



Welcome to the Affordable Housing Focus Group

Sponsored by the
Montana Department of Commerce

In Support of Montana's
Five-Year Consolidated Plan



Why Prepare a Consolidated Plan?

- In 1994, HUD combined the planning and application process of four programs: HOME, CDBG, ESG and HOPWA
- In exchange for receiving funds, required to prepare a Five-Year Consolidated Plan, an Annual Action Plan and Analysis of Impediments to Fair Housing Choice



Purpose of the Consolidated Plan



- Identify housing and community development needs, priorities and strategies
- Indicate how state and federal funds will be allocated to address these needs and activities



Consolidated Plan Objectives



- **Provide decent housing**
- **Provide a suitable living environment**
- **Expand economic opportunities for lower-income citizens of the state**



Consolidated Plan Outcomes



- **Sustainability – enhance communities in the state**
- **Availability/Accessibility – benefit eligible individuals and families**
- **Affordability – create and/or maintain affordable housing**



Consolidated Plan Resources in FY 2014

- **Housing Opportunities for Persons with AIDS (HOPWA):** Tri-State Consortium
- **Emergency Solutions Grant (ESG):** \$638,154
- **HOME Investment Partnership (HOME):** \$3,017,887
- **Community Development Block Grant (CDBG):** \$5,847,967



Consolidated Plan Planning Process

- **Analysis of quantitative and qualitative data regarding need**
- **Public involvement and other agency input about need**
- **Development of strategy in response to identified needs**



Consolidated Plan Components



- **Assessment of Need and a Five Year Strategy to Address the Needs**
- **Annual Action Plans**
- **A Fair Housing Analysis and Plan**
- **Consolidated Annual Performance and Evaluation Report (CAPER)**



Contents of the Consolidated Plan

- **Needs Assessment and Strategic Plan:**
 - ✓ **Housing**
 - ✓ **Homeless**
 - ✓ **Community Development**
 - ✓ **Non-Housing Special Needs**
- **Documentation of Entire Process**



Contents of the Housing Needs Assessment

➤ Housing:

- ✓ Housing Market
- ✓ Housing Needs
- ✓ Housing Priorities
- ✓ Public Housing
- ✓ Barriers to Affordable Housing



Purpose of Today's Meeting is to Support the CP

We hope to answer some of these questions:

- 1. What are our greatest housing needs?**
- 2. What are our market barriers?**
- 3. What policy barriers are there?**
- 4. Are there land use or zoning constraints on affordable housing?**



A Situation Review



What is the environment like today and what can we expect in the near future?

- 1. Demographic trends**
- 2. Economic influences**
- 3. Housing situation**
- 4. Preliminary findings of surveys**



Demographics:

Total Population by Race/Ethnicity

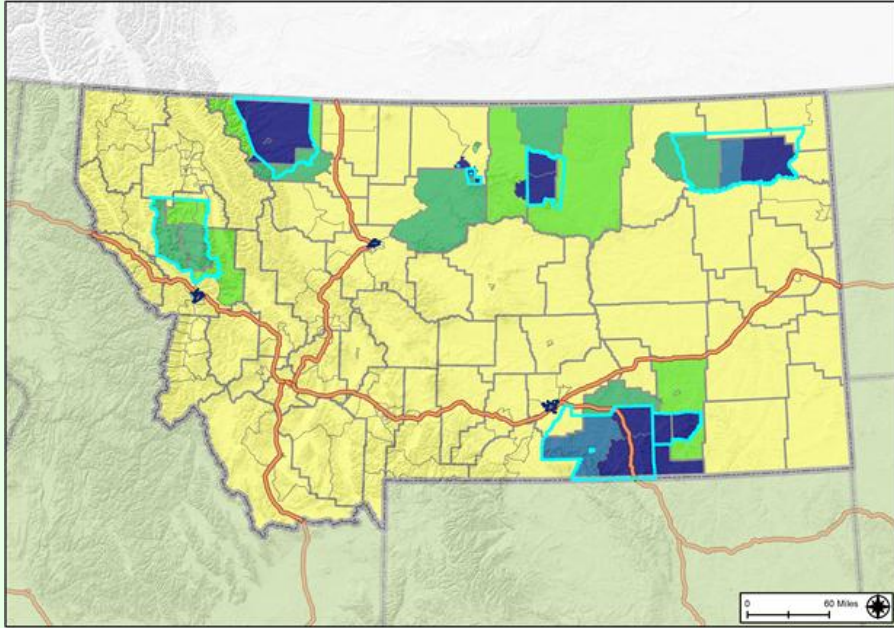
Population by Race and Ethnicity
 State of Montana
 2000 & 2010 Census SF1 Data

Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	817,229	90.6%	884,961	89.4%	8.3%
Black	2,692	.3%	4,027	.4%	49.6%
American Indian	56,068	6.2%	62,555	6.3%	11.6%
Asian	4,691	.5%	6,253	.6%	33.3%
Native Hawaiian/ Pacific Islander	470	.1%	668	.1%	42.1%
Other	5,315	.6%	5,975	.6%	12.4%
Two or More Races	15,730	1.7%	24,976	2.5%	58.8%
Total	902,195	100.0%	989,415	100.0%	9.7%
Non-Hispanic	884,114	98.0%	960,850	97.1%	8.7%
Hispanic	18,081	2.0%	28,565	2.9%	58.0%



Demographics:

Percent American Indian by Census Tract: 2010 Census



Legend

2010 American Indian Population
 2010 Percent American Indian Population in the State of Montana = 6.3%
 Disproportionate Share Threshold = 16.3% (A disproportionate share exists where the share of a population in a given area is at least 10 percentage points greater than the study area average).

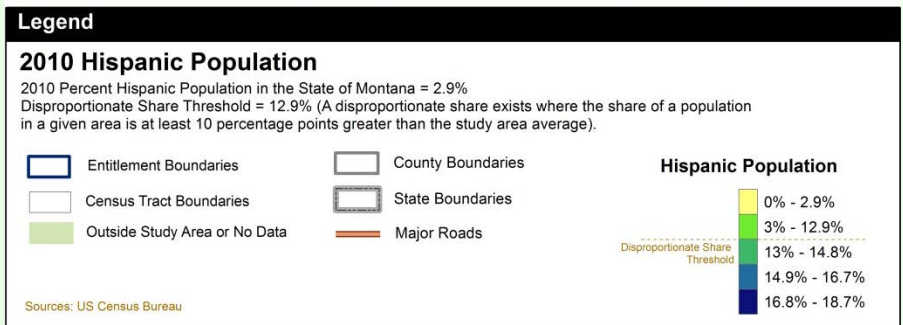
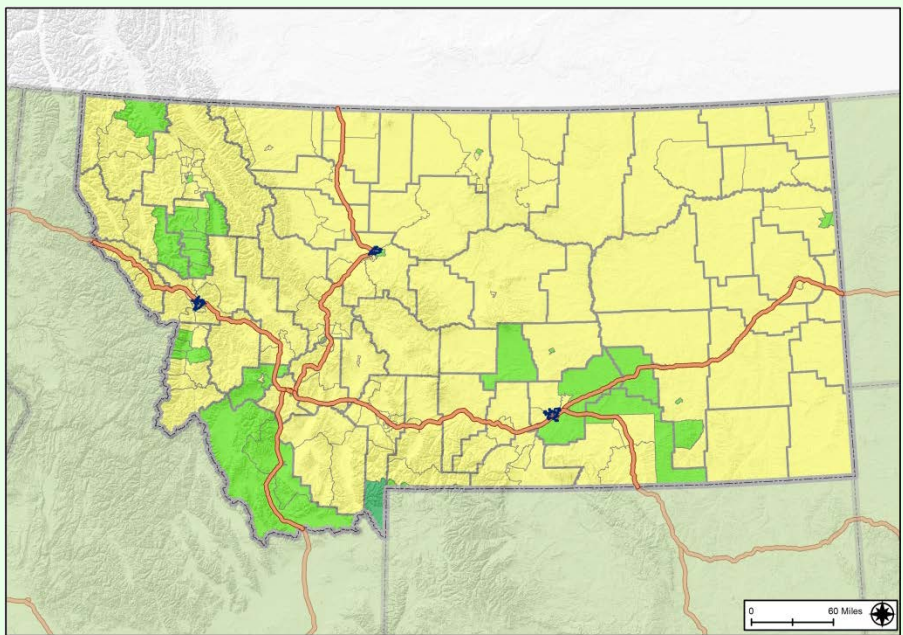
Entitlement Boundaries	County Boundaries	American Indian Population 0% - 6.3% 6.4% - 16.3% 16.4% - 43.1% 43.2% - 69.8% 69.9% - 96.6% Disproportionate Share Threshold
Census Tract Boundaries	State Boundaries	
Outside Study Area or No Data	Major Roads	
Tribal Reservation Boundaries		

Sources: US Census Bureau



Demographics:

Percent Hispanic Population by Census Tract: 2010 Census





Demographics: Population by Age

Population by Age
State of Montana
2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	54,869	6.1%	62,423	6.3%	13.8%
5 to 19	202,571	22.5%	188,613	19.1%	-6.9%
20 to 24	58,379	6.5%	67,138	6.8%	15.0%
25 to 34	103,279	11.4%	122,864	12.4%	19.0%
35 to 54	277,029	30.7%	262,777	26.6%	-5.1%
55 to 64	85,119	9.4%	138,858	14.0%	63.1%
65 or Older	120,949	13.4%	146,742	14.8%	21.3%
Total	902,195	100.0%	989,415	100.0%	9.7%



Demographics:

Elderly Population by Age

Elderly Population by Age
 State of Montana
 2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	13,279	11.0%	19,811	13.5%	49.2%
67 to 69	19,262	15.9%	26,745	18.2%	38.8%
70 to 74	29,978	24.8%	34,186	23.3%	14.0%
75 to 79	24,703	20.4%	25,637	17.5%	3.8%
80 to 84	18,390	15.2%	20,342	13.9%	10.6%
85 or Older	15,337	12.7%	20,021	13.6%	30.5%
Total	120,949	100.0%	146,742	100.0%	21.3%



Demographics: Household Size

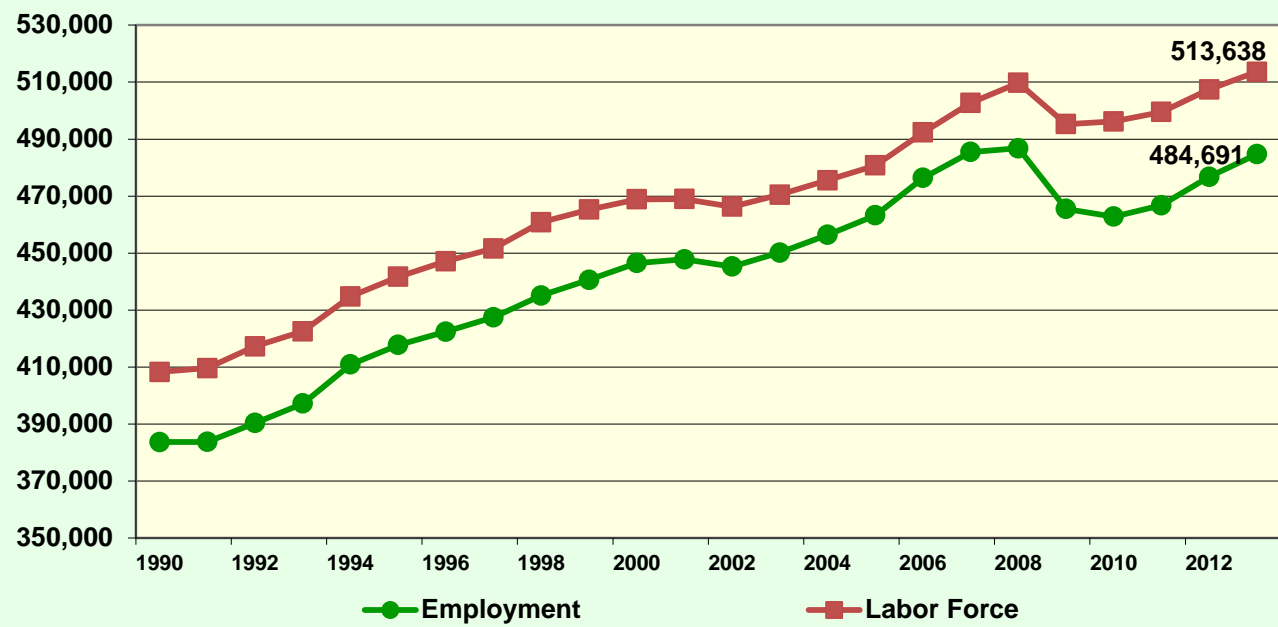
Households by Household Size
State of Montana
2000 & 2010 Census SF1 Data

Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	98,422	27.4%	121,775	29.7%	23.7%
Two Persons	129,144	36.0%	153,975	37.6%	19.2%
Three Persons	53,287	14.9%	57,046	13.9%	7.1%
Four Persons	46,401	12.9%	44,407	10.8%	-4.3%
Five Persons	20,372	5.7%	20,466	5.0%	.5%
Six Persons	7,106	2.0%	7,563	1.8%	6.4%
Seven Persons or More	3,935	1.1%	4,375	1.1%	11.2%
Total	358,667	100.0%	409,607	100.0%	14.2%



Economics: Labor Force Statistics

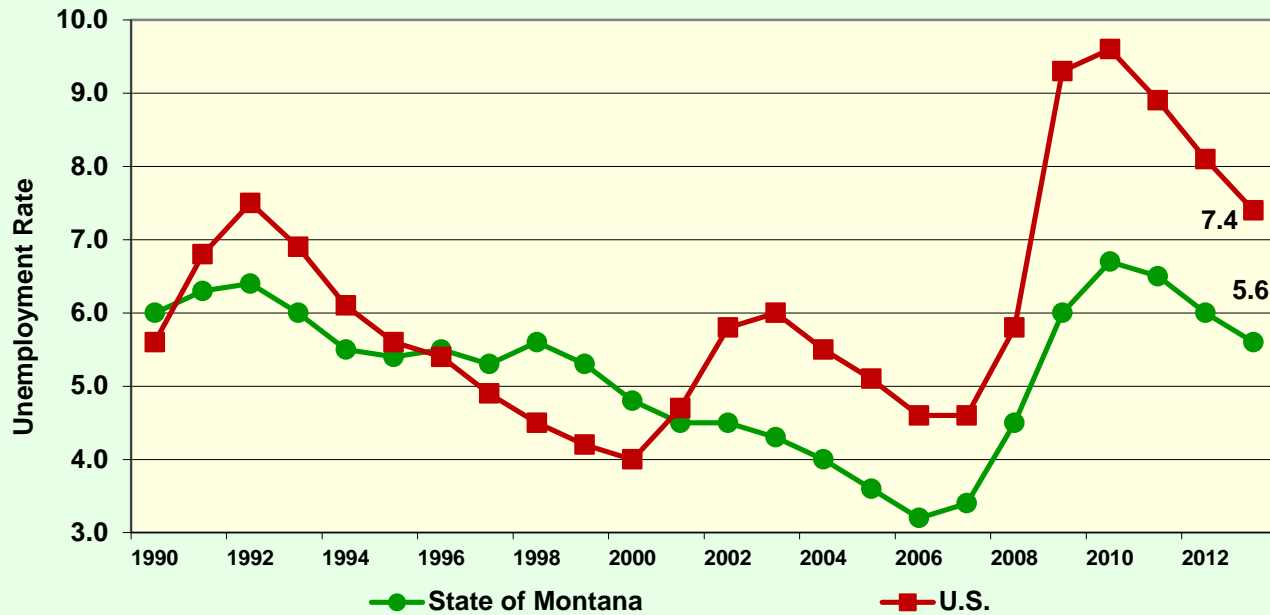
Labor Force and Employment
State of Montana
1990–2013 BLS Data





Economics: Unemployment Rates

Unemployment Rate
State of Montana
1990-2013 BLS Data

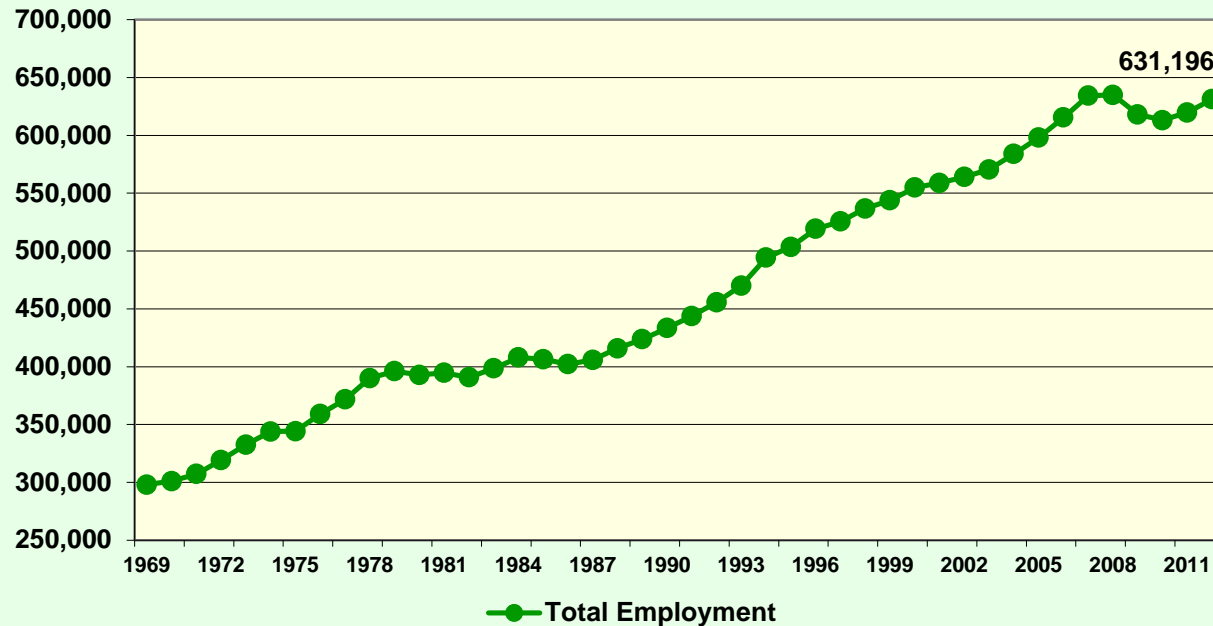




Economics:

Total Full- and Part-Time Employment

Total Employment
State of Montana
1990–2013 BEA Data

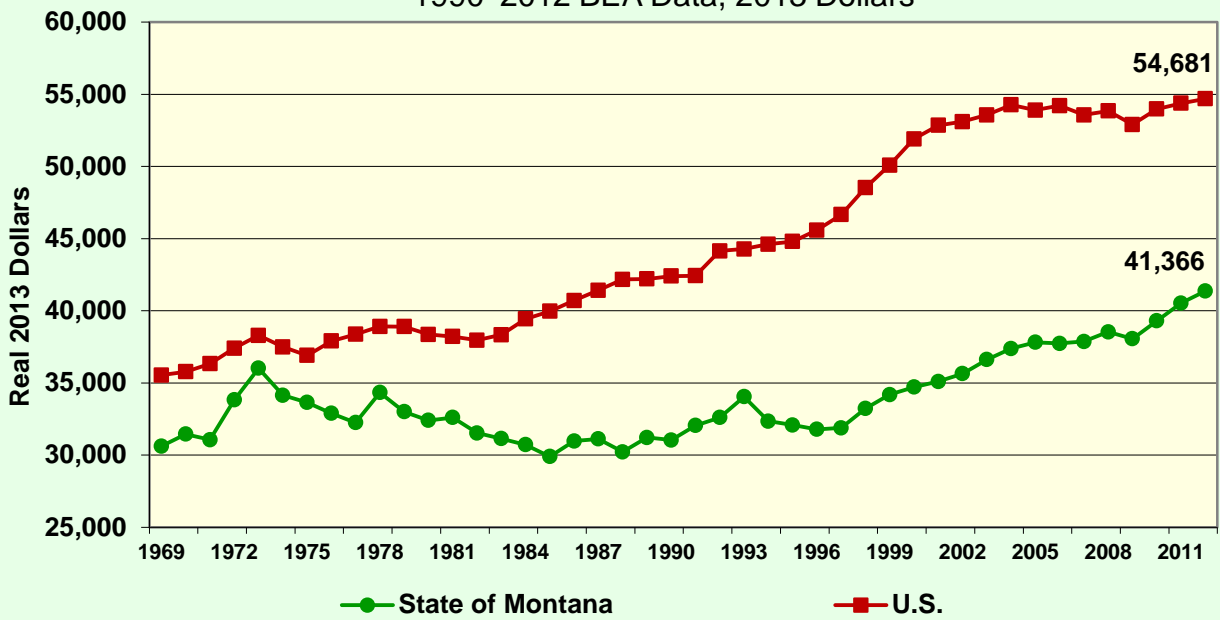




Economics:

Average Earnings Per Job

Average Earnings Per Job
 State of Montana
 1990–2012 BEA Data, 2013 Dollars

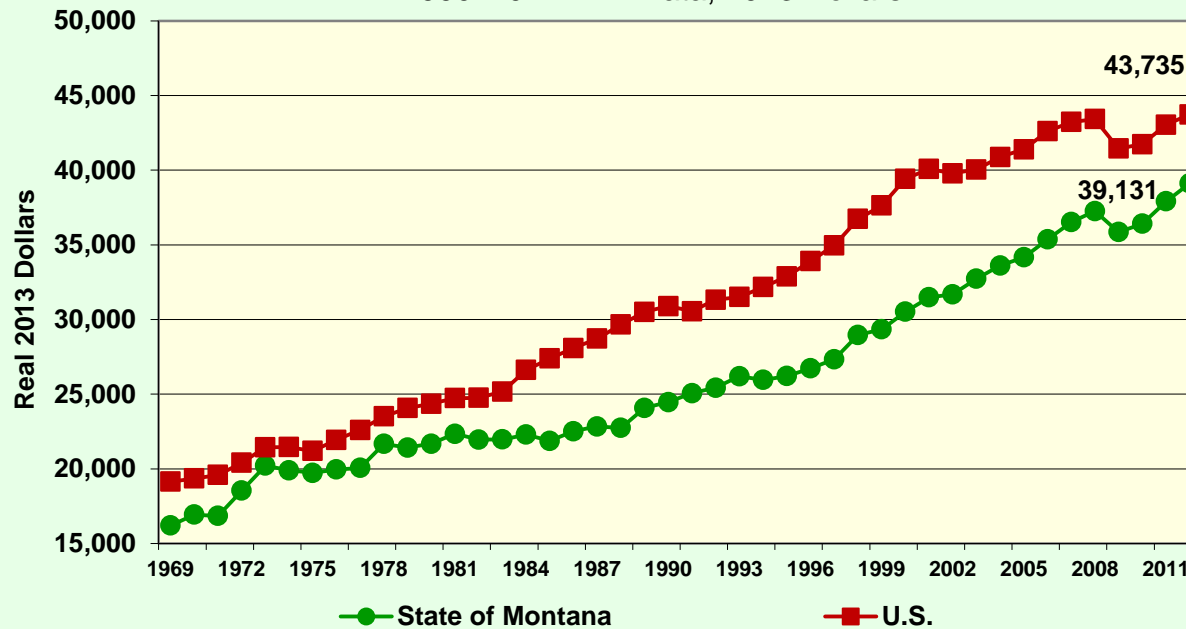




Economics:

Real Per Capita Income

Real Per Capita Income
State of Montana
1990–2012 BEA Data, 2013 Dollars





Economics:

Poverty in Montana

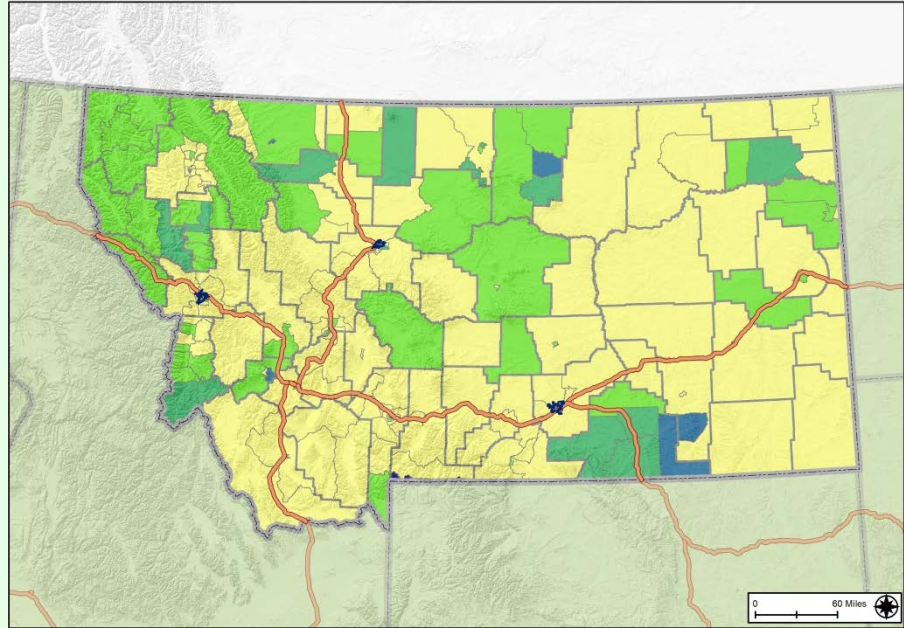
Poverty by Age
 State of Montana
 2000 Census SF3 & 2012 Five-Year ACS Data

Age	2000 Census		2012 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	14,358	11.2%	17,030	11.9%
6 to 17	28,554	22.2%	26,429	18.5%
18 to 64	75,074	58.5%	87,634	61.2%
65 or Older	10,369	8.1%	12,026	8.4%
Total	128,355	100.0%	143,119	100.0%
Poverty Rate	14.6%	.	14.8%	.



Economics:

Concentration Of Poverty by Census Tract: 2012 ACS



Legend

2012 Poverty Rates
 2008-2012 Average Poverty Rate in the State of Montana = 14.8%
 Disproportionate Share Threshold = 24.8% (A disproportionate share exists where the poverty rate in a given area is at least 10 percentage points greater than the study area average).

Entitlement Boundaries	County Boundaries	Poverty Rates 1.3% - 14.8% 14.9% - 24.8% 24.9% - 38.2% 38.3% - 51.6% 51.7% - 65% <small>Disproportionate Share Threshold</small>
Census Tract Boundaries	State Boundaries	
Outside Study Area or No Data	Major Roads	

Sources: US Census Bureau



Housing:

Total Housing Units

Housing Units by Tenure
 State of Montana
 2000 & 2010 Census SF1 Data

Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	358,667	86.9%	409,607	84.8%	14.2%
Owner-Occupied	247,723	69.1%	278,418	68.0%	12.4%
Renter-Occupied	110,944	30.9%	131,189	32.0%	18.2%
Vacant Housing Units	53,966	13.1%	73,218	15.2%	35.7%
Total Housing Units	412,633	100.0%	482,825	100.0%	17.01%



Housing: Vacant Housing

Disposition of Vacant Housing Units
State of Montana
2000 & 2010 Census SF1 Data

Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	9,163	17.0%	10,082	13.8%	10.03%
For Sale	5,581	10.3%	5,964	8.1%	6.86%
Rented or Sold, Not Occupied	2,540	4.7%	2,126	2.9%	-16.30%
For Seasonal, Recreational, or Occasional Use	24,213	44.9%	38,510	52.6%	59.05%
For Migrant Workers	248	0.5%	283	0.4%	14.11%
Other Vacant	12,221	22.6%	16,253	22.2%	32.99%
Total	53,966	100.0%	73,218	100.0%	35.7%



Housing: Dwelling Types

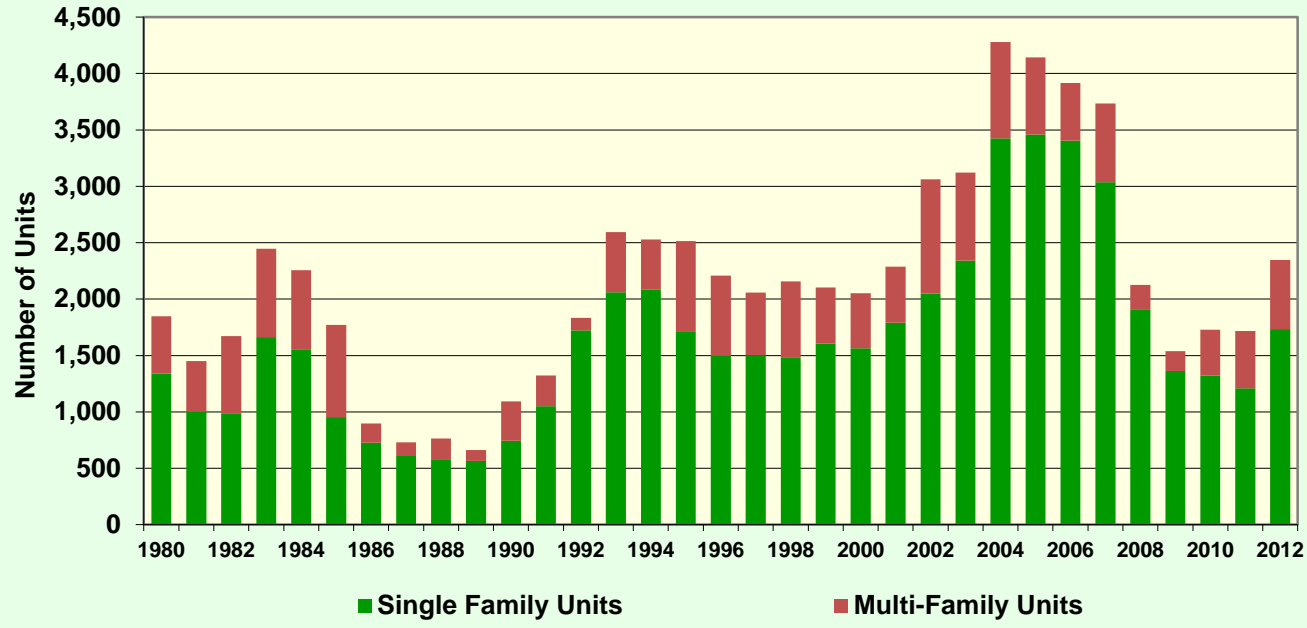
Housing Units by Type
State of Montana
2000 Census SF3 & 2012 Five-Year ACS Data

Unit Type	2000 Census		2012 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	287,477	69.7%	346,912	72.1%
Duplex	13,770	3.3%	17,116	3.6%
Tri- or Four-Plex	19,006	4.6%	22,601	4.7%
Apartment	32,142	7.8%	40,001	8.3%
Mobile Home	58,957	14.3%	54,345	11.3%
Boat, RV, Van, Etc.	1,281	0.3%	426	0.1%
Total	412,633	100.0%	481,401	100.0%



Housing: Housing Permits

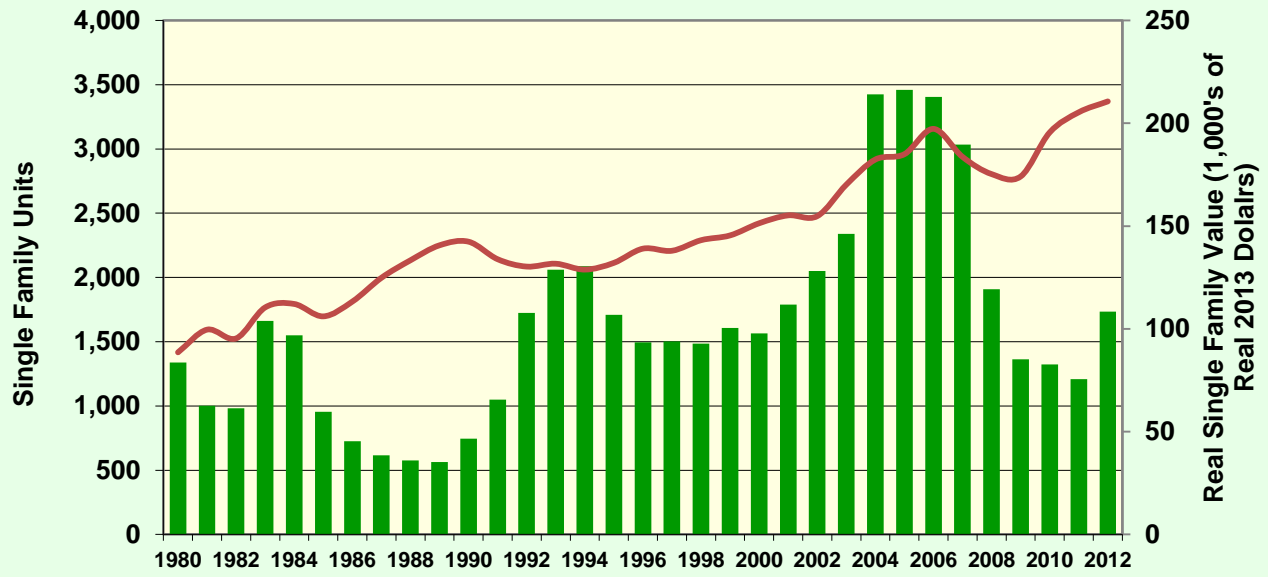
Housing Permits
State of Montana
1990–2012 Census Data





Housing: Housing Permits

Single Family Permits and Value of Construction
State of Montana
1990–2012 Census Data





Housing:

Median Housing Costs

Median Housing Costs
State of Montana
2000 Census SF3 & 2012 Five-Year ACS Data

Housing Cost	2000	2010
Median Contract Rent	\$447	\$561
Median Home Value	\$99,500	\$183,000



Housing:

Housing Cost Burdens

Cost Burden and Severe Cost Burden by Tenure
 State of Montana
 2000 Census & 2012 Five-Year ACS Data

Data Source	31%-50%		Above 50%	
	Households	% of Total	Households	% of Total
Owner With a Mortgage				
2000 Census	19,826	18.6%	10,203	9.6%
2012 Five-Year ACS	34,145	21.2%	21,342	13.2%
Owner Without a Mortgage				
2000 Census	3,161	5.4%	2,053	3.5%
2012 Five-Year ACS	8,879	7.6%	5,752	4.9%
Renter				
2000 Census	20,209	19.2%	17,101	16.2%
2012 Five-Year ACS	27,231	21.3%	24,640	19.3%
Total				
2000 Census	43,196	16.0%	29,357	10.8%
2012 Five-Year ACS	70,255	17.3%	51,734	12.8%



2014 Survey

Suggested Allocation of Resources

How Would You Allocate Resources

State of Montana

2014 Housing and Community Development Survey

Area	Percentage Allocated
Housing	25.9
Human Services	16.7
Infrastructure	15.4
Economic Development	15.2
Public Facilities	9.3
All Other	1.4
Total	100.0%



2014 Survey

Preliminary Housing Needs

Please rate the need for the following Housing activities

State of Montana

2014 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Missing	Total
Construction of new rental housing	3	5	15	35	36	94
Rental housing for very low-income households	3	9	14	32	36	94
Rental housing rehabilitation	3	11	14	29	37	94
Energy efficient retrofits	2	8	20	29	35	94
Homeowner housing rehabilitation	2	9	21	26	36	94
Rental assistance	3	5	25	25	36	94
Senior-friendly housing	2	7	23	25	37	94
Construction of new for-sale housing	4	7	23	24	36	94



2014 Survey

Preliminary Housing Needs

Please rate the need for the following Housing activities, Continued
State of Montana

2014 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Missing	Total
Retrofitting existing housing to meet seniors' needs	2	9	23	24	36	94
Preservation of federal subsidized housing	6	12	15	24	37	94
Mixed income housing	5	8	22	23	36	94
Supportive housing	5	10	18	23	38	94
First-time home-buyer assistance	2	9	29	18	36	94
Mixed use housing	6	16	22	15	35	94
Housing demolition	8	23	15	11	37	94
Homeownership in communities of color	17	21	9	10	37	94
Downtown housing	6	18	24	9	37	94
Other Housing activities	1		5	7	81	94



2014 Survey

Preliminary Housing Needs

Please tell us the degree of need for the following housing activities

State of Montana

2014 Housing and Community Development Survey

Other Housing Actions	No Need	Low Need	Medium Need	High Need	Missing	Total
Adequate water or sewer infrastructure to accommodate new housing units	3	5	19	29	38	94
The retention of existing affordable housing units in the market or the persons in existing affordable housing units	4	2	23	27	38	94
Planning for the construction of housing near access to public transportation or within walking distance of employment centers, shopping, public services, schools, parks, and other amenities	5	10	16	25	38	94
Tax or other financial incentives for making reasonable accommodations or modifications to housing units for persons with disabilities	6	10	18	24	36	94
More federal, state or local funding for the construction of higher density, multi-family, or group housing	6	9	17	23	39	94
Lower cost of materials or labor to construct higher-density, multi-family, or group housing	5	10	18	22	39	94
Comprehensive planning for housing	3	3	29	21	38	94



2014 Survey

Preliminary Housing Needs

Please tell us the degree of need for the following housing activities
 State of Montana
 2014 Housing and Community Development Survey

Other Housing Actions	No Need	Low Need	Medium Need	High Need	Missing	Total
Land use regulations that promote the private sector to construct affordable housing units	6	10	18	20	40	94
More resources for environmental remediation of existing housing or sites for the construction of new housing stock	5	11	21	20	37	94
Guidelines or other information for constructing accessible housing units or methods for modifying existing housing units to be accessible	5	17	17	19	36	94
Private sector developers and builders willing to construct higher density, multi-family, or group housing	5	12	22	18	37	94
Faster process for obtaining approval to construct higher-density, multi-family, or group housing	10	9	18	18	39	94
More housing choice vouchers	8	12	18	18	38	94
Development standards, building codes or permit requirements that make the development of higher density, multi-family or group housing less costly	9	11	20	17	37	94



2014 Survey

Preliminary Housing Needs

Please tell us the degree of need for the following housing activities

State of Montana

2014 Housing and Community Development Survey

Other Housing Actions	No Need	Low Need	Medium Need	High Need	Missing	Total
Neighborhood or community support for the construction of higher density or multi-family housing	5	11	21	17	40	94
Local land use regulations that permit the construction of higher density housing, multi-family housing, or group homes in most or all areas or zones	8	13	20	16	37	94
Information regarding availability of suitable sites for development of higher density, multi-family or group housing	4	11	26	15	38	94
More information and marketing about housing availability	9	12	23	12	38	94
Other	2		1	12	79	94
Smaller minimum lot size requirements to allow for the construction of higher-density, multi-family, or group housing	15	17	15	10	37	94
Better access to technology	8	17	22	8	39	94



Summary



- 1. Continuing population growth**
- 2. Rising elderly households**
- 3. Rising large households**
- 4. More persons with cost burdens**
- 5. Rising prices and insufficient building**



Discussion



- 1. What are our greatest needs?**
- 2. What are our most difficult barriers and constraints?**
- 3. What can we do about these barriers and constraints?**
- 4. Are there other concerns?**



Discussion



- 1. What activities should we undertake in the next five years?**
- 2. How can we influence local public policy?**
- 3. Other?**



Conclusion

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