



2015-2020 Consolidated Plan For Housing and Community Development



**Sponsored by the
Montana Department of Commerce
Public Input Meeting**



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**
- **Analysis of Impediments to Fair Housing**
- **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**



A Situation Review



What is the environment like today?

1. **Demographic trends**
2. **Economic influences**
3. **Housing situation**
4. **Preliminary findings of the 2014 Montana Housing and Community Development Survey**



Demographics:

Total Population by Race/Ethnicity

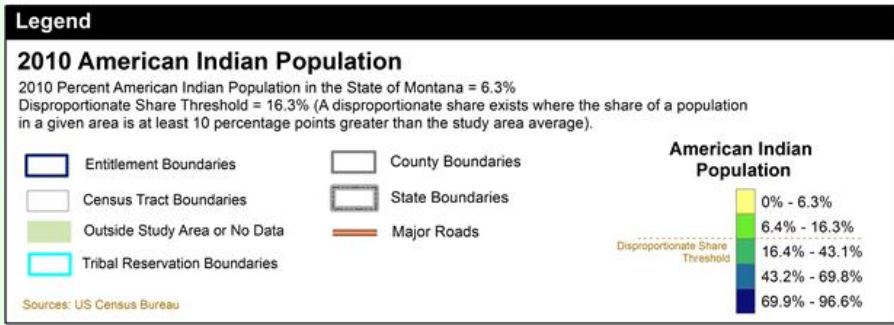
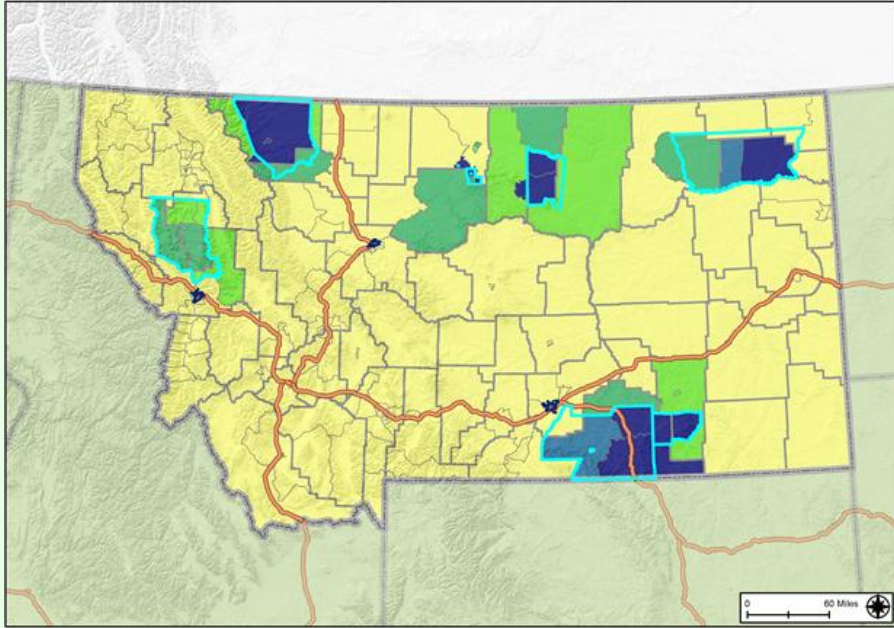
Population by Race and Ethnicity
 State of Montana
 2000 & 2010 Census SF1 Data

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:

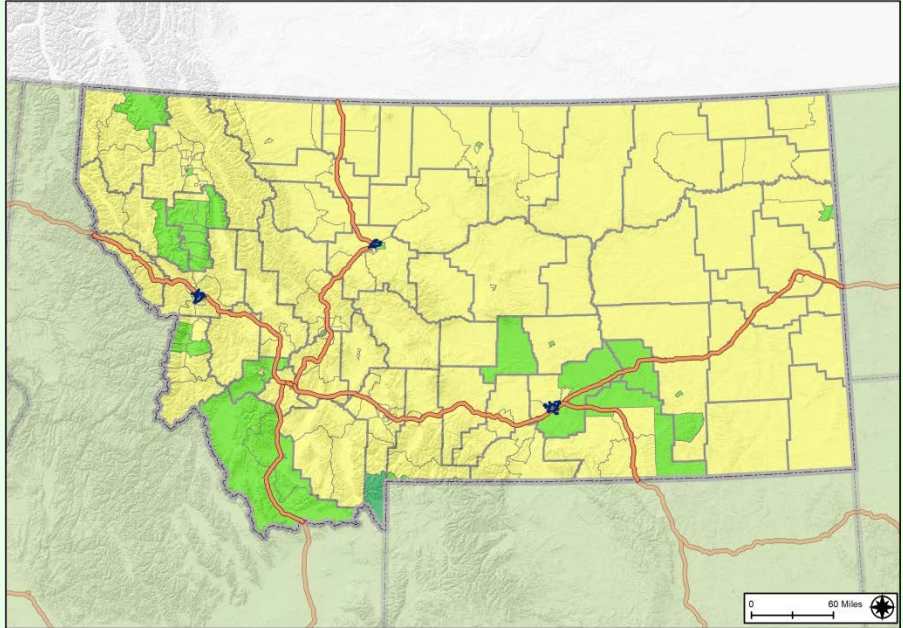
Percent American Indian by Census Tract: 2010 Census





Demographics:

Percent Hispanic Population by Census Tract: 2010 Census



Legend

2010 Hispanic Population
 2010 Percent Hispanic Population in the State of Montana = 2.9%
 Disproportionate Share Threshold = 12.9% (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	Hispanic Population 0% - 2.9% 3% - 12.9% 13% - 14.8% 14.9% - 16.7% 16.8% - 18.7%
Census Tract Boundaries	State Boundaries	
Outside Study Area or No Data	Major Roads	

Sources: US Census Bureau



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

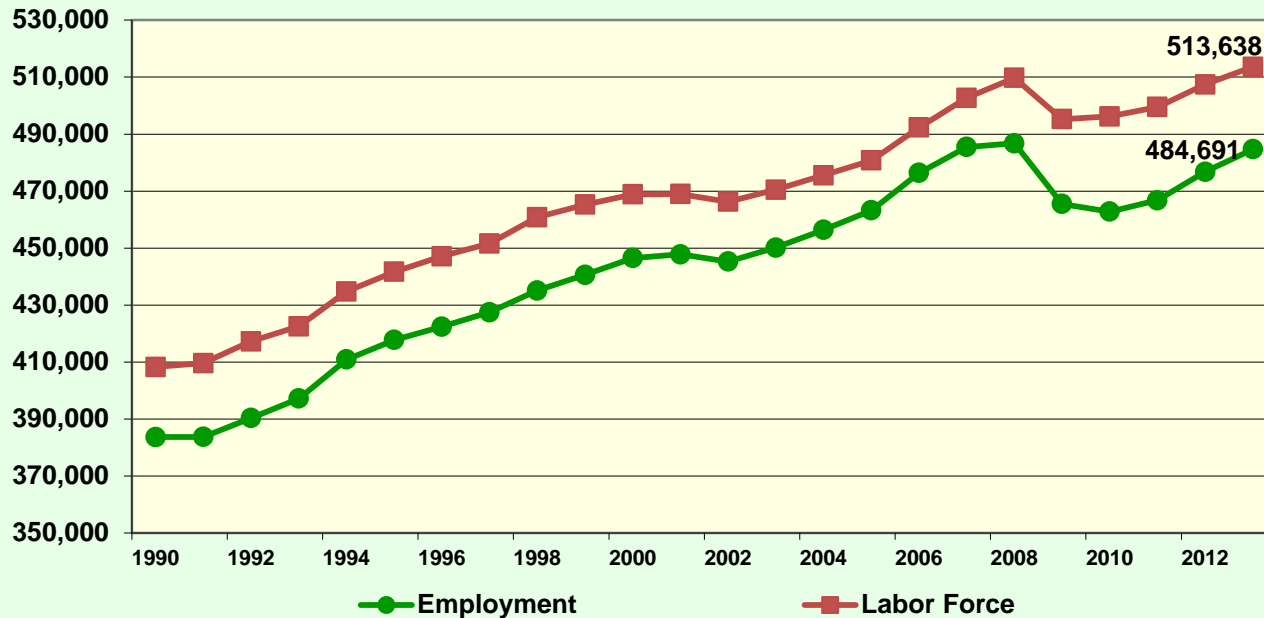
Households by Household Size
State of Montana
2000 & 2010 Census SF1 Data

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

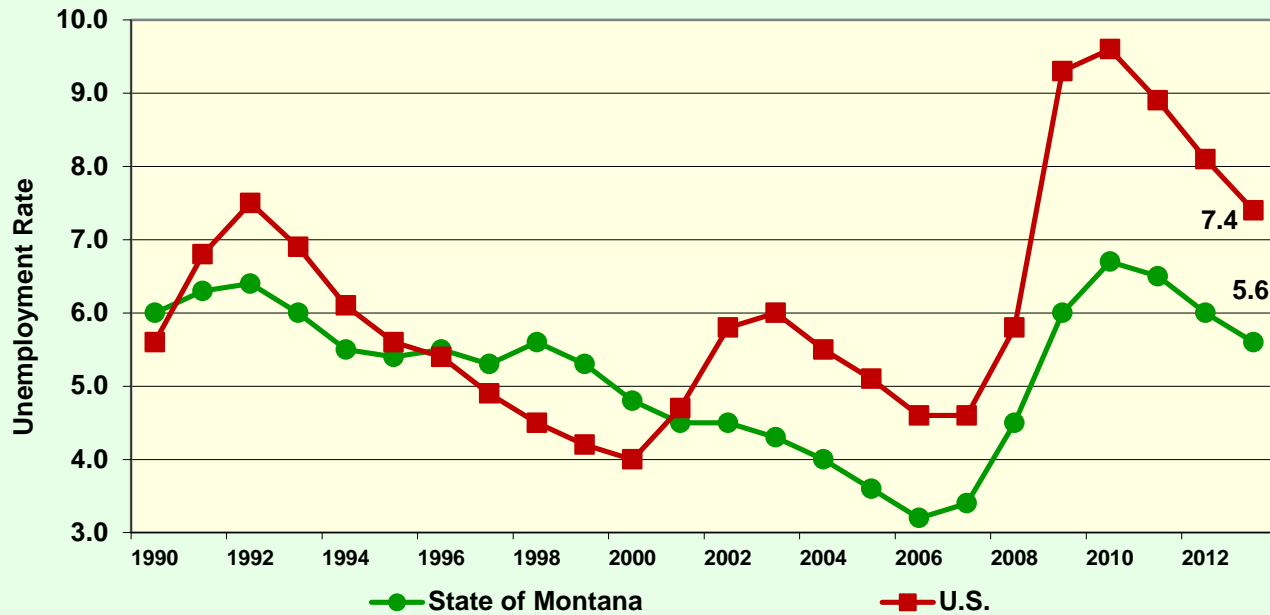
Labor Force and Employment
State of Montana
1990–2013 BLS Data





Economics: Unemployment Rates

Unemployment Rate
State of Montana
1990–2013 BLS Data

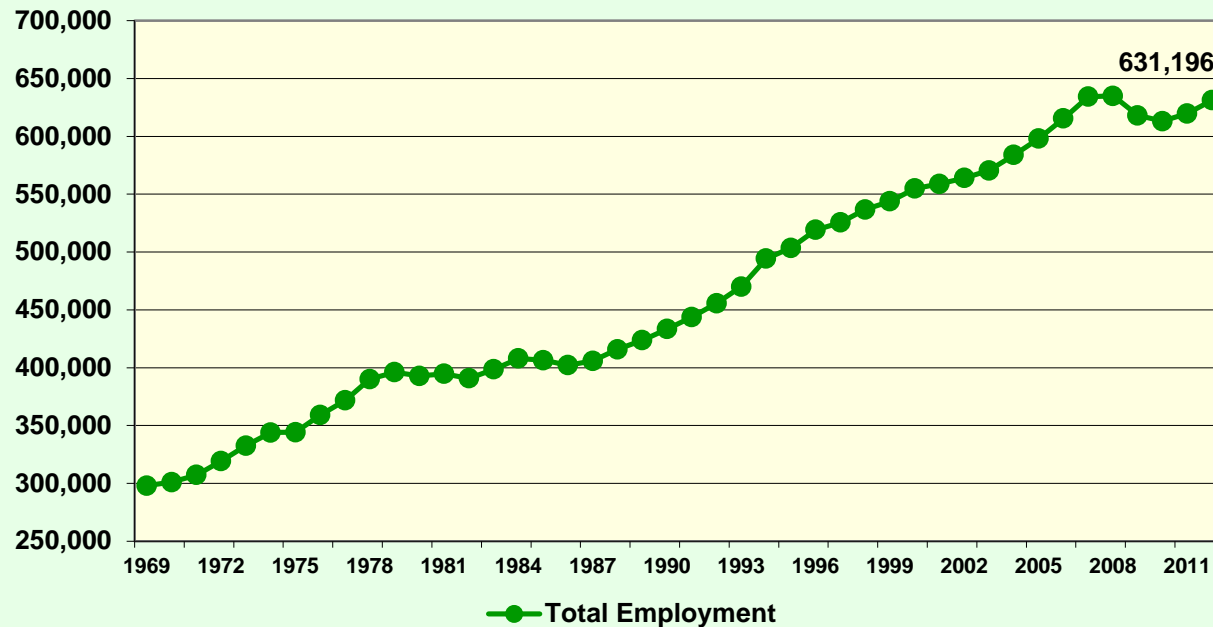




Economics:

Total Full- and Part-Time Employment

Total Employment
State of Montana
1990–2013 BEA Data

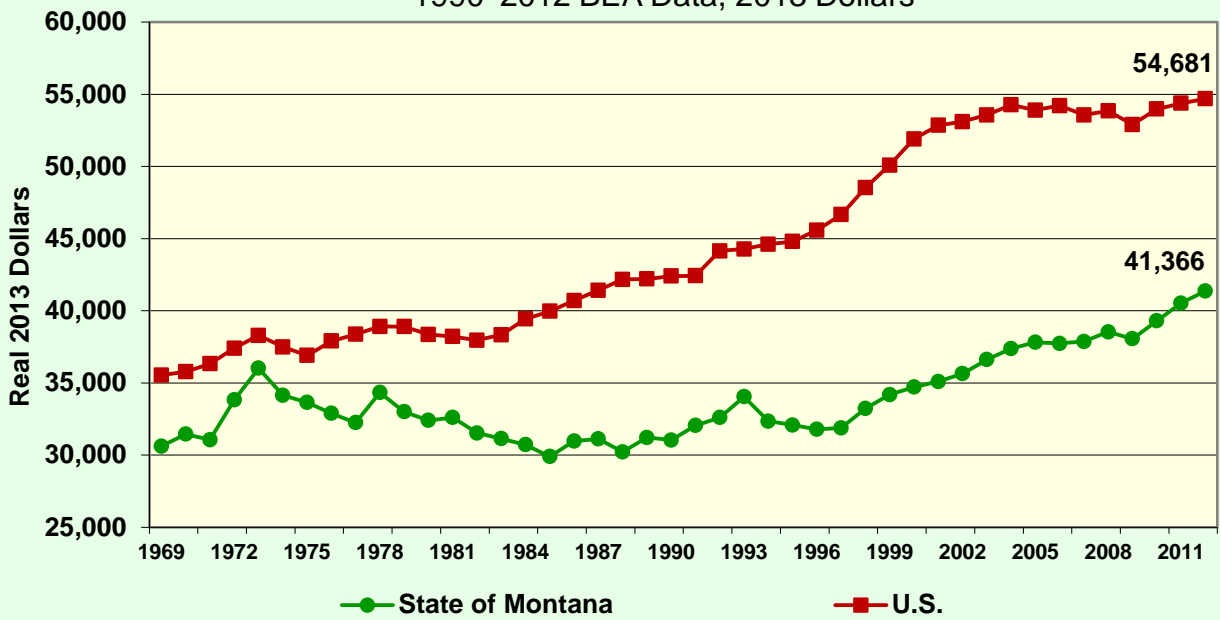




Economics:

Average Earnings Per Job

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

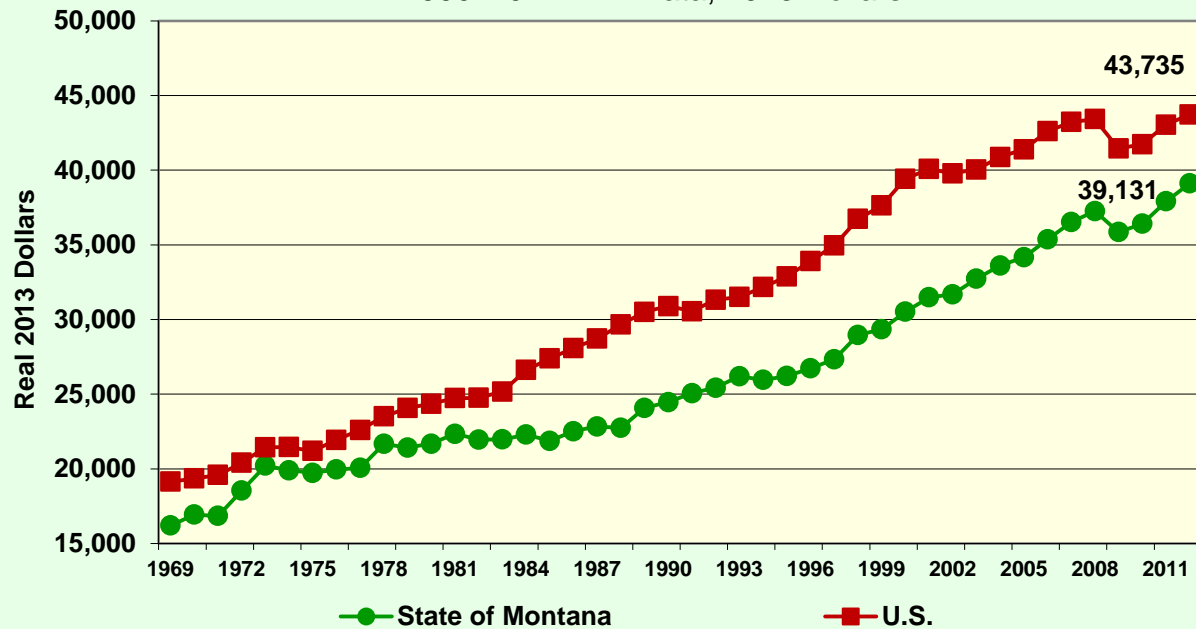




Economics:

Real Per Capita Income

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





Economics:

Poverty in Montana

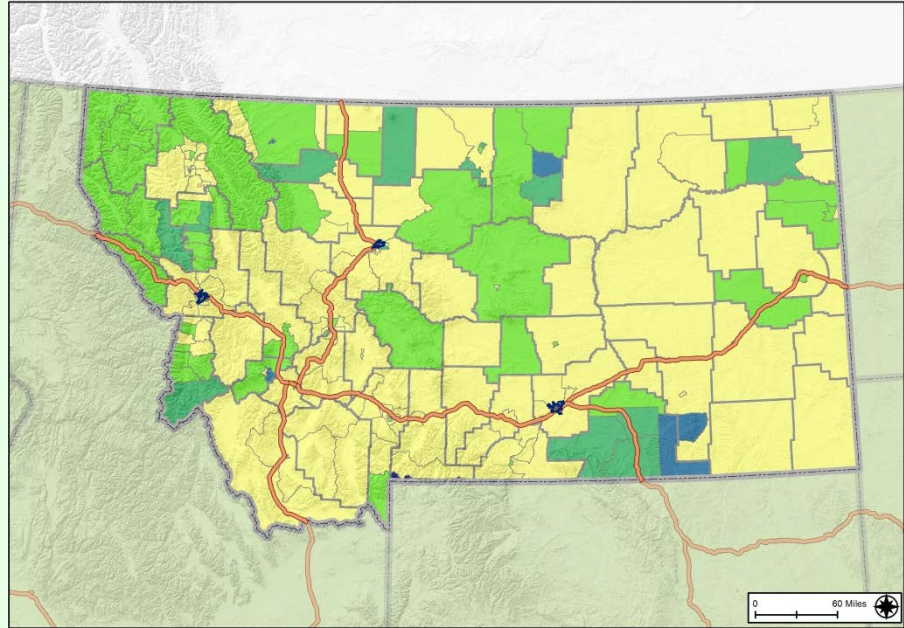
Poverty by Age
 State of Montana
 2000 Census SF3 & 2012 Five-Year ACS Data

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

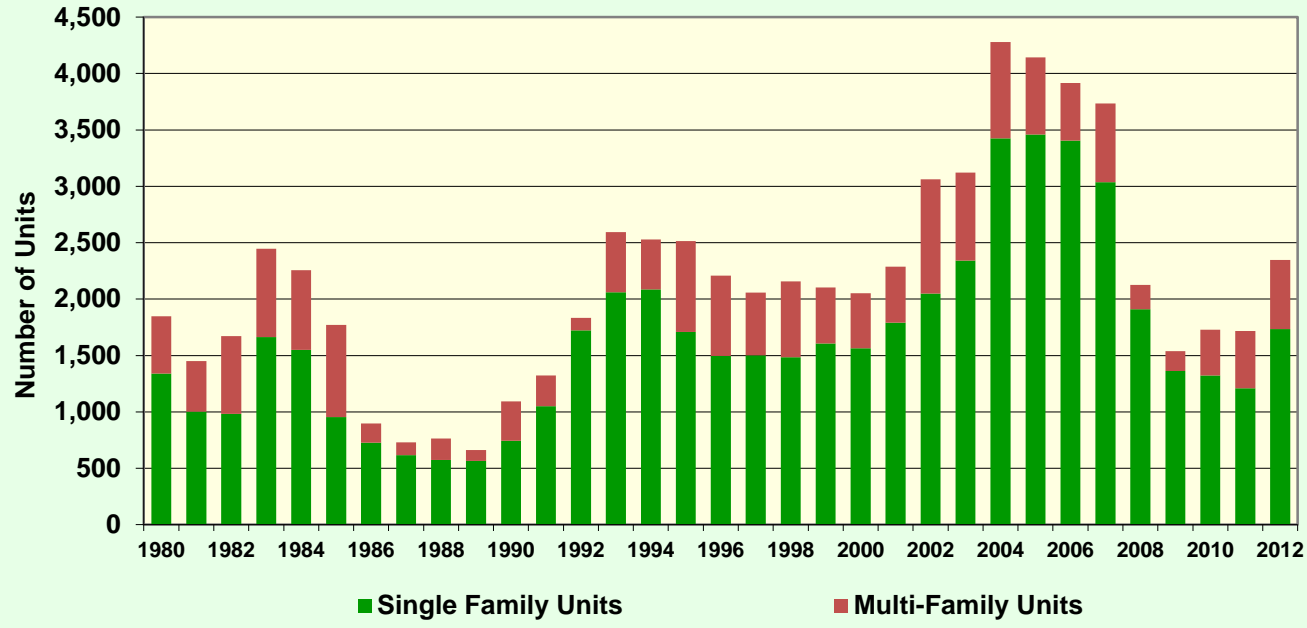
Housing Units by Type
State of Montana
2000 Census SF3 & 2012 Five-Year ACS Data

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

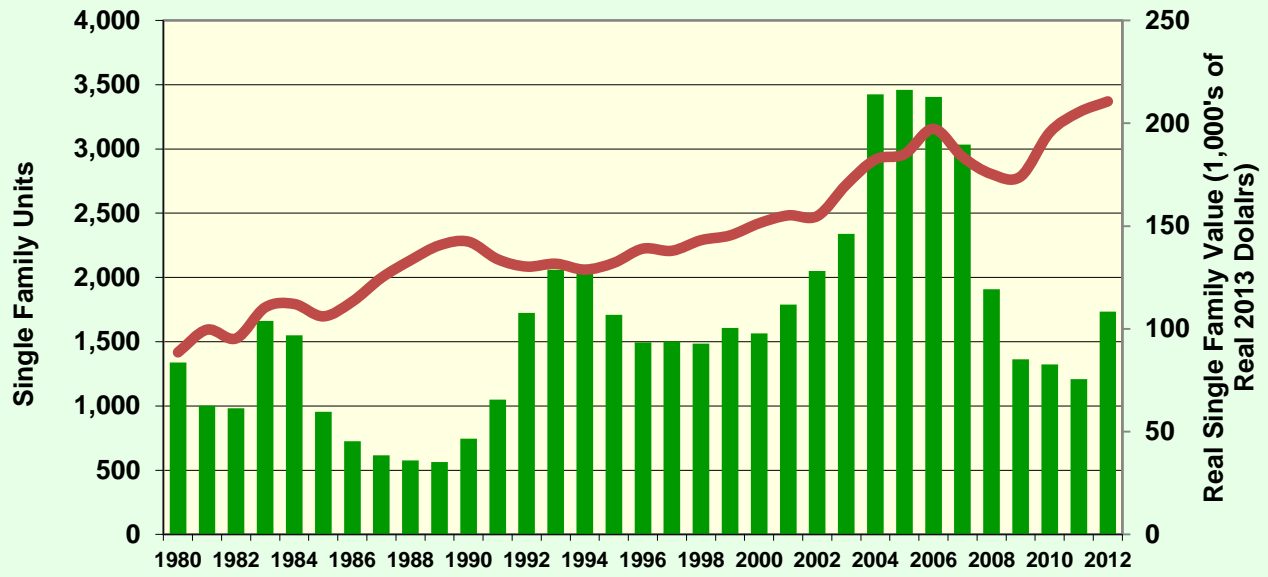
Housing Permits
State of Montana
1990–2012 Census Data





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%



Homelessness: Homeless Populations

Homeless Count
State of Montana
Homeless Point-In-Time Count

	Respondents w/o family	Respondents w/ family	Accompanying Persons	Accompanying Children	Count of Respondents	Count of Respondents & Family
2006	1,316	255	739	540	1,572	2,311
2007	1,100	276	738	531	1,479	2,217
2008	1,593	299	878	665	1,902	2,786
2009	1,646	484	1,339	1,019	2,130	3,851
2010	1,697	568	1,274	1,012	2,265	3,707
2011	2,281	710	2,405	1,468	2,991	5,358
2012	2,145	836	2,660	1,642	2,981	5,731
2013	2,396	712	2,697	1,593	3,108	5,862
2014	2,771	819	1,479	918	3,590	



Preliminary - 2014 Survey

Disposition of Respondents

Received CDBG, HOME, ESP, or HOPWA Funds?

State of Montana

2014 Housing and Community Development Survey

Response	Number of Respondents
Yes	107
No	46
Don't Know	37
Missing	2
Total	192

<https://www.research.net/s/2014MontanaHousingandCommunityDevelopmentSurvey>



Preliminary - 2014 Survey

Housing Needs

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	4	10	34	78	66	192
Rental housing for very low-income households	4	19	32	72	65	192
Rental housing rehabilitation	3	17	38	65	69	192
Construction of new for-sale housing	4	15	46	61	66	192
Rental assistance	4	16	47	60	65	192
Energy efficient retrofits	3	16	49	58	66	192
Senior-friendly housing	2	14	53	56	67	192
Retrofitting existing housing to meet seniors' needs	2	16	54	54	66	192



Preliminary - 2014 Survey

Housing Needs

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
Preservation of federal subsidized housing	8	22	39	53	70	192
Supportive housing	9	16	46	53	68	192
First-time home-buyer assistance	3	17	55	51	66	192
Homeowner housing rehabilitation	2	19	53	50	68	192
Mixed income housing	10	19	55	40	68	192
Mixed use housing	8	42	47	29	66	192
Housing demolition	12	51	36	25	68	192
Downtown housing	12	46	44	22	68	192
Homeownership in communities of color	32	44	29	19	68	192
Other Housing activities	2	1	6	16	167	192



Preliminary - 2014 Survey



Housing Needs

The 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	4	9	47	63	69	192
The retention of existing affordable housing units in the market or the persons in existing affordable housing units	7	11	47	58	69	192
Land use regulations that promote the private sector to construct affordable housing units	9	16	43	53	71	192
Comprehensive planning for housing	4	7	59	52	70	192
More federal, state or local funding for the construction of higher density, multi-family, or group housing	11	21	39	51	70	192
Tax or other financial incentives for making reasonable accommodations or modifications to housing units for persons with disabilities	7	20	49	50	66	192
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	10	16	50	47	69	192



Preliminary - 2014 Survey

Housing Needs

The 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
Development standards, building codes or permit requirements that make the development of higher density, multi-family or group housing less costly	13	19	47	46	67	192
Private sector developers and builders willing to construct higher density, multi-family, or group housing	6	24	52	42	68	192
More housing choice vouchers	16	22	40	42	72	192
Faster process for obtaining approval to construct higher-density, multi-family, or group housing	15	26	41	40	70	192
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	12	28	45	38	69	192
Lower cost of materials or labor to construct higher-density, multi-family, or group housing	8	25	49	38	72	192
Neighborhood or community support for the construction of higher density or multi-family housing	7	25	52	37	71	192



Preliminary - 2014 Survey



Housing Needs

The 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
More resources for environmental remediation of existing housing or sites for the construction of new housing stock	9	25	52	37	69	192
Guidelines or other information for constructing accessible housing units or methods for modifying existing housing units to be accessible	8	33	49	36	66	192
Information regarding availability of suitable sites for development of higher density, multi-family or group housing	8	21	60	34	69	192
Smaller minimum lot size requirements to allow for the construction of higher-density, multi-family, or group housing	23	38	42	21	68	192
More information and marketing about housing availability	17	30	55	20	70	192
Better access to technology	11	36	54	18	73	192
Other	5		2	17	168	192



Preliminary - 2014 Survey

Economic Development Needs

The Need for Business and Economic Development Activities

State of Montana

2014 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Missing	Total
Retention of existing businesses	3	4	35	72	78	192
Foster businesses with higher paying jobs	3	8	28	72	81	192
Address regional transportation needs	2	11	39	59	81	192
Attraction of new businesses	3	11	42	58	78	192
Enhance access to technology	2	10	39	58	83	192
Support workforce needs an opportunities of high tech industry and knowledge-based economy	3	8	43	56	82	192
Expansion of existing businesses	3	8	48	55	78	192
Enhancement of businesses infrastructure	3	10	43	55	81	192
Provision of job training	3	16	42	52	79	192
Promote Montana agricultural projects by adding value and increasing accessibility to markets	3	14	42	51	82	192
Help prospective entrepreneurs get started	4	11	45	51	81	192



Preliminary - 2014 Survey

Economic Development Needs

The Need for Business and Economic Development Activities
State of Montana

2014 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Missing	Total
Strengthen support systems and provide resources to promote Montana businesses and products	5	9	49	47	82	192
Provision of job re-training, such as after plant or other closures	5	23	40	43	81	192
Clean up of abandoned or polluted sites	2	16	49	43	82	192
Provision of working capital for businesses	6	23	40	41	82	192
Provision of technical assistance for businesses	6	17	47	40	82	192
Stimulate investment in innovation and start-up companies	3	10	58	40	81	192
Provision of venture capital	9	24	37	39	83	192
Market "Made in Montana" products to Montana customers	6	19	46	39	82	192
Investment as equity partners	9	26	41	33	83	192
Development of business parks	6	33	39	32	82	192
Establish and strengthen trade partnerships overseas	9	35	39	28	81	192
Other business activities	1		1	10	180	192



Preliminary - 2014 Survey

Infrastructure Needs

The Need for the Following Infrastructure Activities

State of Montana

2014 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Missing	Total
Street and road improvements	1	7	38	68	78	192
Water system capacity improvements	1	8	36	67	80	192
Sewer system improvements	1	11	34	67	79	192
Sidewalk improvements	3	15	41	54	79	192
Water quality improvements	3	18	39	52	80	192
Storm sewer system improvements	1	18	44	50	79	192
Flood drainage improvements	3	9	51	50	79	192
Bridge improvements	2	13	52	44	81	192
Solid waste facility improvements	3	18	47	43	81	192
ADA improvements to local infrastructure	3	16	50	43	80	192
Bicycle and walking paths	7	26	42	38	79	192



Preliminary - 2014 Survey

Human and Public Service Needs

The Need for the Following Human and Public Services

State of Montana

2014 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Missing	Total
Mental health/chemical dependency services	3	12	32	65	80	192
Senior services	2	6	49	55	80	192
Transportation services	3	8	47	54	80	192
Healthcare services	4	12	48	49	79	192
Childcare services	4	5	60	44	79	192
Employment services	5	14	53	40	80	192
Youth centers	3	18	60	32	79	192
Fair housing education	13	20	47	31	81	192



Preliminary - 2014 Survey

Human and Public Service Needs

The Need for the Following Human and Public Services

State of Montana

2014 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Missing	Total
Tenant/Landlord counseling	10	23	48	31	80	192
Homebuyer education	4	18	60	30	80	192
Fair housing activities	14	19	49	29	81	192
Crime awareness education	10	22	60	19	19	192
Mitigation of asbestos hazards	12	39	49	12	80	192
Mitigation of radon hazards	15	42	43	11	81	192
Mitigation of lead-based paint hazards	14	42	47	9	80	192
Other public services	2		1	1	188	192



Preliminary - 2014 Survey

Special Needs Groups

The Need for Housing with Services for the Following Special Needs Groups

State of Montana

2014 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Missing	Total
Persons with severe mental illness	3	15	31	63	80	192
Veterans	2	11	42	57	80	192
The frail elderly (age 85+)	2	8	45	55	82	192
Homeless persons	4	24	29	55	80	192
Victims of domestic violence	3	10	45	51	83	192
The elderly (age 65+)	3	6	51	50	82	192
Persons with substance abuse addictions	4	17	41	48	82	192
Persons with physical disabilities	4	14	50	41	83	192
Persons with developmental disabilities	2	16	57	36	81	192
Persons recently released from prison	6	30	42	30	84	192
Persons with HIV/AIDS	10	40	44	14	84	192
Other groups	1			1	190	192



Preliminary - 2014 Survey

Special Needs Groups

The Need for Housing for the Following Special Needs Groups

State of Montana

2014 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Missing	Total
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	3	17	46	46	80	192
Rapid rehousing rental assistance for homeless households	4	24	37	46	81	192
Emergency shelters	2	18	50	42	80	192
Transitional housing	2	19	51	39	81	192
Senior housing, such as nursing homes or assisted living facilities	5	14	52	39	82	192
Housing designed for persons with disabilities	6	10	57	39	80	192
Shelters for youth	3	21	47	38	83	192
Other special needs	1			7	184	192



Preliminary - 2014 Survey

Public Facility Needs

The Need for the Following Community and Public Facilities

State of Montana

2014 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Missing	Total
Childcare facilities	3	7	56	45	81	192
Healthcare facilities	4	18	53	36	81	192
Youth centers	3	18	60	32	79	192
Parks and recreational centers	5	24	55	27	81	192
Senior centers	4	15	65	27	81	192
Community centers	3	21	62	26	80	192
Residential treatment centers	4	25	57	25	81	192
Public buildings with improved accessibility	5	21	45	25	96	192
Other infrastructure activities	1		1	5	185	192



Preliminary - 2014 Survey

Suggested Allocation of Resources

How Would You Allocate Resources

State of Montana

2014 Housing and Community Development Survey

Area	Percentage Allocated
Housing	25.2
Economic Development	16.8
Human Services	15.6
Infrastructure	14.0
Public Facilities	11.4
All Other	1.9
Total	100.0%

<https://www.research.net/s/2014MontanaHousingandCommunityDevelopmentSurvey>



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?**



Conclusion

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