



**PARK COUNTY
HOUSING COALITION**
www.parkcountyhousing.com

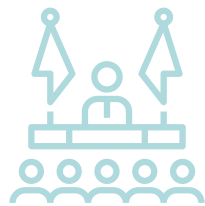
**A community-based, collaborative effort
increasing opportunities for Park County residents
to access housing where they can afford to live and thrive.**

PHASE I HIGHLIGHTS 2020-2023

Since reconvening in 2020, PCHC's membership has grown to more than 100 Park County residents and partners.



PCHC compiled the best information available on local housing challenges in its 2021 Park County Housing Needs Assessment. One of the assessment's findings was that only 20% of households in Park County earned enough to afford a mortgage for a median single-family home.



PCHC outlined a shared vision and recommended 12 tools to address the community's housing needs in its 2022 Park County Housing Action Plan. Elected officials then adopted the plan as an addendum to the City of Livingston's and Park County's growth policies.

PHASE II PLAN 2023-2026

OBJECTIVES

Hire a full-time, local staff member to represent the coalition and guide Phase II projects.

Implement the 2022 Park County Housing Action Plan.

Sustain and build collaborative partnerships around community housing.

OUTCOMES

Creation and expansion of programs to help Park County residents access existing housing

Increase in supply of homes affordable for Park County residents

Greater local investment in community housing

Recruitment of new funding sources for community housing

Preservation of existing affordable homes



HRDC
BUILDING A BETTER COMMUNITY

The Park County Housing Coalition is a community-supported effort currently incubated by the HRDC.



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Opening front doors for our families, neighbors, and community.

Park County Housing Coalition members on the importance of creating community housing:



"[A] healthy economy works well only when people can afford to live in the area in which they work...And I want to live in a town that helps and supports all of our neighbors."

"[I]t is incumbent on everyone in a community to ensure that all our residents have safe and adequate housing. I am a landlord and still want to implement [the PCHC's] forward-thinking Housing [Action] Plan."



"I have been in several 'on-the-edge' housing situations in my four years of residing in Park county. I also am a good result of finding affordable housing. I want others to be able to have the same opportunity."

"I have seen many friends and colleagues leave the area due to housing issues, and have personally felt the fear and uncertainty that comes from the struggle to find housing for both myself and my 79 year old father. This has caused people to leave an area they loved, and for our area to lose talented people who were assets to the community."



JOIN OUR GIVING CIRCLE!

**Arthur M. Blank
Family Foundation**



Generous
Community
Members



Southwest Montana
Flood Relief Fund





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Park County Housing Coalition 2025 Work Plan

Developing the 2025 Work Plan

The 2022 Park County Housing Action Plan (HAP) recommends 12 housing and policy tools for implementation.

The 2025 work plan prioritizes two HAP tools and builds upon work done by a Coalition subcommittee in 2022-2023:

- Rehabilitation Loans and Grants
- Coordinated Entry System
- Community Housing Fund

12 Tools of the 2022 Park County Housing Action Plan

1. LOW-INCOME HOUSING TAX CREDIT
2. EMPLOYER ASSISTED HOUSING PARTNERSHIPS
3. RESIDENT-OWNED COMMUNITY PROGRAM
4. COMMUNITY LAND TRUST
5. DENSITY BONUS
6. LAND BANKING
7. DOWN PAYMENT ASSISTANCE
8. ACCESSORY DWELLING UNITS
9. GENERAL ZONING REFORM & FLEXIBLE DEVELOPMENT STANDARDS
10. **REHABILITATION LOANS AND GRANTS**
11. SHORT-TERM RENTAL REGULATION
12. **COORDINATED ENTRY SYSTEM**

Tool 10: Rehabilitation Loans and Grants



Program Goal:



PRESERVE THE HOMES OF LOW- AND MODERATE-INCOME PARK COUNTY HOMEOWNERS

Program Activities:



ADDRESS HEALTH AND SAFETY ISSUES



IMPROVE ADA ACCESSIBILITY



WEATHERIZE HOMES AND INCREASE THEIR ENERGY EFFICIENCY

Program Need:

- More than 1/4 of Park County homeowners (27.6%) earn less than \$50,000 annually.
- More than half (55%) of Park County homes were built before 1980.
- More than 3/4 (75.7%) of Park County's housing stock is single-family detached homes.

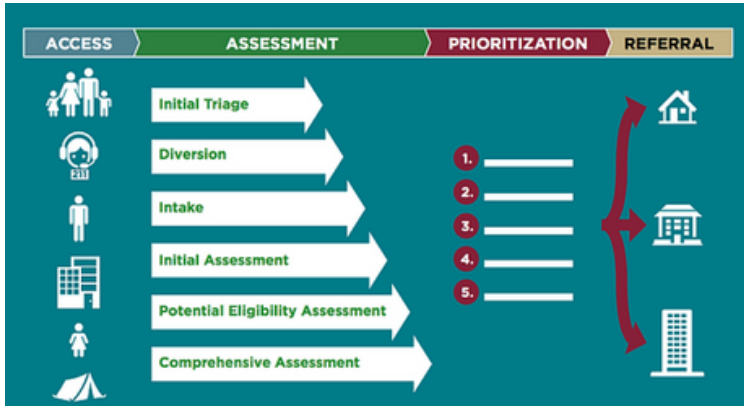
U.S. Census Bureau. 2019-2023 American Community Survey 5-year estimates. Tables B25118 and DP04.



Park County Housing Coalition 2025 Work Plan

Tool 12: Coordinated Entry System

Program Structure:



Source: HUD Coordinated Entry Core Elements

In a Coordinated Entry System, established **access** points use a standardized **assessment** process to gather information on the needs, preferences, and the barriers people experiencing homelessness face to regaining housing.

Once the assessment has identified the most vulnerable people with the highest needs, participating organizations follow established policies and procedures to **prioritize** households for **referral** to appropriate and available housing and supportive services resources.

Program Goals:



ENSURE THAT THE HIGHEST NEED, MOST VULNERABLE HOUSEHOLDS IN THE COMMUNITY ARE PRIORITIZED FOR SERVICES.



ENSURE THAT OUR COMMUNITY'S HOUSING AND SUPPORTIVE SERVICES ARE USED AS EFFICIENTLY AND EFFECTIVELY AS POSSIBLE.

Program Activities:



CLARIFY ROLES AND RESPONSIBILITIES OF CURRENT CES PARTICIPANTS



UPDATE ORGANIZING DOCUMENTS



EXPLORE PARTICIPATION BY LIVINGSTON HEALTHCARE AND OTHER PARTNERS

The Need for our Coordinated Entry System

- Nationwide, homelessness increased by 18% in 2024.
- In Park County, 43 people were identified as experiencing homelessness during the 2024 annual Point-in-Time Count, a 290 % increase from the 11 identified in 2022.
- The Park County Housing Coalition's 2023 assessment of 18 Park County service providers identified strengthening the CES as one way to achieve a broader goal of improving collaboration within the service provider network.
- The 2022 Housing Action Plan identified participation by Livingston Healthcare as a gap in CES implementation.



PARK COUNTY HOUSING COALITION
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Park County 2024 - 2025 Housing Market Snapshot

+112%*

SINGLE-FAMILY
MEDIAN HOME
LIST PRICES

\$741,000
Feb. 2025

\$350,000
Feb. 2020



*Not adjusted for inflation. Data from the Big Sky Country MLS via the Gallatin Association of Realtors: <https://www.gallatinrealtors.com/market-snapshot>

Interest rates have decreased since 2024. Opportunity Bank reports that a buyer with a 20% down payment and great credit can get 6.5% for a conventional, 30-year fixed mortgage.

\$1,590

ESTIMATED MEDIAN RENT

This amount is affordable for a household earning \$63,600 annually.

It is \$397 more per month than the maximum a median renter household could afford.



Rental data collected March 19 & 20, 2025 from 41 published listings. U.S. Census Bureau. 2019-2023 American Community Survey 5-year estimates Table B25119

50%

OF PARK COUNTY
RENTER HOUSEHOLDS
ARE COST-BURDENED.

They spend more than 30% of their income on housing.

U.S. Census Bureau. 2019-2023 American Community Survey 5-year estimates, Table DP04



1/3 OF PARK COUNTY
HOUSHOLDS ARE PEOPLE
LIVING ALONE.

30% RENT

1.77

AVERAGE HOUSEHOLD SIZE

\$47,714

MEDIAN 2023 RENTER HOUSEHOLD INCOME, ADJUSTED FOR INFLATION

\$1,192

MAX AFFORDABLE MONTHLY HOUSING PAYMENT

U.S. Census Bureau. (2024). 2017-2023 American Community Survey 5-year estimates. Tables DP04, B25119, S2501.

70% OWN

2.22

AVERAGE HOUSEHOLD SIZE

\$83,654

MEDIAN 2023 OWNER HOUSEHOLD INCOME, ADJUSTED FOR INFLATION

\$2,091

MAX AFFORDABLE MONTHLY HOUSING PAYMENT



THERE 2.3 SINGLE-PERSON
HOUSEHOLDS...



...FOR EVERY STUDIO AND
ONE-BEDROOM HOME.



1,011

Number of households earning less than \$19,999 per year

221

Number of homes with subsidies available for these households



U.S. Census Bureau. (2024). 2017-2023 American Community Survey 5-year estimates. Table B25118.



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What Can Community Members Afford to Spend on Housing?

Homes are affordable when households spend 30% or less of their incomes on housing.



Housing affordability is determined by the incomes of the people living in a household and the costs of their home. When households spend more than 30% of their incomes on housing, it may not be considered affordable. Instead, these households may be "cost-burdened" by their housing.

When considering whether a household might be housing cost burdened, it helps to think about how much that household has left for food, healthcare, transportation, phone and internet service, childcare, education, etc., after paying their rent or mortgage.

How much can workers powering Park County's key economic sectors afford?



Professional and Business Services

Est. 2025 Average*:
\$95,423.67 (\$45.87/hr)

Max housing cost:
\$2,386/month

Income remaining after max housing payment:
\$1,391/week



Education, Healthcare and Social Assistance + Construction

Est. 2025 Average*:
\$61,816 (\$29.72/hr)

Max housing cost:
\$1,545/month

Income remaining after max housing payment:
\$901/week



Leisure and Hospitality + Retail Trade

Est. 2025 Average*:
\$34,646 (\$16.66/hr)

Max housing cost:
\$866/month

Income remaining after max housing payment:
\$505/week

*Figures adjusted for inflation. Data source: Bureau of Labor Statistics. Quarterly Census of Employment and Wages. Private, High-Level Industries, Park County, Montana. 2023 Annual Averages, All establishment sizes.

Learn more at www.parkcountyhousing.com



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Park County Housing Coalition Community Housing Fund

Definition

Community Housing Investment (or impact or trust) Funds

- A flexible source of funding
- created and administered at the local level
- that can be used to support a variety of affordable housing activities.

Because they are created and administered at the local level, HIFs are not subject to the restrictions of federal subsidy programs and therefore can be tailored to address local priorities and needs.



Overview of the Housing Investment Fund Framework Created by PCHC 2022-2023 Subcommittee

Purpose: To provide stable returns for long-term investments to fund housing solutions.

Fund Amount: \$3M. Anticipated \$4 of total development impact per \$1 invested.

Revenue Sources:
TBD.

Administration: TBD. Potentially Park Local Development Corporation, NeighborWorks Montana, Park County Community Foundation, or other entities.

Eligible Projects:

- **30% community rentals** (e.g., ADU loans, lease local grants)
- **30% community ownership** (e.g., community land trust loans or grants, down payment assistance loans)
- **40% developer operations gaps/incentives** (e.g., LIHTC development gaps, land banking, grants for emergency housing)



Next Step: Identify appropriate and viable revenue sources by learning from regional examples.



Voter-approved funds

Missoula Affordable Housing Trust Fund

<https://ci.missoula.mt.us/3068/Affordable-Housing-Trust-Fund>



Voluntary fees

Whitefish Community Support Fund (aka 1% for Whitefish)

<https://explorewhitefish.com/csf>



Impact investing

Gallatin Community Housing Impact Fund

<https://www.nwmt.org/gallatin-housing-impact-fund/>



Philanthropic gifts & grants

Montana Endowment Tax Credit

<https://mtcf.org/giving/montana-endowment-tax-credit>



Membership fees

Bozeman Tenants United

<https://bzntenantsunited.org/>



Community benefit agreements

Meagher County Stewardship Council

<https://meaghercountystewardshipcouncil.org/what-we-do#open-pit>