

“Old cabins
and a new
wave of
settlers”



THE HOUSING VIEW FROM EASTERN MONTANA

{ Eastern Montana Impact Coalition (EMIC)

2014 Montana Housing Partnership Conference

Eastern Montana Impact Coalition

Jason Rittal,
EPEDC

Martin DeWitt,
GNDC

Leslie Messer,
REDC

Jim Atchison,
SEMDC



The Landscape

16 eastern Montana counties
43,000 square miles

Great Northern Development Corporation

- Sheridan, Daniels, Roosevelt, Valley, McCone, Garfield Counties

Richland Economic Development Corporation

- Richland County

Southeastern Montana Development Corporation

- Treasure, Rosebud, Custer, Powder River Counties

Eastern Plains Economic Development Corporation

- Carter, Dawson, Fallon, Prairie, Wibaux Counties



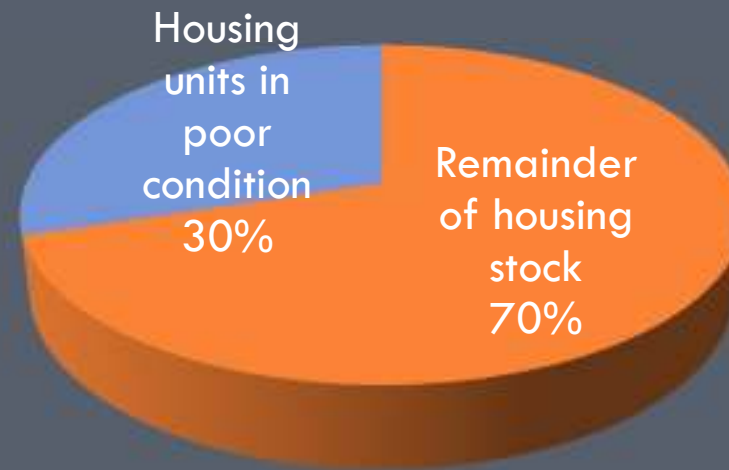
Data

Even though median household income in the EMIC region increased from \$29,115 in 2000 to \$44,272 in 2012* (52%), median home values rose 90% from \$49,100 to \$93,331* over the same time period. Comparatively, the national median home value only rose 44% from 2000-2012*.

Since 2000, the EMIC region has gained 2,715 employees, according to March 2014 Montana labor force statistics.

Even with low to medium oil production (without the additional influence of coal), the EMIC population is expected to increase 14.7% = 10,026 people by 2020.¹

2010 - EMIC Housing Units



In comparison, as of 2010 only 6.6% of Montana's total housing units were in poor condition.²

* 2008-2012 American Community Survey data.
Other data, 2000 Census.

¹ eREMI 2013 data.

² 2010 Montana Department of Revenue

EPEDC – innovative solutions

Juniper Apartments

Glendive

- 14 units with common areas
- EPEDC RLF funds in combination with private equity and traditional financing



EPEDC – rehabilitation

Makoshika Estates

Glendive

- 18-unit LMI senior housing complex
- over \$2 million in expected rehabilitation costs
- applying for CDBG and HOME funds



EPEDC – planning for growth

Plevna Public Schools

Plevna

- housing feasibility study
- \$30,000
- BSTF and Plevna Public School funds utilized



EPEDC – development and infrastructure issues

... “affordability” and the cost of not investing in eastern Montana.



Glendive
March 13, 2014

SEMDC – elderly care housing, Colstrip

Lake View Assisted Living

- purchase and conversion of large single family house
- 10-12 resident facility
- used SBDC services and economic development gap financing along with local lender



SEMDC – rental housing, Ashland

Riverview Apartments

- purchased and updated existing apartment complex
- 6 units, located eight miles from Otter Creek Coal Mine
- used SBDC services and economic development gap financing



SEMDC – temporary housing, Broadus

Wayside Campground

- purchased, updated, and expanded existing campground
- 25 hookups/sites
- used SBDC services and economic development gap financing



GNDC – housing revitalization: rehab and demolition, Circle

Rehab before



Rehab after



CDBG \$450,000

Completed: Spring 2012

- 18 Low to Moderate Income homes rehabilitated
- 6 vacant structures demolished

GNDC – housing revitalization: rehab and demolition, Wolf Point

Before



After



...during demolition



CDBG \$450,000

Completed: Fall 2013

- 11 Low to Moderate Income homes rehabilitated
- 25 vacant structures demolished

Project completed in conjunction with the Fort Peck Tribes and Tribal Enterprise

GNDC – NEW: Wolf Point Village

Layout



Elevation



24-unit apartment complex
\$4.2 million
LIHTC and HOME funds utilized
Anticipated completion date: Summer 2015

Richland County



Richland County



Richland County



Richland County – temporary housing



Richland County – Cost of Living

Lifestyle Items	Cost in Denver	Cost in Billings	Cost in Bozeman	Cost in Williston	Cost in Sidney	Cost in Bismarck
Dry Cleaning	\$13.14	\$7.75	\$15.06	\$13.35	\$8.75	\$10.16
Detergent	\$5.16	\$6.99	\$5.63	\$6.77	\$6.00	\$5.35
Facial Tissues	\$1.74	\$1.79	\$2.20	\$1.79	\$1.92	\$1.91
Toothpaste	\$2.44	\$2.99	\$2.52	\$3.19	\$2.89	\$2.85
Shampoo	\$0.95	\$1.09	\$1.15	\$2.09	\$0.96	\$0.96
Men's Dress Shirt	\$27.19	\$26.99	\$24.81	\$34.00	\$34.00	\$30.98
Boy's Jeans	\$18.98	\$19.99	\$24.91	\$21.00	\$21.00	\$26.40
Women's Slacks	\$29.63	\$27.99	\$27.63	\$35.00	\$33.00	\$42.56
Washer Repair	\$66.25	\$77.77	\$72.75	\$85.00	\$72.00	\$53.68
Newspaper (annual)	\$286.00	\$248.35	\$186.60	\$132.00	\$66.00	\$265.15
Movie	\$10.50	\$11.50	\$9.81	\$10.00	\$8.00	\$9.38
Bowling	\$4.82	\$3.25	\$3.50	\$3.75	\$4.00	\$4.20
Beer	\$8.03	\$7.49	\$7.96	\$6.59	\$6.79	\$9.02
Wine	\$6.11	\$14.00	\$7.24	\$14.15	\$11.10	\$14.77
Salon- Cut/Color women	\$175.00	\$85.00	\$115.00	\$100.00	\$90.00	\$100.00
Apartment Rent	\$989	\$727.00	\$826.00	\$2,000.00	\$1,500.00	\$866.00
Home Price	\$347,250.00	\$216,524.00	\$340,085.00	\$300,000.00	\$250,000.00	\$308,015.00
Total Energy	\$159.46	\$182.68	\$161.29	\$187.93	\$150.00	\$148.29
Phone	\$27.63	\$25.00	\$23.32	\$23.68	\$20.00	\$27.34
Tire Balance	\$40.00	\$40.00	\$48.00	\$52.00	\$40.00	\$70.19
Gas per gallon	\$3.33	\$3.09	\$3.32	\$3.64	\$3.55	\$3.53
Eye Doctor	\$102.35	\$110.00	\$94.93	\$147.00	\$140.00	\$99.11
Dentist	\$80.32	\$195.00	\$79.52	\$105.00	\$187.00	\$88.89
Doctor	\$124.85	\$86.00	\$118.32	\$140.00	\$189.00	\$128.39
Ibuprofen	\$9.26	\$4.99	\$10.63	\$5.89	\$7.69	\$9.77
Lipitor	\$205.19	\$166.69	\$212.51	\$166.47	\$275.18	\$219.55
Monthly-Rental	\$2,393.15	\$2,078.61	\$2,079.89	\$3,295.31	\$2,792.50	\$2,233.67

*ALL medical costs are totals WITHOUT health insurance

*Energy costs are figured on an average between both summer and winter months

*Salon visit costs vary from stylist to stylist and is an average of many stylists

*Housing costs determined by adding total cost of all available listings and dividing by the number of listings

*Rent costs DO NOT include utilities/trash

Our communities...our future.

