforcement for Mortgage Licensing Act of 2008 (SAFE Act) could negatively affect local governments, CHDOS, and PHAs currently conducting homebuyer assistance programs using HOME funds if staff working for these entities is required to be licensed.

(2) Objectives and Actions / Resources:

- **Provide Homeownership opportunities to low- and moderate-income households throughout Montana**
 - Continue to make funds available for homebuyer programs throughout the state through the HOME program's Single Family Noncompetitive Program for down payment and closing cost assistance and the competitive program for single family development projects
 - Continue to provide up-to-date information on the SAFE Act and its impact on entities accessing HOME funds for homebuyer programs
 - Continue to make bond funds available to assist low- to moderate-income homebuyers each year with low interest rate loans

⁶⁵ Mortgage Bankers Association data

⁶⁶ Montana Bureau of Business and Economic Research; Update to State Economic Forecast; August 2009

- Continue to operate the MCC (Mortgage Credit Certificate) program, which began operation in April 2003
- Continue to make funds available through the Single Family Recycled Mortgage Program to lower income persons and families who do not have the financial capabilities to purchase safe and sanitary housing through other single family programs
- Continue to support the Section 8 Homeownership Voucher program. Since the inception of the program, awareness of the program has brought together various partners, leading the success of homebuyers statewide
- Continue support of private foundations committed to leveraging federal dollars for affordable housing throughout the state
- Continue to support Montana House™ program, a collaboration between MBOH, Blackfeet Housing Authority, and Blackfeet Manpower. MBOH provides the building materials for the homes and students build the homes as part of their vocational training curriculum

➤ **Mitigate effects of delinquency and foreclosures**

- Continue to seek grant funding for MBOH housing and foreclosure counseling programs
- Continue to require homebuyer education classes for all homebuyers assisted with HOME funds as a condition of receiving the funds
- Continue to explore creative means to deliver homebuyer training in rural areas. Increase the use of web casts and video conferencing for homebuyer education, especially in remote areas.
- Increase awareness of predatory lending practices by continuing to support legislation to reform the payday and title loan industry, including participating in the Montana Financial Education Coalition

b. Rental Housing

(1) Challenges and Obstacles:

- Sixty-five percent of Montana renters are in the low-income categories (0%-80% MFI)⁶⁷
- Montana has a much greater demand for subsidized rental assistance than the dollars being provided through HUD's section 8 programs
 - Participant income has decreased due to loss of employment (employment terminations, higher number of individuals competing for employment) resulting in the average subsidized rents increasing thus being able to serve less individuals

⁶⁷ *Montana Housing Needs Assessment*; Western Economic Services; December 2009;
http://housing.mt.gov/Hous_CP_HsgNeedsAssess.asp

- With the foreclosure on homes, more individuals are competing for Montana rental units which are creating a rental shortage in most of Montana's major cities
- Individuals applying to the statewide wait list for Section 8 has increased by 28% in 2009
- Almost 6,500 units, or 14% of the total units in commercial buildings classified as rental housing are either unsound or in need of improvement⁶⁸
- The rental housing wage is calculated based on renting a two-bedroom unit for \$511, including utilities. Assuming a 52-week work year, a 40-hour workweek, and a ratio of 30% of income to rental costs, the hourly wage needed to afford a two-bedroom unit is \$9.83.⁶⁹ Analysis of 20 occupations revealed that eleven out of the 20 earn an average hourly wage⁷⁰ less than the amount needed to afford rental housing.
- Statewide cost burdens:⁷¹
 - Renter households statewide at 30% or less of AMI: 63.2% pay more than 30% of income for housing costs and 46.9% pay more than 50% of income for housing costs
 - Renter households statewide at 30%-50% of AMI: 52.2% pay more than 30% of income for housing costs and 14.7% pay more than 50% of income for housing costs
 - Renter households statewide at 50%-80% of AMI: 21.7% pay more than 30% of income for housing costs and 2.1% pay more than 50% of income for housing costs;
 - Renter households statewide at 80% or more of AMI: only 2.4% pay more than 30% of income for housing costs and 0.3% pay more than 50% of income for housing costs.
- Current trends indicate a lack of appetite for national investment in construction and rehabilitation of rental housing in Montana. This, in part, is a result of the relatively small amount of LIHTC allocated to Montana when compared to large states. Montana receives the minimum threshold of allocated tax credits. Compounded with lack of appetite for LIHTC investments, projects in Montana face the consideration by major investors as being rural. As GSEs (Government Sponsored Entities) such as Fannie Mae and Freddie Mac restructure, the perspective for future investment takes positive form. The recovery of the housing meltdown and the prospect for obtaining investors to partner in projects throughout the state in the next several years appears cautiously optimistic.

⁶⁸ *Montana Housing Condition Study*; Montana State University-Billings; February 2005;
http://housing.mt.gov/Hous_CP_HsgCondStdy.asp

⁶⁹ *Volume III Economic and Demographic Analysis of Montana*, Montana State University-Billings; February 2007;
http://housing.mt.gov/Hous_CP_Econ_Demographic_Analysis.asp

⁷⁰ U.S. Bureau of Labor Statistics

⁷¹ SOCDs CHAS Data: Housing Problems Output for All Households; compiled from Census 2000 data;
<http://socds.huduser.org/chas/index.html>

(2) Objectives and Actions / Resources:

➤ Improve the Quality and Availability of Affordable Rental Housing for Low- and Moderate-Income Households

- Utilize MDOC and MBOH resources funds to rehabilitate existing and construct new rental housing
- Utilize MDOC and MBOH resources to preserve rental units subject to expiring HUD or 515 Rural Development contracts to ensure these units continue to remain viable, affordable units
- Continue to support the Section 8 housing choice voucher program, which provides essential rental subsidy to very low and low-income Montanans
- Continue to offer permanent mortgage financing for affordable rental housing in partnership with HUD's Risk Sharing Program, which provides mortgage loan insurance
- Continue to offer permanent mortgage financing through its General Obligation Program, which issues tax-exempt bonds to finance projects that do not have mortgage insurance

➤ Improve Access to Capital Markets

- Continue to support MPEG (Mountain Plains Equity Group, Inc.), a small investment syndicator, makes investments in LIHTC projects and historic tax credit projects. Smaller projects, particularly in rural communities, can be expensive and difficult for housing authorities, nonprofit entities, and other developers to put together. MPEG eases the development of multi-family housing by providing limited but essential relief through partnerships with local state and nationally chartered banks.

c. Elderly and Other Special Needs Households

(1) Challenges and Obstacles:

- Fifty percent of Montana's elderly households are in the low-income categories
- Montana's elderly homeownership rate is 78.9% (overall homeownership rate is 69.1% statewide)
- Statewide cost burdens for elderly homeowners:⁷²
 - Elderly owner households at 30% or less of AMI: 71.1% pay more than 30% of income for housing costs and 69.4% pay more than 50% of income for housing costs

⁷² SOCDS CHAS Data: Housing Problems Output for All Households; compiled from Census 2000 data;
<http://socds.huduser.org/chas/index.html>

- Elderly owner households at 30%-50% of AMI: 39.0% pay more than 30% of income for housing costs and 17.3% pay more than 50% of income for housing costs
- Elderly owner households at 50%-80% of AMI: 22.3% pay more than 30% of income for housing costs and 8.4% pay more than 50% of income for housing costs
- Elderly owner households at 80% or more of AMI: 8.6% pay more than 30% of income for housing costs and 1.9% pay more than 50% of income for housing costs
- Statewide cost burdens for elderly renters:⁷³
 - Elderly renter households at 30% or less of AMI: 49.9% pay more than 30% of income for housing costs and 14.8% pay more than 50% of income for housing costs
 - Elderly renter households statewide at 30%-50% of AMI: 44.6% pay more than 30% of income for housing costs and 15.8% pay more than 50% of income for housing costs
 - Elderly renter households statewide at 50%-80% of AMI: 25.6% pay more than 30% of income for housing costs and 4.9% pay more than 50% of income for housing costs
 - Elderly renter households statewide at 80% or more of AMI: 4.3% pay more than 30% of income for housing costs and 1.4% pay more than 50% of income for housing costs
- While 42% of all Montana's households are in the low-income categories, 57.5% of the special needs households are in the low-income categories
- By 2010, 52% of elderly households and 57.5% of special needs households are estimated to be in the low-income categories
- Accessibility continues to be a significant issue for elderly and special needs households, in addition to affordability and supply
- The elderly and special needs populations are forecasted to rise at an average of 1.74% per year, reaching over 98,000 elderly households and over 70,000 special needs households by 2010. This growth reflects Montana's aging population, and the increase in mobility and self-care limitations as the population ages
- While the overall homeownership rate is 69.1%, Montana's special needs homeownership rate is slightly lower at 68.4%

⁷³ SOCDS CHAS Data: Housing Problems Output for All Households; compiled from Census 2000 data; <http://socds.huduser.org/chas/index.html>

(2) Objectives and Actions / Resources:

➤ Provide Housing Options for the Elderly and Special Needs Populations

- Continue to market and support the Reverse Annuity Mortgage Loan Program, which enables Montana low-income homeowners over 68 years old to provide for their own in-home support by utilizing cash from a Reverse Annuity Mortgage
- Continue to utilize MDOC and MBOH funds to develop projects targeted to physically, developmentally, and mentally disabled households
- Increase group living and homeownership opportunities for persons with severe and disabling mental illness (SDMI) and other disabilities through cooperation with organizations such as the Montana Home Choice Coalition
- Continue to make funds available through the MBOH Disabled Accessible Affordable Home Ownership Program to provide architecturally accessible homes for persons with permanent disabilities and mobility impairments. MBOH expects to finance 156 homes with nearly \$10 million in recycled mortgage funds over the five-year period
- Continue to offer education regarding universal design and accessibility requirements in order to increase the number of accessible multi- and single-family units available to the elderly and disabled populations
- Promote accessibility features for all new construction and major rehabilitation that replaces interior walls and doors; the following are required by the LIHTC program and strongly encouraged by the HOME and CDBG programs:
 - 36 inch doors for all living areas (except pantry, storage, and closets)
 - Levered handles for exterior and interior doors (except exterior swing doors)
 - Outlets mounted not less than 15 inches above floor covering
 - Light switches, control boxes and/or thermostats mounted no more than 48 inches above floor covering
 - Walls adjacent to toilets, bath tubs and shower stalls require reinforcement for later installation of grab bars
 - Lever style faucets for laundry hook-up, lavatory and kitchen sink

d. Manufactured Housing

(1) Challenges and Obstacles:

- According to Census 2000, 14.3% of Montana's housing stock is made up of mobile homes
- Many mobile home parks have their own septic and water systems;
 - some systems were inadequate from their inception and others the systems are aging and failing

- Mobile homes, and especially those constructed before the National Manufactured Housing and Safety Standards took effect in 1976, also often represent the most substandard, unsafe, and energy consumptive housing in Montana
 - Rapidly escalating energy prices result in a serious cost burden for many lower income households that often reside in the inefficient energy consumptive and pre-HUD Code mobile homes
- Many lower income mobile home occupants face the threat of displacement, loss of property, and even homelessness resulting from potential mobile home park closures
 - Lot rent increases are often greater than the income growth of lower income residents, especially those on fixed incomes; park tenants have few options but to pay the increased rates
- Financing and regulatory barriers can exclude lower income mobile home owners, particularly those on leased land and in mobile home parks, from receiving assistance to replace their mobile homes
 - Manufactured home dealers require “up front” money to order a new home
 - Even when low-cost financing and other assistance is available, households are reluctant to move forward to a newer home due to the mortgage, even though the dollars saved on utilities can make out of pocket costs neutral
 - Zoning restrictions severely limit the location options for manufactured home placement and the relocation options when mobile home parks close
 - Montana does not title manufactured housing as real property unless it is on a permanent foundation located on land owned by homeowner, so these homes are not eligible for conventional financing and are usually financed with installment personal-property loans, much like automobiles, often with retailers directly involved with the financing, although recently, mortgage financing is being made available for manufactured housing on permanent foundation with long-term leaseholds that equal or exceed the term of the mortgage
- The presence of hazardous materials adds cost and complications to decommissioning older mobile homes
 - Many landfills will not accept specific types of hazardous materials
 - transportation to the nearest land fill that will accept the unit can add considerable cost to decommissioning

(2) Objectives and Actions / Resources:

- Continue to support mortgage financing and other financial assistance to manufactured housing placed on permanent foundations on land owned by the homeowner or leased under a long-term lease

- Partner with Montana State University-Bozeman Extension Service to find solutions to decommissioning and disposal of older units
- Provide support to NeighborWorks Montana's work with resident-owned communities (ROCs) issues and access to ROC USA funding
- Explore developing a permanent source of funding, similar to the Manufactured Home Replacement pilot program, which has the flexibility to address manufactured housing financing and decommissioning needs.

e. High Energy and Building Costs and Environmental Hazards

1. Challenges and Obstacles:

- Based on the number of houses in Montana that were built in or before 1979, it is estimated that there are nearly 285,500 units at risk of containing lead-based paint in Montana. Although this is approximately 69% of the housing units in the state, it is important to note that one cannot assume that all of these units contain lead-based paint and that the presence of lead-based paint alone does not indicate the extent of exposure hazards.
- Based on the age of the housing, it is also safe to assume that many homes are energy inefficient.

2. Objectives and Actions / Resources:

➤ Mitigate effects of high energy costs and building costs

- The HOME and CDBG programs will continue to require projects to conform to federal and state energy efficiency standards
- Continue to leverage HOME and CDBG funds with weatherization programs administered throughout the state
- Continue to promote housing that is modified or constructed to meet federal and state energy efficiency standards
- Continue to encourage green building techniques

➤ Mitigate the effects of environmental hazards

- Present information on the LBP regulations and lead-safe work practices at its application and grant administration workshops
- Provide information on methamphetamine contamination at workshops and conferences

D. PRIORITY HOMELESS NEEDS

1. Homeless Population and Subpopulations

The Statewide Homeless Surveys provide “unsheltered” data, and the Subpopulations Served Survey, the source for “sheltered” data. Both surveys are conducted at the same time as the Housing Inventory. “Unsheltered” Chronic Homeless were determined by identifying “individuals” responding in the survey that they needed mental health assistance and were homeless due to mental health reasons or other serious disability. This subset was cross-matched with responses on the duration and frequency of homelessness to identify those who were homeless for more than a year or four times in the past three years. This subset was further reduced to identify only those who indicated on the survey that they spent the previous night either on the streets, at a camp, or in a car. This data is completely reliant upon responses from the homeless persons themselves and the level of confidence is still to be determined, yet is our most direct and consistent source of data.

There are two potential sources for “Sheltered” Chronic Homeless data. The first uses the same final “subset” as above and is extracted from the Homeless Survey but then identifies respondents stating they stayed the previous evening in a shelter, motel, jail, hospital, or with friends. The second source comes from the Subpopulations Served Survey conducted in facilities, which asks shelter and housing facilities to identify how many chronically homeless residents they had on the night of the survey. However, respondents often indicated they did not have the needed information to identify the chronically homeless.

Table 1: 2009 Continuum of Care: Homeless Population and Subpopulations Chart				
Date of point-in-time count: January, 31 2009				
Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
1. Number of Households with Dependent Children	40	71	22	133
1a. Total Number of Persons in these Households (adults and children)	136	216	92	444
2. Number of Households without Dependent Children***	252	206	232	690
2a. Total Number of Persons in these Households	268	213	271	752
Total Persons (Add Lines 1a and 2a)	404	429	363	1,196
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
a. Chronically Homeless	107		53	160
b. Severely Mentally Ill	158		49	207
c. Chronic Substance Abuse	127		40	167
d. Veterans	121		78	199
e. Persons with HIV/AIDS	27		8	35
f. Victims of Domestic Violence	68		16	84
g. Unaccompanied Youth (Under 18)	21		6	27

2. Housing Gaps Analysis

For Emergency Shelter beds, both individual and family, the gap is calculated by multiplying “total need” (i.e., total number of homeless counted in the survey minus

inventory of existing beds) by 10% to produce “unmet need.” In other words, the MT CoC’s goal is to fill only 10% of the simple “total need.” While somewhat arbitrary, many factors went into arriving at this percentage, including the level of confidence in the actual data, the high level of transience in shelter usage, and the fact that there is a low frequency of “filled rates” in many of the larger city shelters. This percentage also reflects that the MT CoC’s priority is not on shelters.

Determining the “unmet need” or gap for transitional beds is more complicated. The MT CoC’s priority over the past year has clearly moved toward “housing first,” but it also recognizes there are still subpopulations in need of transitional housing. Those groups were identified as homeless due to: (1) serious mental illness; (2) substance abuse; (3) dual diagnoses; (4) domestic violence; and (5) homeless teen mothers or pregnant teens. These subpopulations were added together to produce “total need.” Only half of total domestic violence count was used as the best estimate of those who actually needed transitional housing as opposed to permanent housing. The inventoried number of beds for individuals and for families, including beds under development, were then subtracted from this “total need” to produce “unmet need.”

These same “total need” numbers were used to determine the gap in permanent supportive housing by subtracting the number of inventoried beds for both individual and families from “total need” to produce the “unmet need.”

Table 1: 2009 Continuum of Care Homeless: Housing Gaps Analysis Chart				
		Current Inventory	Under Development	Unmet Need/Gap
Individuals				
Beds	Emergency Shelter	367	6	0
	Transitional Housing	227	0	165
	Permanent Supportive Housing <i>(all beds / beds for chronically homeless only)</i>	177/51	5	203
	Total	771	11	368
Chronically Homeless		51	5	53
Persons in Families With Children				
Beds	Emergency Shelter	289	0	0
	Transitional Housing	341	8	44
	Permanent Supportive Housing	47	0	28
	Total	677	8	72

3. Homeless Strategic Plan

Breaking the long-term cycle of homelessness, tempered by short-term shelter, cannot be accomplished by building more shelters or facilities alone. Besides a lack of shelter, homelessness involves a variety of unmet physical, economic, and social needs. A comprehensive, coordinated system of homeless assistance is comprised of a wide array of services, tools, and opportunities for the homeless. Homeless services will include a prevention strategy and will help the homeless in stages—to take them from an emergency shelter to permanent housing.

4. Institutional Structure

The lead entity is the Montana Continuum of Care Coalition, a seven-year-old statewide collaboration of individuals and organizations representing a wide variety of communities and homeless services. The MT CoC has no "official" designation, and is not a 501(c)(3) organization nor is it housed within any governmental entity. It has been, however, the state's only homeless planning entity and has successfully brought together many key players to achieve a long list of accomplishments. It was started by collaboration between the MDPHHS and the Montana HRDC Association (community action agencies). The MDPHHS continues to provide staffing through a contract for services and the HRDC Association continues to help underwrite the costs of the annual statewide homeless survey, but governance issues and other decisions are left completely to the MT CoC membership.

CoC Board of Directors

Established March 1, 2007; Updated June 2009

Seat	Name		Term	Expires
Dist 1,2,3, Glendive	Brian Steffen	Action for Eastern MT	2	2009
Dist 4, Havre	Diane Savasten Getten	Dist 4 HRDC	3	2010
Dist 5, Great Falls	Ray Jergeson	Opportunities Inc.	2	2009
Dist 6, Lewistown	Tara Cutler	Dist 6 HRDC	2	2009
Dist 7, Billings	Sheri Boelter	Dist 7 HRDC	3	2010
Dist 8, Helena	Liz Moore	RMDC	2	2009
Dist 9, Bozeman	Gloria Edwards, Vice Chair	Family Promise	2	2009
Dist 10, Kalispell	Chris Krager	Samaritan House	2	2009
Dist 11, Missoula	Jane Guest	WORD	2	2009
Dist 12, Butte	Revonda Stordahl, Chair	Public Housing Authority (PHA)	3	2010
At-large #1	Kane Quenemoen	DPHHS/IHSB, Helena	3	2010
At-large #2	Lil Dupree	NW Human Resources, Kalispell	3	2010
At-large #3	Vacant		3	2010
At-large #4	Theresa McCarthy	Homeward Bound, Butte	3	2010
At-large #5	Stacey Umhey	SAFE, Hamilton	3	2009

The MT CoC reviews its mission and strategy, structure, process, and progress annually. At least five other meetings throughout the year are needed to continue ongoing planning efforts, develop projects, organize the homeless survey and housing activity survey, refine the MT CoC's process, ensure project ranking occurs, and facilitate the submission of a consolidated MT CoC application.

Linkages and coordination with other statewide groups, such as the NAHRO⁷⁴ MT Association, the Montana Home Choice Coalition, the HRDC Association, Mental Health Network, Montana Veterans Association and others, is accomplished through cross membership in the MT CoC and these organizations. Collaboration with state agencies, such as the Addictive and Mental Disorders Division of the MDPHHS, state Veterans Affairs, state housing programs, the Consolidated Plan, and the state PATH Coordinator, are all achieved through having representatives from these offices in the MT CoC.

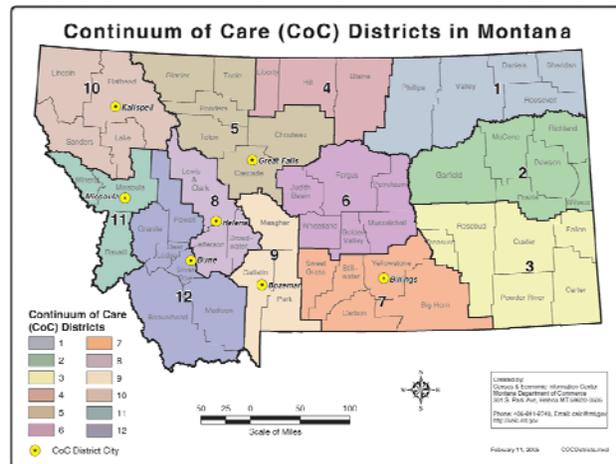
Given that most of Montana is very rural and sparsely populated (half of the 56 counties meet the "Frontier" designation of fewer than seven people per square mile), the

⁷⁴ National Association of Housing and Redevelopment Officials

districts are used as the organizational structure to ensure both geographical participation in the continuum and the delivery of services throughout the state. These are the same districts used by the HRDCs since 1964. The following map shows the districts and the table illustrates the extent to which Montana is challenged to provide services by vast geography and sparse population. Note the comparison of size and population size to the sample states showing districts larger than some states yet only a fraction of the population.

Montana Continuum of Care for the Homeless Coalition

District	Population	%	Size (Sq. Mi.)	Density (people per sq mi)
1,2,3	81,262	9%	48,499	1.7
4	31,810	4%	12,599	2.5
5	111,740	12%	11,627	9.6
6	22,513	2%	12,371	1.8
7	163,379	18%	13,393	12.2
8	88,063	10%	6,395	13.8
9	85,457	9%	7,840	10.9
10	130,042	14%	13,375	9.7
11	135,756	15%	6,242	21.7
12	70,086	8%	14,701	4.8
Connecticut			5,554	592
New Hampshire			8,215	1,065
Rhode Island			1,214	906.3
Vermont			9,615	62.7
Massachusetts			9,241	770.7
West Virginia			12,232	75.6



Within these districts are 10 community-based or regional continuum of care networks that send representatives to the statewide MT CoC meetings. The seven largest cities in the state provide the major hubs of service that extend to outlying rural areas and encompass approximately two-thirds of the entire state’s population.

5. Homelessness Prevention

Breaking the long-term cycle of homelessness, tempered by short-term shelter, cannot be accomplished by building more shelters or facilities alone. Besides a lack of shelter, homelessness involves a variety of unmet physical, economic, and social needs. A comprehensive, coordinated system of homeless assistance is comprised of a wide array of services, tools, and opportunities for the homeless. Homeless services will include a prevention strategy and involve a variety of services. While all services may not be needed by everyone, the community will have them available as part of the coordinated, comprehensive plan. Services should include:

- Emergency or transitional shelter and permanent housing, including supportive housing
- Identification and assessment of an individual’s or family’s needs
- Social services, including mental health and substance abuse counseling, vocational rehabilitation, education, family support, childcare, independent living skills training, job training and placement, and employment opportunities where the homeless can both acquire and put to use new work skills

The continued role of the statewide Continuum of Care is critical in meeting the needs of the homeless population in Montana. The CoC has formulated the following actions to promote and guide the group's work plan:

- Continue to conduct an annual statewide survey and resources inventory to count and assess homeless needs
- Participate in the efforts to further the goals of the 10-Year Plan to End Chronic Homelessness and address homelessness overall, approved by the Montana Council on Homelessness
- Inventory all state discharge policies and practices and promote evaluation of best practices and the adoption of new policies when needed
- Continue to implement the HMIS (Homeless Management Information System)
- Collect, analyze, publish and distribute survey findings
- Conduct a minimum of five meetings annually
- Continue to explore options for initiating a statewide, uniform intake and referral system
- Contribute to the annual update of the state Consolidated Plan

6. Chronic Homelessness

In response to the growing problem of homelessness in Montana, the **Montana Council on Homelessness** was originally convened by Executive Order in June 2004. Governor Brian Schweitzer renewed Montana's commitment to ending homelessness through Executive Order 40-2006, signed in December 2006, which restructured the MTCoh and extended it until December 2008. The Executive Order 40-2006 also directed the Montana Council on Homelessness to work with an Intergovernmental Team on Homelessness (ITH). As requested by the MTCoh, all state agencies providing services to homeless individuals participated on the ITH. Additionally, the MTCoh invited representatives of federal, tribal, and local agencies who provide services to the homeless to participate on the Intergovernmental Team on Homelessness. The ITH assisted the MTCoh to prepare and implement a 10-year plan to end homelessness.

The work of the Governor's Council on Homelessness, coupled with research and outreach, provided the foundation for a 10-year plan to address homelessness as it exists in Montana and to end chronic homelessness. Although Governor Schweitzer chose not to reinstate the Montana Council on Homelessness after Executive Order 40-2006 expired in 2009, it does not mean overarching efforts to address homelessness in Montana have been abandoned. Although the structure is undergoing some revision, the Governor and the state of Montana remain committed to addressing homelessness by furthering the efforts to meet the goals of the 10-Year Plan.

Stepping Stones: Ending Homelessness in Montana by 2014

✓ **Note:** For MTCoh purposes, chronic homelessness is defined as: Homeless for at least a year or homeless at least three times in the past four years.

The Council recognizes that the plan is a living document, and that objectives, resources and inputs will need to be added and changed in response to the changing landscape of homelessness in Montana and the ongoing efforts and accomplishments of stakeholders. State- and federal-level participation will be predicated on bringing in those who need to be involved in various aspects of the plan.

Goal I: Enhance state-level coordination around the issue of homelessness

1.	1.1: Create a sustainable, multi-systemic infrastructure and coalition for addressing homelessness	1.2: Adopt the overarching definition of homelessness for Council use
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Goal II: Prioritize and enhance access to mainstream services for persons who are homeless

2.	2.1a: Promulgate opportunities and mechanisms that enhance communities' ability to link homeless or at-risk persons with services	2.1b: Create and adopt an immediate, coordinated response to the needs of homeless persons and those who are at risk of homelessness	2.2: Increase access to main-stream resources for chronically homeless persons (Chronic Homelessness)	2.3: Tie automatic food stamp eligibility to SSI benefits (just as Medicaid is tied)	2.4: No one will be discharged into homelessness by Montana institutions, including the mental health system and the Department of Corrections (Chronic Homelessness)
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Goal III: Enhance access to permanent, affordable housing

3.	3.1: Help formulate a housing plan that includes additional housing for persons living on incomes of 0 – 30 percent of the Area Median Income (AMI), no additional loss of existing subsidized units, and a continuum of housing choices, including supportive housing	3.2: Generate additional funds for housing (e.g., Housing for Montana Fund)	3.3: Establish tax incentives for those willing to provide additional housing for persons and families experiencing or at risk of homelessness, including populations that are hard to house (e.g., reentry and recovering populations)	3.4: Create new subsidized housing specifically for chronically homeless persons (Chronic Homelessness)	3.5: Help facilitate addition of more Transitional housing and services for veterans
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Goal IV: Prevent homelessness

4.	4.1: Ensure that persons who are or have been homeless have a true voice in the process and that their needs and wants are heard and incorporated	4.2: Authorize use of existing funding to create a pool for flexible services geared to prevention	4.3: Identify root causes of homelessness among specific subpopulations and tie prevention strategies to cause
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Goal V: Initiate and support additional demonstration projects that assist local communities with ending homelessness

5.	5.1: Provide formalized opportunities for communities to become demonstration communities	5.2: Identify second and third demonstration communities	5.3: Facilitate and support implementation of a social enterprise such as Pioneer Human Services model.
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GOAL VI: Strengthen political will and create a call to action to end homelessness

6.	6.1: Generate awareness of homelessness in Montana using media, council activities and direct education	6.2: Create strategies and awareness campaigns targeted to specific subpopulations	6.3: Determine what homelessness looks like in the frontier or reservation setting	6.4: As a body, ensure awareness of federal legislation affecting housing and homelessness
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VII: Track Results (e.g., document and publicize savings, potential savings, and success)

7.	7.1: Create and disseminate a Cost Benefit Analysis	7.2: Establish baselines that can be used to document progress toward reducing and ending chronic homelessness in Montana	7.3: Collect and integrate data using various systems (e.g., the DPHHS Homeless Management Information System and annual Survey of the Homeless)
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Goal VIII: Develop the sustainable financial capacity and resources needed to address homelessness in Montana

8.	8.1: Seek new and or additional funding and resources targeted to ending and preventing homelessness	8.2: Establish corporate, foundation and other partnerships
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Source: Montana Council on Homelessness; Report and 10 Year Plan; <http://www.mtcoh.org>

Stepping Stones: Ending Homelessness in Montana by 2014				
GOAL IX: Prevent and end homelessness among families with children and unattended youth				
9.	9.1: Identify and implement population- specific prevention strategies (Families and Youth)	9.2: Identify and implement population-specific prevention strategies (Families and Youth)	9.3 Find funds for single-point-of-entry case managers (Families and Youth)	9.4: Create strategies designed to help keep kids in school and to ensure that foster kids access transition services to independent living (YOUTH)
	9.5: Create strategies to help keep kids who are unaccompanied and homeless in school and to ensure that foster kids access transition services to independent living (YOUTH)	9.6: Encourage schools in demonstration cities to apply for McKinney Vento funding if they are not receiving it. (YOUTH)	9.7: Help prevent homelessness among families with pre- and post-institutionalization issues (e.g., MCDC, MSH, jail, foster care, hospitalization) (FAMILIES)	9.8: Keep at-risk TANF – eligible families housed and/or return appropriate candidates to permanent housing (FAMILIES)

E. NON-HOMELESS (OTHER) SPECIAL NEEDS

The State has determined a “medium” need at the statewide level for the non-homeless special needs populations. It is up to each locality to determine its own area(s) of highest need through more detailed local analyses, studies and needs assessments. The state reserves the right to make a determination of local need based on local analyses, studies and needs assessments, which may override the state’s priority level. (See Table 2-Part 2: Priority Special Needs, page 61)

1. Elderly and Frail Elderly

(a) Challenges and Obstacles:

- According to Census 2000, at 13.4%, Montana had the 14th highest percentage among states for people 65 years of age or older
- Montana was 17th in percentage of people 85 and over (Census 2000)
- Montana had 162 people who were 100 years old or older; over 50,000 people in the U.S. were 100 years old or older (Census 2000)
- The proportion of Montana’s population classified as elderly is expected to increase from 13.4% in 1995 to 24.4% in 2025; the percent of the population 85 and older is expected to be 3.1%, moving the state’s ranking to fourth⁷⁵
- Individuals 80 and older require more health services and/or assisted living arrangements
- The lack of affordable housing is a problem for many of Montana’s lower income citizens, including the elderly

(b) Objectives and Actions / Resources:

- Support efforts by the MDPHHS SLTCD (Senior and Long Term Care Division) to continue to develop a growing continuum of long-term care services, ranging from institutional care (nursing homes and assisted living facilities) to home and community based services (personal care, home health services, hospice,

⁷⁵ *Measuring the Years: State Aging Trends & Indicators Data Book*, Center on an Aging, Society Health Policy Institute, Georgetown University for the National Governors Association Center for Best Practices, August 2004; <http://www.nga.org/portal/site/nga>

homemaker, home chore, congregate and home delivered meals programs, transportation, health promotion programs, etc.)

- Continue to market and support the Reverse Annuity Mortgage Loan Program, which enables Montana low-income homeowners over 68 years old to provide for their own in-home support by utilizing cash from a Reverse Annuity Mortgage
- Continue to make funds available through the MBOH Disabled Accessible Affordable Home Ownership Program to provide architecturally accessible homes for persons with permanent disabilities and mobility impairments
- Continue to offer education regarding universal design and accessibility requirements in order to increase the number of accessible multi- and single-family units available to the elderly population
- Promote accessibility features for all new construction and major rehabilitation that replaces interior walls and doors; the following are required by the LIHTC program and strongly encouraged by the HOME and CDBG programs:
 - 36 inch doors for all living areas (except pantry, storage, and closets)
 - Levered handles for exterior and interior doors (except exterior swing doors)
 - Outlets mounted not less than 15 inches above floor covering
 - Light switches, control boxes and/or thermostats mounted no more than 48 inches above floor covering
 - Walls adjacent to toilets, bath tubs and shower stalls require reinforcement for later installation of grab bars
 - Lever style faucets for laundry hook-up, lavatory and kitchen sink

2. Persons with Disabilities

(a) Challenges and Obstacles:

- The 2000 Census counted 145,732 people with a disability over the age of five living in Montana (16.2% of the population)
- In 2000, 19.7% of people with disabilities were below the poverty level, in comparison to Montana's overall poverty rate of 14.1%
- Persons with disabilities may require supportive services in conjunction with the provision of affordable housing

(b) Objectives and Actions / Resources:

- Continue to utilize MDOC and MBOH funds to develop projects targeted to physically, developmentally, and mentally disabled households
- Increase group living and homeownership opportunities for persons with severe and disabling mental illness (SDMI) and other disabilities through cooperation with organizations such as the Montana Home Choice Coalition

- Continue to make funds available through the MBOH Disabled Accessible Affordable Home Ownership Program to provide architecturally accessible homes for persons with permanent disabilities and mobility impairments
- Continue to offer education regarding universal design and accessibility requirements in order to increase the number of accessible multi- and single-family units available to the disabled population
- Promote accessibility features for all new construction and major rehabilitation that replaces interior walls and doors; the following are required by the LIHTC program and strongly encouraged by the HOME and CDBG programs:
 - 36 inch doors for all living areas (except pantry, storage, and closets)
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 - Outlets mounted not less than 15 inches above floor covering
 - Light switches, control boxes and/or thermostats mounted no more than 48 inches above floor covering
 - Walls adjacent to toilets, bath tubs and shower stalls require reinforcement for later installation of grab bars
 - Lever style faucets for laundry hook-up, lavatory and kitchen sink
- Continue to seek HOPWA funding for the Tri-State HELP and Tri-State HELP Plus housing assistance programs for people living with HIV/AIDS

3. Victims of Domestic Violence

(a) Objectives and Actions / Resources:

- **Provide Housing Options for Victims of Domestic Violence**
 - Continue to make funding available through normal processes.

4. Veterans

(a) Objectives and Actions / Resources:

- **Provide Housing Options for Veterans**
 - Continue to provide assistance to veterans through the HUD–VASH program, which combines HUD HCV rental assistance for homeless veterans with case management and clinical services provided by the Veterans Affairs at its medical centers and in the community

F. NONHOUSING COMMUNITY DEVELOPMENT PRIORITY NEEDS

Non-housing community development needs include those activities, in addition to providing safe and decent housing, that will improve and develop viable communities. The Montana CDBG Program strives to achieve the goal of providing suitable living

environments through improvements in community infrastructure and expansion of economic opportunities.

Faced with the overwhelming demand for non-housing community development, the state will implement programs and deliver resources to in-need populations around Montana, in an attempt to continually minimize the state's non-housing community development needs. No single action can meet the specific non-housing community development objectives of any given community. Nevertheless, MDOC is committed to moving forward with non-housing community development objectives and actions.

1. Community Revitalization Strategy Areas

The state does set forth community revitalization activities as a principal grant activity. Local government grantees are urged to consider community revitalization activities as a complimentary activity to one of the basic eligible housing and neighborhood renewal or public facilities activities, such as doing neighborhood revitalization (demolition, clean up, park development) in conjunction with a traditional housing rehabilitation project. In addition, planning for community revitalization is an eligible activity for a planning grant.

2. Infrastructure and Public Facilities

Infrastructure is defined as the collective, long-term investment by citizens in facilities and installations necessary to their safety and convenience. Examples include transportation facilities (roads and bridges), utilities (water, wastewater and solid waste disposal), and public protection (fire stations and jails). All elements of infrastructure require periodic maintenance, expansion, and/or replacement.

Maintaining infrastructure in Montana presents a particularly great challenge because of the state's vast size and small population. There are not enough people to affordably share all the costs of infrastructure needs in the state. It is therefore crucial to identify specific needs and costs, so that priorities can be established and funding sought.

Not only vast size and a small population affect the effort to provide adequate infrastructure for the state's communities. In some communities, major improvements have not been undertaken since the public works projects of the 1930's. In these towns and counties, this infrastructure (water, sewer lines, roads, bridges, etc.) is now 60 years old or older, has reached the limit of its life span, and must now be replaced. Many Montana communities have simply lacked the cash resources to replace and upgrade outmoded public facilities to modern day standards.

The problem is further exacerbated by the significant population growth and development activity now occurring in many parts of Montana, especially the unincorporated areas). Additionally, in some rural areas, individual septic systems installed in the 1950's and 1960's are now failing and need to be replaced with central wastewater treatment facilities.

Not only is public health and environmental quality threatened, failing family septic systems and substandard water treatment and sewage facilities affect a community's

economic and employment growth capacity or even stability. Over time, this causes an incremental shrinking of a community's economic base. The cumulative impact of decline in many communities is an overall decline in the state's economy and potential for economic growth.

a. Challenges and Obstacles:

- The focus on funding for water and wastewater system improvements in Montana has traditionally been at the municipal and county district level. The problems and needs of the unincorporated, rural areas of the state not served by county water or sewer districts have often been overlooked. Small subdivisions, mobile home parks, and clusters of homes are essentially small communities that commonly have individual wells, on-site wastewater treatment (septic) systems, or both. Numerous factors have contributed to these areas experiencing problems with their water and wastewater systems.

Implementing, operating, and maintaining rural water and wastewater systems is a big challenge due to the state's vast expanse and relatively small population. Often there is insufficient population in areas to affordably share all the costs of infrastructure needs. It is, therefore, crucial to quantify needs and costs in order to establish priorities and seek funding assistance.

While some of these water and wastewater needs have been addressed, it is important to note the effect that increasing population, new federal, state, and local design standards, and the steadily increasing cost of construction have had on the cost of implementing, operating, and maintaining rural water and wastewater systems.

- Water and Wastewater Systems: Public water systems are established in order that communities may be provided with dependable, safe, and convenient supplies of water for drinking, domestic uses, fire protection, and irrigation uses. Major components of water systems include supply (source), treatment, storage, pumping, and distribution facilities. Operating authorities typically consist of cities, towns, and districts (counties).

Wastewater systems, also known as sanitary sewer or sewage systems convey and dispose of human and industrial waste, thus protecting the public from health hazards and nuisances. The primary components of wastewater systems are collection, pumping and treatment facilities. Local operating authorities typically consist of cities, towns, and districts (counties).

- Solid Waste Facilities: Solid waste facilities provide protection to human health and the environment by maintaining adequate management and disposal services for waste created by the general population. Components of solid waste facilities include collection, transfer, and disposal. Cities, counties, or private entities typically conduct solid waste management.
- Roads/Streets: Roads and streets built to federal, state and local standards provide a safe and convenient method of travel essential to basic industry, business, recreation, and emergency transportation as well as many other uses. Local governments are responsible for construction, reconstruction, or

rehabilitation of all public roads and streets not under the jurisdiction of the state or federal government.

- Bridges: The Montana Department of Transportation (MDOT) identified 2,300 bridges in Montana greater than 20 feet in length, of which 583 needed repairs or replacement at an estimated cost of \$142 million in 1955. No estimate was prepared for county bridges 20 feet or less in length. However, total needs were likely in the tens of millions of dollars.
- Transportation: In a state as large as Montana, transportation can be a significant barrier. A network of public transportation needs to be created to move workers and members of their families between their homes and hubs for education, employment, access to services, and recreation/entertainment. Cost-effective transportation that allows flexibility to increase efficiency of the systems is needed. In the short-term, these transportation systems will require substantial subsidies; as greater use is made of the public transportation systems, these subsidies will be reduced greatly. One of the high priorities for public transportation should be to serve Montana's tribal communities, with high unemployment and poverty rates. Throughout the state, access to jobs is denied to residents of reservations due to lack of reliable transportation to work. In these situations, a job only 10 or 20 miles away may be out-of-reach for tribal members. The same holds true in these communities for access to training and educational programs and certain social services.
- Storm Sewers: Storm sewer treatment is needed for communities. Minimal treatment is already achieved in many facilities via detention ponds. Storm drainage for most small communities typically centers along the highway corridor that passes through town. This often includes some curb and gutter, with a few catch basins and collection piping. Storm drainage improvements are not considered high priorities in most small communities.
- Fire Stations: Fire stations provide not only a center for emergency vehicle and equipment storage but also a center for emergency personnel to gather and train. Montana is experiencing a crisis with its fire protection facilities due to rapid growth in the western part of the state, particularly in remote, wooded areas that are difficult to service. The situation is currently compounded by a multi-year drought throughout much of the state.
- Police Stations/Law Enforcement Centers: Police stations and law enforcement centers are integral to the public's protection. Centrally located structures are needed to dispatch emergency personnel and provide for working and training environments.
- Jails: Jails exist to protect the general public from real and perceived dangerous persons who pose a threat to society. Jails are used as holding facilities for persons awaiting hearings or trials and for prisoners sentenced to limited terms. Jail construction and operation standards are designed to protect society and afford constitutional rights to prisoners. These restrictions, along with increasing operation and maintenance costs, are tending to drive local governments toward plans for regional facilities rather than construction of new jails.

- Handicapped Accessibility for Public Facilities or Buildings: In 1990, federal legislation was enacted which has become known as the Americans with Disabilities Act (ADA). The ADA requires that all facilities or buildings be accessible to the physically impaired. Examples of areas requiring modifications for accessibility are building entrances and exits, different floor levels, and restrooms. Thus, if a violation is noted, a complaint must be filed with the U.S. Department of Justice. Although the ADA has been in effect for a number of years now and some local governments have made strides toward complying with the ADA, the requirements are still not well understood by some public entities. More public awareness and enforcement will likely be required before actual needs are fully realized and estimated.

b. Objectives and Actions / Resources:

- **Provide Community and Development Opportunities to Low- and Moderate-Income Residents and Strengthen Communities within the State**
 - Update the statewide public facility and infrastructure needs survey or determine another acceptable method of quantifying the enormous need.
 - Provide annual planning grants to identify overall community development and housing and neighborhood renewal needs necessary to get a project under way or to conduct other important community planning activities such as preparing or updating a comprehensive plan or growth policy; preparing a neighborhood redevelopment plan; preparing a preliminary engineering or architectural report, capital improvement plan, or similar planning studies needed to help a community address critical needs
 - Continue to provide technical assistance to communities to encourage them to access CDBG funding and to ease compliance with the federal regulations tied to CDBG funding
 - Continue to market the resources available to build affordable infrastructure/public facilities by continuing to participate in the W₂ASACT public facility workshops. The workshops are designed to familiarize local governments with federal and state low interest loan and grant programs available to assist local governments and water and sewer districts with financing for water, sewer, and solid waste improvement projects.
 - Continue to support the other programs administered by the Community Development Division of MDOC, which are critical to assisting local governments in meeting their infrastructure needs.
 - Continue to fund construction grants to counties, cities and towns, tribal governments, and water and sewer districts through TSEP (Treasure State Endowment Program) for the construction of water, wastewater, storm drain, solid waste, and bridge projects and grants for preliminary engineering studies
 - Continue to support Montana Coal Board activities; the Montana Coal Board been an active participant with local governments in coal-impacted areas.

- Continue to support Hard Rock Mining Impact Board activities; Hard Rock Mining Impact Board has been active assisting local governments to mitigate the fiscal impacts on local government services and facilities due to new large-scale hard rock mining development
- Continue to actively participate in other W₂ASACT activities, including:
 - Periodically updating the *Uniform Application for Montana Public Facility Projects*, the streamlined, common application form developed in 1997 that is used by six state and federal public facility funding programs in Montana
 - Making the on-line version of the *Uniform Application* more “user friendly”
 - Periodically updating the listing of infrastructure projects throughout Montana and the funding sources and amounts involved in the projects
 - Conducting out-reach to tribes
- Continue to fully award all CDBG public facility and planning grant funds

3. Economic Development

a. Challenges, Barriers, and Obstacles

The 2009 Analysis of Impediments to Fair Housing Choice ⁷⁶ presents and analyzes Montana economic data including income and poverty data from the U.S. Census Bureau, employment, earnings and income data from BEA (U.S. Bureau of Economic Analysis), and labor force statistics from MDOLI (Montana Department of Labor and Industry) and BLS (U.S. Bureau of Labor Statistics).

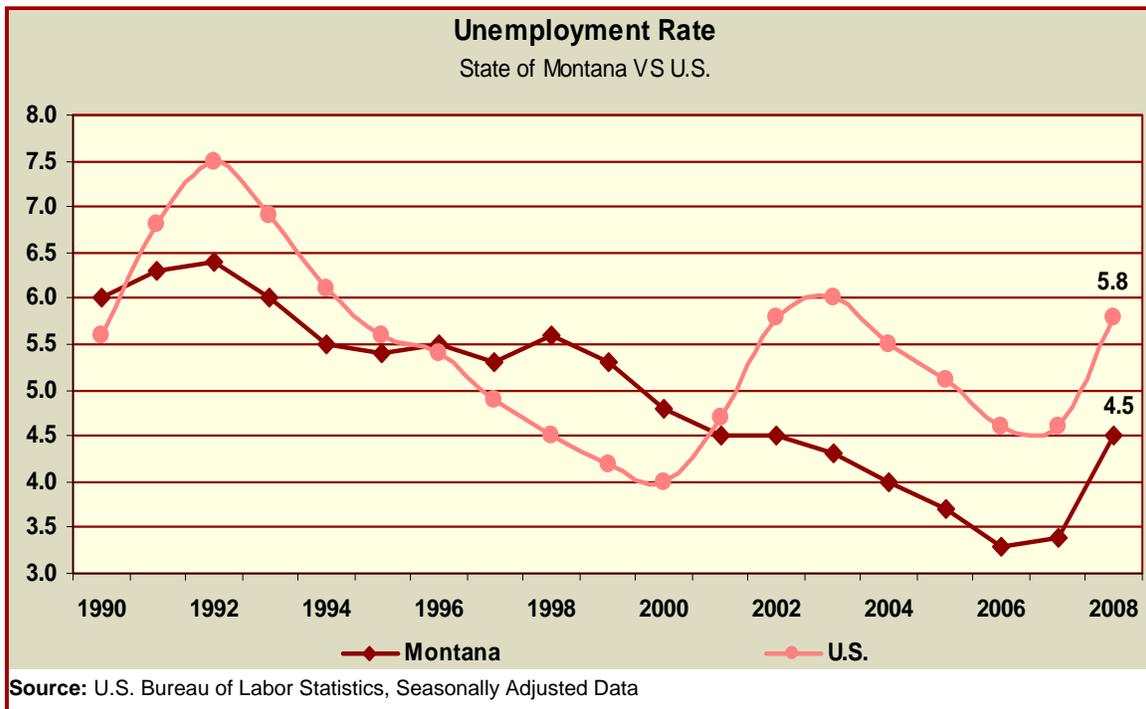
According to BLS, the labor force, defined as people working or looking for work, increased every year in Montana from 1990 through 2008, with the exception of 2002. The following table presents these data. Over this period, Montana enjoyed a relatively low unemployment rate; the rate dropped from 6.4% in 1982 to 3.3% in 2006. However, the unemployment rate inched upward since that time, reaching 4.5% in 2008. While a few more persons were employed in 2007 than in 2008, 483,455 as compared to 484,737, the size of the labor force continued to expand, growing more quickly than employment. This growth contributed to a slightly elevated unemployment rate.

⁷⁶ *Analysis of Impediments to Fair Housing Choice*; Western Economic Services; December 2009; http://housing.mt.gov/Hous_CP_AnalysisImpedFrHsg.asp

Labor Force Statistics					
State of Montana					
Year	Labor Force	Employment	Unemployment	Montana Unemployment Rate	U.S. Unemployment Rate
1990	408,301	383,706	24,595	6.0	5.6
1991	409,649	383,776	25,873	6.3	6.8
1992	417,262	390,362	26,900	6.4	7.5
1993	422,579	397,257	25,322	6.0	6.9
1994	434,774	410,957	23,817	5.5	6.1
1995	441,705	417,770	23,935	5.4	5.6
1996	447,141	422,458	24,683	5.5	5.4
1997	451,617	427,504	24,113	5.3	4.9
1998	460,837	435,156	25,681	5.6	4.5
1999	465,256	440,646	24,610	5.3	4.2
2000	468,865	446,552	22,313	4.8	4.0
2001	468,963	447,827	21,136	4.5	4.7
2002	466,299	445,281	21,018	4.5	5.8
2003	470,472	450,190	20,282	4.3	6.0
2004	475,566	456,385	19,181	4.0	5.5
2005	482,255	464,625	17,630	3.7	5.1
2006	493,469	477,256	16,213	3.3	4.6
2007	502,031	484,737	17,294	3.4	4.6
2008	506,159	483,455	22,704	4.5	5.8

Source: U.S. Bureau of Labor Statistics, Seasonally Adjusted Data

The following chart compares the national unemployment rate to the unemployment rate in the state of Montana for the years 1990 through 2008. Since 2001, Montana has experienced rates significantly below national unemployment figures. In 2008, the statewide unemployment rate stood at 4.5% while the national rate was 5.8%.



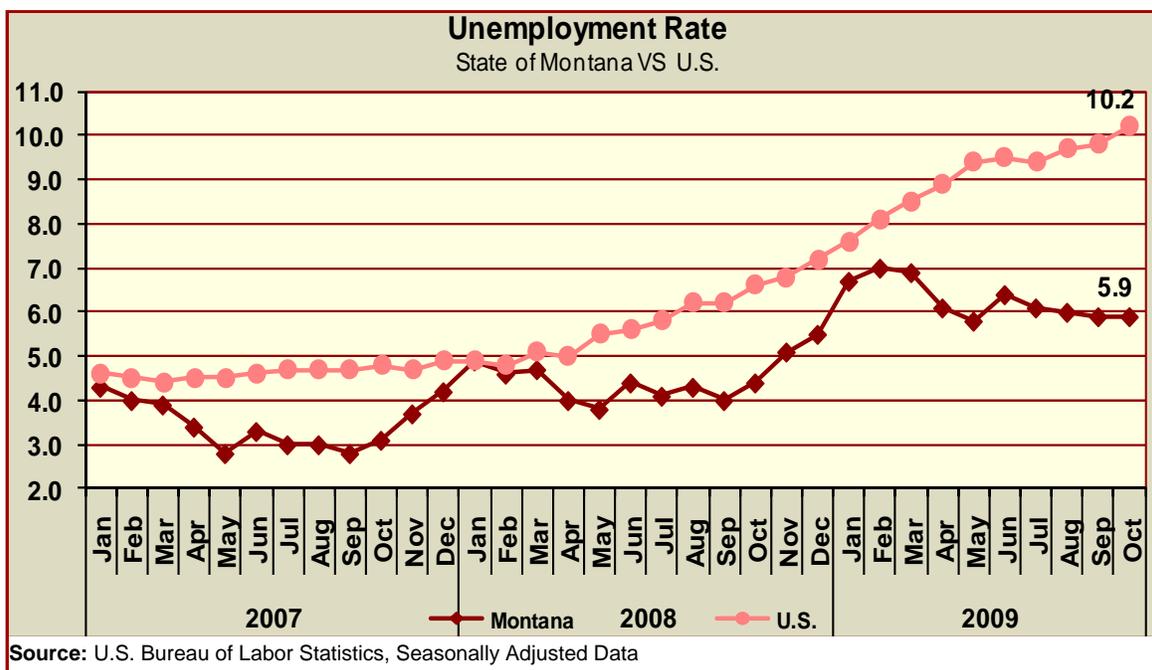
However, the last several months have brought about significant and sudden economic shifts, both nationally and globally. Monthly BLS labor force data for Montana and the U.S., presented on a seasonally adjusted basis, are shown in the following table. The labor force in Montana in October 2009 was lower than 12 months prior, dipping from

505,609 people to 495,129 people. Employment over this same period fell from 483,186 to 466,151. The Montana unemployment rate stood at 5.9% as of October 2009.

Montana Labor Force Statistics						
State of Montana VS U.S.						
Year/Month	Labor Force	Employment	Unemployment	Montana Unemployment Rate	U.S. Unemployment Rate	
2008	Jan	500,791	476,488	24,303	4.9	4.9
	Feb	499,924	476,722	23,202	4.6	4.8
	Mar	502,792	479,220	23,572	4.7	5.1
	Apr	505,825	485,444	20,381	4.0	5.0
	May	507,240	487,714	19,526	3.8	5.5
	Jun	512,943	490,244	22,699	4.4	5.6
	Jul	516,208	495,078	21,130	4.1	5.8
	Aug	514,647	492,769	21,878	4.3	6.2
	Sep	505,786	485,330	20,456	4.0	6.2
	Oct	505,609	483,186	22,423	4.4	6.6
	Nov	502,912	477,489	25,423	5.1	6.8
	Dec	499,223	471,772	27,451	5.5	7.2
2009	Jan	498,283	464,726	33,557	6.7	7.6
	Feb	496,981	462,232	34,749	7.0	8.1
	Mar	498,236	463,736	34,500	6.9	8.5
	Apr	502,261	471,547	30,714	6.1	8.9
	May	500,522	471,501	29,021	5.8	9.4
	Jun	506,038	473,854	32,184	6.4	9.5
	Jul	508,868	477,665	31,203	6.1	9.4
	Aug	506,579	476,349	30,230	6.0	9.7
	Sep	498,463	469,093	29,370	5.9	9.8
	Oct	495,129	466,151	28,978	5.9	10.2

Source: U.S. Bureau of Labor Statistics, Seasonally Adjusted Data

The following diagram compares recent monthly unemployment rates for both the state of Montana and the U.S. Despite seasonal volatility in the beginning of 2009, the unemployment rate in Montana remained below unemployment figures for the country as a whole.

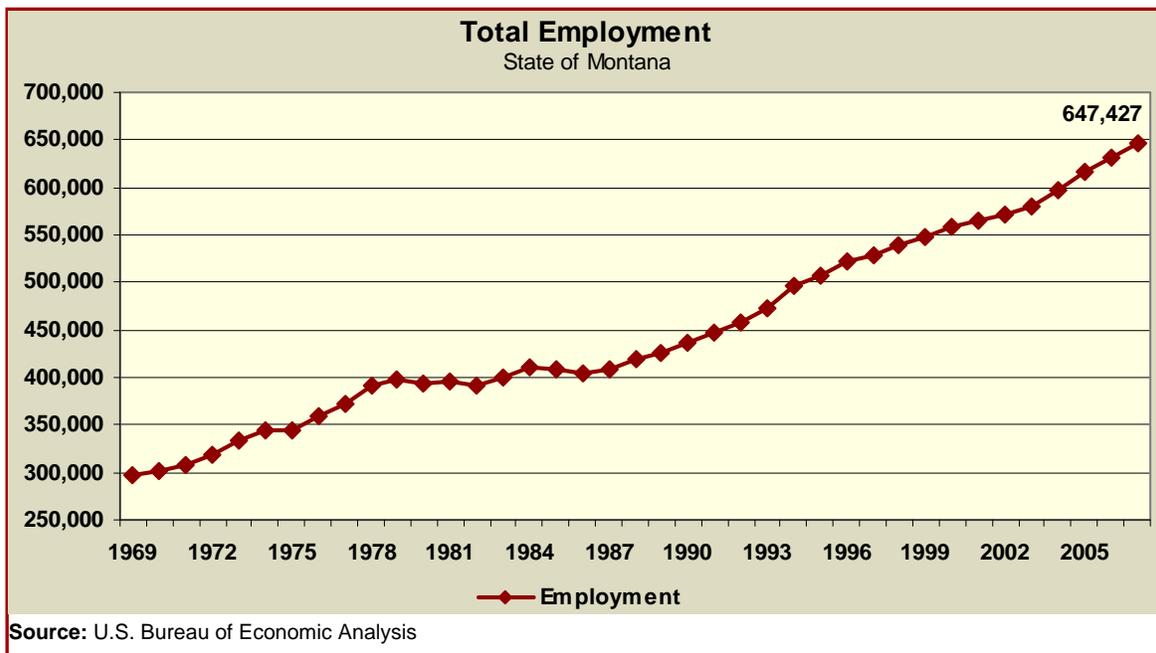


BLS also prepares a set of estimates from its periodic surveys of business firms as it relates to the number of establishments in business. As shown in the table, the number of business establishments in Montana numbered 42,964 in 2008, an increase of 615 establishments from the previous year. Each of these labor force and business establishment indicators suggest that Montana is fairing relatively well in comparison to the U.S. in its entirety.

Number of Business Establishments					
State of Montana					
Year	Qtr1	Qtr2	Qtr3	Qtr4	Annual
2001	39,914	40,115	40,869	41,010	40,477
2002	41,749	42,156	42,991	42,273	42,292
2003	41,574	41,970	42,222	41,860	41,907
2004	42,166	42,050	41,424	40,877	41,629
2005	39,463	40,010	40,451	40,548	40,118
2006	40,309	41,030	41,198	41,407	40,986
2007	41,708	42,223	42,704	42,761	42,349
2008	42,691	42,918	43,071	43,177	42,964

Source: U.S. Bureau of Labor Statistics

Additional information regarding employment in Montana can be garnered from U.S. Bureau of Economic Analysis (BEA) data. In its recording of employment, the BEA provides a count of both full- and part-time jobs. Thus, a person working more than one job can be counted more than once. As shown in the following diagram, while there have been periods of slow employment growth, such as during the early and mid-1980s, Montana's employment growth has expanded significantly. In fact, employment figures for 2007 show that employment has more than doubled in the state since 1969.



But different sectors of Montana's economy are healthier than others. As shown in Table II.9, total employment from 2000 through 2007 rose 15.8%, from 559,055 jobs to 647,427 jobs. Several sectors comprised relatively large parts of the Montana economic landscape. Government and government enterprises was the largest sector, with more than 93,100 people employed in 2007. Retail trade was the next largest, with more than 77,500 people employed, followed by health care and social services, which employed another 65,577 people. While this rate of growth has likely shifted considerably in the last two years, real estate and rental and leasing employment expanded the strongest, rising 60.5% over the period.

Employment by Industry									
State of Montana									
NAICS	2000	2001	2002	2003	2004	2005	2006	2007	% Change 00-07
Farm employment	32,602	32,047	32,535	31,627	31,655	31,579	31,572	31,348	-3.8
Forestry, fishing, related activities and other	7,963	7,617	8,429	7,840	8,028	8,150	7,965	7,902	-0.8
Mining	6,469	7,060	6,724	6,904	7,885	8,504	9,355	9,592	48.3
Utilities	3,354	3,259	2,992	2,901	2,983	3,023	3,099	3,193	-4.8
Construction	36,879	38,351	38,548	41,129	44,660	49,951	52,082	54,958	49.0
Manufacturing	25,021	24,601	23,376	22,208	22,539	23,005	23,707	23,978	-4.2
Wholesale trade	17,768	17,301	17,226	17,342	18,027	18,332	18,609	19,030	7.1
Retail trade	70,464	70,766	71,221	70,596	72,286	74,068	74,721	77,548	10.1
Transportation and warehousing	18,175	17,493	17,366	16,899	17,354	18,159	18,516	18,585	2.3
Information	9,357	9,412	9,084	9,053	9,314	9,548	9,432	9,270	-0.9
Finance and insurance	20,887	20,602	21,291	21,523	21,865	21,915	22,505	22,056	5.6
Real estate and rental and leasing	18,382	18,958	19,204	19,698	21,737	23,874	25,768	29,506	60.5
Professional and technical services	27,717	29,092	29,772	29,959	31,562	32,464	33,354	33,533	21.0
Management of companies and enterprises	1,367	1,364	1,480	1,426	1,193	1,206	1,354	1,717	25.6
Administrative and waste services	21,402	21,296	21,575	22,584	23,853	24,337	26,294	28,842	34.8
Educational services	5,217	5,785	6,178	6,193	6,425	7,064	7,658	7,740	48.4
Health care and social assistance	55,777	57,654	59,747	59,806	61,446	63,164	64,453	65,577	17.6
Arts, entertainment and recreation	14,518	14,583	15,496	16,570	17,287	17,888	18,879	19,535	34.6
Accommodation and food services	45,938	46,393	47,286	47,929	49,198	50,163	50,842	51,393	11.9
Other services, except public administration	30,703	32,114	33,314	34,441	35,274	36,512	37,898	39,017	27.1
Government and government enterprises	89,095	90,241	89,505	92,507	93,403	92,829	92,703	93,107	4.5
Total	559,055	565,989	572,349	579,135	597,974	615,735	630,766	647,427	15.8

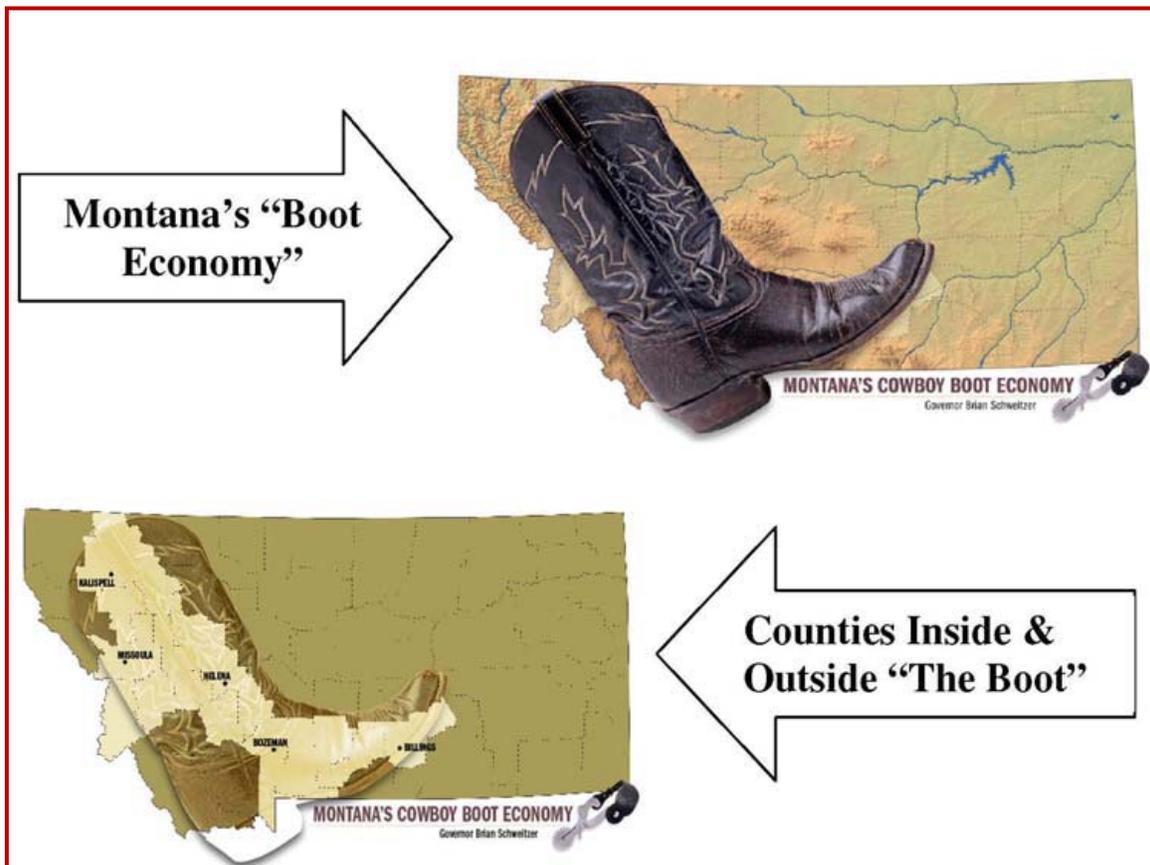
Source: U.S. Bureau of Economic Analysis, 2008 Dollars

According to the January 2009, Governor's Office of Economic Development's Report on Activities, 2005-2008, for the state of Montana:

We are certainly not immune to the national and international economic downturn, and must be even more aggressive in our efforts to recruit new businesses to Montana and to help retain and expand existing Montana businesses. Yet, Montana continues to climb in national rankings for business climate and economic growth. Over the last three years (as of late-October 2008), Montana has become the seventh fastest growing economy in America and the third fastest over the last six months, as measured by gross state product. Montana had the 3rd highest growth rate in value-added manufacturing in the nation in 2007 (the last year with available statistics) and ranks 2nd nationally for the number of high tech industries growing faster than the national average. We have moved to a record number of people working at record high wages. In fact, between January 1, 2005 and November 1, 2008, 59,000 new jobs were created in Montana. In 2008, Business Facilities magazine ranked Montana as the 'fastest climber of most business friendly states', 8th in the nation for economic climate, and 7th in the nation for overall business climate. The Tax Foundation ranked Montana 6th best for state business tax climate, Forbes rated Montana the fastest climber for economic growth, and the Beacon Hill Institute

State Competitiveness Report determined that Montana ‘makes the largest improvement’ of any state in overall economic performance. In January 2009, Montana was awarded the runner-up position (#2) in Business Facilities Magazine’s State of the Year competition for our significant growth in the energy industry. Montana is rated 7th in the nation for overall business climate by Business Facilities and the Tax Foundation says we have the 11th lowest state & local tax burden in the U.S. and the 6th best tax climate for business.

Montana is currently being impacted by the national and international economic downturn. By all accounts, Montana as a whole is positioned to weather the storm better than most. Many local economies here at home continue to grow inside what the Governor refers to as the “Boot” despite the national slowdown. However, many communities “outside the boot” continue to suffer economic dislocation.



The biggest challenge facing Montana from an economic development standpoint is to continue growing the economy and creating more quality jobs during tough economic times.

While significant progress has been made over the last four years, the Montana “quality job gap” still remains. The Montana average wage of \$32,139 is currently ranked 47th in the nation; 30 years ago we were as high as 33rd in the nation. The good news is that Montana’s 10.3% wage growth rate from 2005 – 2007 (most recent statistics available)

is the 9th highest rate of growth in the country. Consequently, we remain dedicated to developing higher salaried jobs in the state, with good benefits.

In 2007, Montana had a per capita personal income (PCPI) of \$33,145. This PCPI ranked 40th in the United States and was 86% of the national average, \$38,564. The 2007 PCPI reflected an increase of 6.9% from 2006. The 2006-2007 national change was 5.0%. In 1997, the PCPI of Montana was \$19,877 and ranked 46th in the United States. The 1997-2007 average annual growth rate of PCPI was 5.2%. The average annual growth rate for the nation was 4.3%.

The same job quality gap is apparent when we look at per capita income. The Montana per capita income of \$33,145 is currently 40th in the nation, a significant increase from the \$28,906 and a ranking of 41st in the 2007 report. We still have a lot of work to do to get back to our ranking of 9th -- 60 years ago!

Job quality encompasses more than high wages. Good benefits, especially health care insurance, are more important than ever to workers and their families. In Montana, 19% of people are currently without health care insurance, as compared to the national rate of 17.7 % of non-elderly Americans. Improving access to quality, affordable healthcare will continue to be a priority.

Governor Schweitzer's broad vision for economic development for Montana is to:

- Strengthen and diversify the state's economy, including:
 - Resource sector
 - Energy sector
 - Manufacturing sector
 - Technology sector
 - Research and development sector
 - High-end service and capital finance
- Increase number and quality of jobs available with:
 - Higher salaries
 - Better benefits, including health insurance
- Geographically disperse jobs throughout the state:
 - Inside "The Boot"
 - Outside "The Boot"
 - In Indian Country

The application guidelines for the Montana CDBG Economic Development Program are in line with the Montana Governor's goals for economic development activities in the state of Montana. The guidelines state:

The CDBG-ED Program is designed to stimulate economic development activity by assisting the private sector to create or retain jobs for low and moderate-income persons primarily through loans to businesses. CDBG-ED funding is also available to companies for employee training.

The program is designed to assist businesses by making fixed-rate financing available to them at reasonable interest rates, given the risk of the project, and to provide public improvements in support of economic development activities. An appropriate interest rate would include competitive market rates or a risk-based interest rate.

It is the intention that CDBG-ED funds be used when a funding gap exists, and alternative sources of public and private financing are not adequate. CDBG-ED provides flexibility in interest rates and loan terms to complement conventional business financing and other federal business financing programs.” , and, “The Montana CDBG-ED program has limited financial resources. Therefore, the program places highest priority on projects that will have the greatest potential for creating permanent and year-round employment opportunities for low and moderate-income Montanans and that provide other long-term economic benefits to Montana's communities.

b. Economic Development Objectives

The Montana CDBG Economic Development Program intends to continue to fund projects similar to those funded in past years with an emphasis on job creation for low and moderate-income persons; small business assistance for working capital, equipment purchases, grants for job training needs; and planning and technical assistance activities. The State of Montana recognizes that community priorities are determined at the local level and that the CDBG Economic Development Program is most effective when local governments identify projects with the highest priority then apply for funding based upon those determinations.

Based on years of public comment, enforcement of federal program objectives, various studies conducted for the program on economic development, the program's objectives for assisting business development in Montana are to:

- Increase viable economic development projects that promote investment of private capital, by assisting businesses and communities in achieving economic prosperity using program resources to leverage other private and public resources, up to 12 dollars in match for every 1 dollar of CDBG-ED funding;
- Create permanent year-round jobs principally for low and moderate income Montanans through loans and grants for business retentions and expansions, up to 150 jobs a year;
- Allowing local communities to identify their own needs and develop their own initiatives by providing funding for planning and technical assistance activities, up to 6 planning grants a year;
- Assist new and expanding businesses with employee training needs, up to 3 assisted businesses a year.

Actions/Resources:

Again, meet the mission of MDOC and the CDBG program, the CDBG Economic Development Program intends to continue to fund projects similar to those funded in past years with an emphasis on job creation for low- and moderate-income persons; small business assistance for working capital, equipment purchases, and job training needs; and planning and technical assistance activities. The state recognizes that community priorities are determined at the local level and that the CDBG Economic Development Program is most effective when local governments identify projects with the highest priority then apply for funding based upon those determinations.

The Montana Department of Commerce has a network of parties working towards furthering economic development activities in Montana including MDOC staff and development programs, website assistance, and state-wide economic development associations such as those described below.

- **The Montana Finance Center:** The Business Resources Division maintains a database accessible on the Internet called *The Montana Finance Center*, which provides summary information for the most significant financing resources available from state, federal, and local institutions. The Montana Finance Information Center website is organized by source and point of application. Preference for organizational purposes is given to the actual level that provides funding to business and local governments. Direct web links are provided wherever possible for direct connection to funding sources. The site has been constructed by the BRD to assist the businesses and communities of Montana in achieving economic prosperity, keeping in mind that the vision of prosperity to be achieved must be defined by the businesses and communities that are served. Access the *Montana Finance Center* is online at <http://www.mtfinanceonline.com/>
- **Certified Regional Development Corporations:** The 2003 Montana Legislature created the Certified Regional Development Corporations (CRDC) program. The legislative intent of the CRDC program is to encourage a regional approach to economic development that facilitates the efficient delivery of economic development programs by supporting regional capacity building.

CRDCs are responsible for helping local officials, communities and businesses “assess, plan, and facilitate action” within their regions. CRDCs are required to have the support of all counties and a majority of the incorporated cities and towns in their region to obtain and maintain certification. CRDCs receive regional capacity building grants from MDOC on an annual basis. In 2004, 12 CRDCs were formed and placed under contract to provide technical assistance within their respective regions. (See map, Appendix C, page C-22)
- **The Montana Economic Developers Association:** MDOC works closely with MEDA to further economic development efforts by local governments; local development groups; and public and private development partners. MEDA is a coordinator for statewide economic development workshops that provides training to economic developers. MEDA provides the platform for the network and communication system to disseminate information and interchange of ideas for state, regional, national and

international economic development organizations and agencies. The website for MEDA is <http://www.medamembers.org/>.

G. ANTI-POVERTY STRATEGY

1. Emergency Shelter Grant

The ESG Program is operated locally by the Human Resource Development Councils, which have a mission to eliminate poverty through programs operated specifically to assist low-income individuals and families. Needs assessments and strategic planning are conducted by the HRDCs to ensure the best alignment of resources available with the needs of low-income people within the services area and the agencies' ability to provide specific services and the expected outcomes. Partnerships with other organizations are considered essential to eliminate duplication of services to best meet the needs within the communities. Funding is provided to emergency shelters operating in the various service areas. Reporting of services and outcomes are submitted annually to the National Association of State Community Service Providers (NASCSPP) and reported to Congress as part of the Community Service Block Grant (CSBG) Program.

State anti-poverty efforts are driven by locally designed and implemented strategies, primarily carried out by the state Community Action Agencies, Human Resource Development Councils in Montana, through the CSBG Program. Further information on the CSBG Program is available at <http://www.acf.hhs.gov/programs/ocs/csbg/>. Go to <http://www.dphhs.mt.gov/recovery/csbr-recoveryact.pdf> to view a copy of the CSBG grant application.

2. Temporary Assistance for Needy Families

In Montana, the state's plan for the Temporary Assistance for Needy Families (TANF) serves as the primary mechanism for reducing the number of poverty level families⁷⁷. The TANF cash assistance program provides job readiness preparation, supportive services, and case management; vigorously pursues child support; and assists in the development of community resources as a means to help families reach self-support. TANF cash assistance eligible families may receive Medicaid coverage and are categorically eligible for Food Stamp Program benefits.

Of the seven Montana Indian reservations, four currently operate Tribal TANF Plans. Included are the Flathead Reservation of the Confederated Salish and Kootenai Tribes, the Fort Belknap Indian Community, Rocky Boy's Reservation of the Chippewa Cree Tribes, and the Blackfeet Nation of the Blackfeet Reservation.

⁷⁷ Montana State Plan For The Temporary Assistance For Needy Families Program, Amendment #17; Effective 01/01/09: <http://www.dphhs.mt.gov/publications/tanfstateplan01012009.pdf>

3. Family Economic Security Project:

Effective August 1, 2006 Montana implemented a Family Economic Security Services Demonstration Project through the TANF Block Grant. The goal of this project is to ensure that a limited number of low-income families will be provided structured, documented activities on creating family financial literacy and building personal assets that are in addition to Montana's safety net programs. Through innovative services, this project will improve family economic security. Services under this project may include, but are not limited to the following:

- Completion of a comprehensive curriculum to increase the families' knowledge in financial literacy; AND
- Completion of a specific financial asset development strategy; OR
- Completion of a curriculum that trains on starting a small business; OR
- Receiving education or training in a high demand field leading to employment.

This project will target families currently receiving TANF benefits or those who have received TANF benefits in the last 5 years. Families are eligible as long as their income does not exceed 200% of the Federal Poverty Level.

H. PUBLIC HOUSING

In the event the state is notified by HUD that a public housing agency in Montana is designated by HUD as "troubled", MDOC will determine if and what type of technical assistance MDOC can provide to the public housing agency. MDOC partners with other housing authorities through the Montana National Association of Housing and Redevelopment Officials (NAHRO), which can assist MDOC with technical assistance for the troubled PHA.

Public housing authorities within the jurisdictional boundaries of the cities of Billings, Great Falls, and Missoula, which must submit their own consolidated plans to HUD, should seek assistance from those cities.

I. LOW INCOME HOUSING TAX CREDIT COORDINATION

The low income housing tax credit (LIHTC) is available under Section 42 of the Internal Revenue Code of 1986. The credit is a federal income tax credit for owners of qualifying rental housing, which meets certain low income occupancy and rent limitation requirements.

Except for certain buildings substantially financed with tax-exempt bonds, an owner must first obtain a credit allocation from the appropriate state agency before claiming the tax credit. The Montana Board of Housing is the state agency that allocates the tax credits for housing located in Montana. The per state resident amount of tax credit allocated annually for housing is limited to \$1.75, plus any inflation factor the IRS may calculate. Because of its low population, Montana receives the minimum floor amount.

LIHTC are normally allocated by MBOH to applicants based on need, information submitted within their application, market study, other information obtained by MBOH staff, and justification with support documentation. At or before the allocation is made, the applicant solicits an investor who would purchase these tax credits.

The Section 42 Low Income Housing Tax Credit program has been used in conjunction with HOME and CDBG in several projects in Montana. These sources of funding have provided gap financing to allow for rents to be kept at respectable levels. In past years and going forward, staff from all three sources of financing have traveled around the state to provide information on their respective programs and discussed how they can be fitted together. Each program has specific rules and regulations and developers are taught what those differences are and how those differences will affect on-going compliance monitoring. LIHTC, HOME, and CDBG staffs have been working on a plan to determine how compliance monitoring can be coordinated and combined.

A number of the tribal housing authorities in Montana have applied for and received tax credits to use in conjunction with their Native American Housing Assistance and Self-Determination Act (NAHASDA) funds. The combination of the private dollars received for the use of the credits and the NAHASDA funds have proven very successful in building much needed housing on the reservations.

LIHTC has also been successfully combined with USDA Rural Development 515 and 538 funding on several projects. Again, the influx of private dollars into a project has substantially benefited the tenants by allowing rents to be kept at a more livable level. Staff of the Montana Board of Housing will continue to strive to work with the various other programs to insure that Montanans have safe, decent, and affordable housing.

IV. IV. PERFORMANCE MEASUREMENT

HUD has established a performance outcome measurement system for its programs. As required by HUD, MDOC and MDPHHS have adopted the framework of HUD's outcome measurement system as the foundation for establishing performance measures and outcomes for each of the three HUD formula grant programs covered by this plan.

Montana's HUD-funded formula grant programs fund a variety of activities. For the purposes of the performance management system, each activity is assigned to one of three **objective categories** that best illustrates the purpose and intent of the activity. The three objectives are:

- **Suitable Living Environment**: In general, this objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.
- **Decent Housing**: The activities that typically would be found under this objective are designed to cover the wide range of housing possible under HOME, CDBG, or ESG. This objective focuses on housing programs where the purpose of the

program is to meet individual family or community needs and not programs where housing is an element of a larger effort, since such programs would be more appropriately reported under Suitable Living Environment.

- **Creating Economic Opportunities:** This objective applies to the types of activities related to economic development, commercial revitalization, or job creation.

Similarly, once the objective for the activity is determined, one of three **outcome categories** is selected that best reflects what will be achieved by funding the activity. The three outcome categories are:

- **Availability/Accessibility:** This outcome category applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low- and moderate-income people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basics of daily living available and accessible to low- and moderate-income people where they live.
- **Affordability:** This outcome category applies to activities that provide affordability in a variety of ways in the lives of low- and moderate-income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.
- **Sustainability - Promoting Livable or Viable Communities:** This outcome applies to projects where the activity or activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low- and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

Each outcome category can be connected to each of the overarching objectives, resulting in nine groups of **outcome/objective statements** under which to report the activity or project data to document the results of the activities or projects. Each activity will provide one of the following statements, although sometimes an adjective such as new, improved, or corrective may be appropriate to refine the outcome statement.

	Outcome 1: Availability or Accessibility	Outcome 2: Affordability	Outcome 3: Sustainability
Objective 1: Suitable Living Environment	Enhance Suitable Living Environment through Improved Accessibility (SL-1)	Enhance Suitable Living Environment through Improved or New Affordability (SL-2)	Enhance Suitable Living Environment through Improved or New Sustainability (SL-3)
Objective 2: Decent Housing	Create Decent Housing with Improved or New Availability (DH-1)	Create Decent Housing with Improved or New Affordability (DH-2)	Create Decent Housing With Improved or New Sustainability (DH-3)
Objective 3: Economic Opportunities	Provide Economic Opportunity through Improved or New Accessibility (EO-1)	Provide Economic Opportunity through Improved or New Affordability (EO-2)	Provide Economic Opportunity through Improved or New Sustainability (EO-3)

Each activity, project, and program funded by the three formula grant programs covered by the Consolidated Plan will meet the requirements of the framework. However, the three formula grant programs, particularly the HOME and CDBG programs, do not lend themselves to easily setting expected number of households, business, individuals, etc. that will be assisted over any given period of time. Since the HOME and CDBG programs allocate funds primarily through a competitive, first-come, first serve process, not only is it impossible to predict the geographic distribution of funds, it is also impossible to predict the types of activities that will be funded and the number and types of households, business, individuals, etc. that are expected to be assisted.

The state firmly believes that in a jurisdiction that is so geographically large and demographically diverse with housing and community development needs that vary widely, that it cannot predict the type and number of activities that will be funded over the coming years. The extreme diversity in the available infrastructure and housing, age of housing stock, and overall range in population further complicate the assessment of the type and degree of housing and community development needs. There is limited availability of resources, and the level of HUD resources the state will receive from year to year is not assured.

**Table 3A - Summary of Specific Annual Objectives
Plan Years 2010, 2011, 2012, 2013, and 2014**

Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Program Year	Expected Number ⁷⁸	Actual Number	Percent Completed
	Specific Annual Objectives						
DH-1	Availability/Accessibility of Decent Housing						
DH-1.1	Enhance the availability / accessibility of decent housing through assistance for the acquisition / new construction of rental and homeownership units for LMI households	CDBG	<ul style="list-style-type: none"> ▪ Number of units acquired and newly constructed 	2010	0		
				2011	0		
				2012	0		
				2013	5		
				2014	0		
MULTI-YEAR GOAL					5		
DH-2	Affordability of Decent Housing						
DH-2.1	Address the need for affordable decent housing by offering rehabilitation assistance to low and very low-income homeowner households	HOME	<ul style="list-style-type: none"> ▪ Number of units rehabilitated <ul style="list-style-type: none"> ▪ # of units meeting Section 504 standards ▪ # of units qualified as Energy Star 	2010	40		
				2011	40		
				2012	40		
				2013	40		
				2014	40		
MULTI-YEAR GOAL					200		
DH-2.2	Address the need for affordable decent housing by offering down payment and closing cost assistance to low and very low-income households	HOME	<ul style="list-style-type: none"> ▪ Number of households receiving homebuyer assistance <ul style="list-style-type: none"> ▪ # of first-time homebuyers ▪ # receiving homebuyer education/ counseling ▪ # coming from subsidized housing 	2010	100		
				2011	100		
				2012	100		
				2013	100		
				2014	100		
MULTI-YEAR GOAL					500		
DH-2.3	Address the need for affordable decent housing by offering tenant-based rental assistance (TBRA) to low- and very low-income households	HOME	<ul style="list-style-type: none"> ▪ Number of households provided with rental assistance <ul style="list-style-type: none"> ▪ # designated for the homeless <ul style="list-style-type: none"> ▪ # for the chronically homeless 	2010	50		
				2011	50		
				2012	50		
				2013	50		
				2014	50		
MULTI-YEAR GOAL					250		

⁷⁸ Since HOME and CDBG grant funds are primarily distributed through competitive and/or first-come, first-serve processes, the state cannot accurately predict the number of and distribution of grant assistance among specific objectives. The specific number of households, businesses, etc., expected to be assisted each program year is based on the historic number assisted in previous years, adjusted for anticipated declines in funding and rising costs, which may or may not be an accurate reflection of future fund distributions.

Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Program Year	Expected Number ⁷⁸	Actual Number	Percent Completed
	Specific Annual Objectives						
DH-2.4	Address the need for affordable decent housing by offering assistance for the acquisition, rehabilitation and new construction of rental housing to serve low- and very low-income households	HOME Local Match: 5% min. required	<ul style="list-style-type: none"> ▪ Number of rental units assisted <ul style="list-style-type: none"> ▪ # of units meeting Section 504 standards ▪ # of units qualified as Energy Star ▪ # designated for persons with HIV/AIDS <ul style="list-style-type: none"> ▪ # for the chronically homeless ▪ # designated for the homeless ▪ # for the chronically homeless 	2010	115		
				2011	115		
				2012	115		
				2013	115		
				2014	115		
MULTI-YEAR GOAL					575		
DH-2.5	Address the need for affordable decent housing by through down payment and closing cost assistance to low- and moderate -income households	CDBG	<ul style="list-style-type: none"> ▪ Number of households receiving homebuyer assistance 	2010	4		
				2011	4		
				2012	4		
				2013	4		
				2014	4		
MULTI-YEAR GOAL					20		
DH-2.6	Create decent housing with improved affordability	ESG	<ul style="list-style-type: none"> ▪ Number of adults served 	2010	4,000		
				2011	4,000		
				2012	4,000		
				2013	4,000		
				2014	4,000		
MULTI-YEAR GOAL					20,000		
DH-3	Sustainability of Decent Housing						
DH-3.1	Improve the sustainability of decent housing through the rehabilitation of homeowner and rental units to benefit LMI households.	CDBG	<ul style="list-style-type: none"> ▪ Number of LMI households assisted 	2010	50		
				2011	50		
				2012	50		
				2013	50		
				2014	50		
MULTI-YEAR GOAL					250		
SL-1	Availability/Accessibility of Suitable Living Environment						
SL-1.1	Enhance the availability / accessibility of suitable living environments through the new construction of public facilities to benefit a geographic area with an LMI percentage of 51% or higher	CDBG	<ul style="list-style-type: none"> ▪ Number of persons with new access to the public facility or receiving a service provided by the public facility that is no longer substandard 	2010	230		
				2011	230		
				2012	230		
				2013	230		
				2014	230		
MULTI-YEAR GOAL					1,1150		

Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Program Year	Expected Number ⁷⁸	Actual Number	Percent Completed
	Specific Annual Objectives						
SL-1.2	Enhance the availability/accessibility of decent housing by offering new construction and rehabilitation of non-rental shelters ⁷⁹ to LMI households	CDBG	▪ Number of units constructed and rehabilitated	2010	0		
				2011	0		
				2012	0		
				2013	0		
				2014	0		
MULTI-YEAR GOAL					0		
SL-1.3	Enhance suitable living environment through availability and accessibility of emergency or transitional shelters for adults	ESG	▪ Number of adults served	2010	6,800		
				2011	6,800		
				2012	6,800		
				2013	6,800		
				2014	6,800		
MULTI-YEAR GOAL					34,000		
SL-1.4	Enhance suitable living environment through availability and accessibility of emergency or transitional shelters for children	ESG	▪ Number of children served	2010	353		
				2011	353		
				2012	353		
				2013	353		
				2014	353		
MULTI-YEAR GOAL					1,765		
SL-2	Affordability of Suitable Living Environment						
SL-2.1	Improve the affordability of suitable living environment through rehabilitation of existing or new construction of public facilities ⁸⁰ by targeting direct benefits to serve a specific LMI clientele.	CDBG	▪ Number of persons with improved or new access to the public facility or receiving a service provided by the public facility that is no longer substandard	2010	220		
				2011	220		
				2012	220		
				2013	220		
				2014	220		
MULTI-YEAR GOAL					1,100		

⁷⁹ Youth group homes, domestic violence facilities, mental health facilities, homeless shelters, etc.

⁸⁰ Water and wastewater projects, nursing homes, Head Start centers, senior centers, county hospitals, etc.

Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Program Year	Expected Number ⁷⁸	Actual Number	Percent Completed
	Specific Annual Objectives						
SL-3	Sustainability of Suitable Living Environment						
SL-3.1	Improve the sustainability of suitable living environments through rehabilitation of existing public facilities ⁸¹ to benefit a geographic area with an LMI percentage of 51% or higher.	CDBG	<ul style="list-style-type: none"> ▪ Number of persons with improved access to the public facility or receiving a service provided by the public facility that is no longer substandard 	2010	2,400		
				2011	2,400		
				2012	2,400		
				2013	2,400		
				2014	2,400		
MULTI-YEAR GOAL					12,000		
EO-1	Availability/Accessibility of Economic Opportunity						
EO-1.1	Provide economic opportunity through improved or new availability/accessibility	CDBG	<ul style="list-style-type: none"> ▪ Number of loans/grants ▪ Number of new businesses assisted ▪ Number of existing businesses assisted ▪ Number of jobs created ▪ Number of jobs retained 	2010	1		
				2011	1		
				2012	1		
				2013	1		
				2014	1		
MULTI-YEAR GOAL					5		
EO-2	Affordability of Economic Opportunity						
EO-2.1	Provide economic opportunity through improved or new affordability	CDBG	<ul style="list-style-type: none"> ▪ Number of loans/grants ▪ Number of new businesses assisted ▪ Number of existing businesses assisted ▪ Number of jobs created ▪ Number of jobs retained 	2010	3		
				2011	3		
				2012	3		
				2013	3		
				2014	3		
MULTI-YEAR GOAL					15		
EO-3	Sustainability of Economic Opportunity						
EO-3.1	Provide economic opportunity through improved or new sustainability	CDBG	<ul style="list-style-type: none"> ▪ Number of loans/grants ▪ Number of new businesses assisted ▪ Number of existing businesses assisted ▪ Number of jobs created ▪ Number of jobs retained 	2010	3		
				2011	3		
				2012	3		
				2013	3		
				2014	3		
MULTI-YEAR GOAL					15		
CR-1	Community Revitalization						
	Not applicable						

⁸¹ Water and wastewater projects

Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Program Year	Expected Number ⁷⁸	Actual Number	Percent Completed
	Specific Annual Objectives						
O-1	Other						
	Not applicable						