

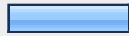

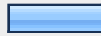

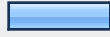
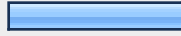
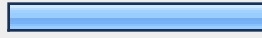





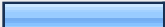
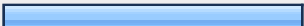


Montana Community Land Trust needs assessment

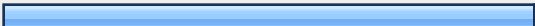
1. What unmet need(s) for affordable housing exist in your community or service area? (Check all that apply)			
		Response Percent	Response Count
Affordable homes for people to buy		90.2%	92
Affordable homes for people to rent		75.5%	77
Group or special needs housing		45.1%	46
Senior assisted living housing		38.2%	39
No unmet need		0.0%	0
Other		5.9%	6
If "other," please give example(s) of unmet housing needs.			12
answered question			102
skipped question			1

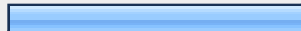
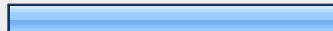

2. How would you rank the unmet need for affordable housing in your community or service-area?			
		Response Percent	Response Count
Extreme		20.4%	21
Large		49.5%	51
Moderate		23.3%	24
Small		5.8%	6
No unmet need		1.0%	1
answered question			103
skipped question			0

3. What unmet need(s) for affordable land exist in your community for vital community purposes?			
		Response Percent	Response Count
Public facilities		23.0%	23
Services		23.0%	23
Recreation		18.0%	18
Agriculture		12.0%	12
No unmet needs		14.0%	14
Other		10.0%	10
		Other (please specify)	15
		answered question	100
		skipped question	3

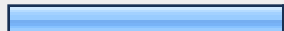
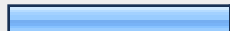



4. How would you rank the unmet need for affordable land for other vital community purposes in your community or service-area?			
		Response Percent	Response Count
Extreme		15.2%	15
Large		26.3%	26
Moderate		39.4%	39
Small		13.1%	13
No unmet need		6.1%	6
		answered question	99
		skipped question	4


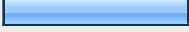

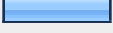


5. In your estimate, what percentage of the households in your community or service-area own their homes?			
		Response Percent	Response Count
Under 30 percent		6.9%	7
30 to 50 percent		24.5%	25
50 to 70 percent		46.1%	47
Over 70 percent		8.8%	9
Don't know		13.7%	14
Source of estimate: Please describe the basis for your estimate (i.e. professional surveys, word of mouth, census data, etc.).			51
answered question			102
skipped question			1

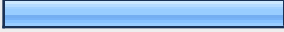
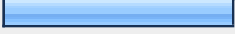
6. Who are the people most in need in your community or service area?			
		Response Percent	Response Count
Young singles and couples		59.0%	59
Young families with children		82.0%	82
Families with growing kids		35.0%	35
Seniors		41.0%	41
Agricultural workers		6.0%	6
Forestry workers		4.0%	4
Workers in the tourist industry		9.0%	9
Please expand if needed			18
answered question			100
skipped question			3

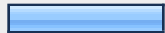
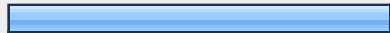


7. Describe you community or service area.			
		Response Percent	Response Count
Predominantly rural		45.0%	45
Predominantly urban		50.0%	50
Other		5.0%	5
If other, please elaborate			6
answered question			100
skipped question			3


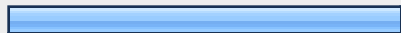
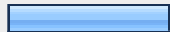

8. What is the population of the largest town or city in your community or service area?		
		Response Count
		94
answered question		94
skipped question		9



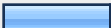

9. What is the current median sale price for a house in your community or service area?			
		Response Percent	Response Count
Over \$200,000		42.0%	42
\$150,000 to \$200,000		34.0%	34
\$100,000 to \$150,000		12.0%	12
Under \$100,000		8.0%	8
Don't know		4.0%	4
answered question			100
skipped question			3




10. What is the monthly average rent for a two-bedroom home in your community or service area?			
		Response Percent	Response Count
Under \$600		10.0%	10
\$600 to \$800		28.0%	28
\$800 to \$1,000		37.0%	37
\$1,000 to \$1,200		16.0%	16
Over \$1,200		4.0%	4
Don't know		5.0%	5
		<i>answered question</i>	100
		<i>skipped question</i>	3


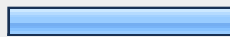
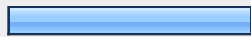

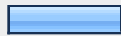
11. What is the average monthly rent for a two-bedroom apartment in your community or service area ?			
		Response Percent	Response Count
Under \$500		10.0%	10
\$500 to \$700		43.0%	43
\$700 to \$900		35.0%	35
Over \$900		6.0%	6
Don't know		6.0%	6
		<i>answered question</i>	100
		<i>skipped question</i>	3

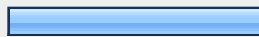
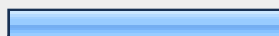
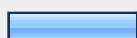
12. How would you describe the average condition of houses for sale in you community or service area?			
		Response Percent	Response Count
Well maintained		23.7%	23
Some deferred maintenance		58.8%	57
Sub-standard -- serious repair issues		9.3%	9
Don't know		8.2%	8
		<i>answered question</i>	97
		<i>skipped question</i>	6

13. How would you describe the average condition of houses for rent in your community or service area?			
		Response Percent	Response Count
Well maintained		7.1%	7
Some deferred maintenance		60.2%	59
Sub-standard -- serious repair issues		24.5%	24
Don't know		8.2%	8
		<i>answered question</i>	98
		<i>skipped question</i>	5

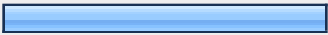

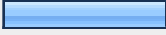
14. How would you describe the average condition of apartments for rent in your community or service area?			
		Response Percent	Response Count
Well maintained		19.0%	19
Some deferred maintenance		54.0%	54
Sub standard -- serious repair issues		16.0%	16
Don't know		11.0%	11
		<i>answered question</i>	100
		<i>skipped question</i>	3

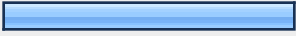


15. Are there any absentee-landlord-owned units (homes or apartments or trailer courts) in your community or service area?			
		Response Percent	Response Count
Yes		74.7%	74
No		4.0%	4
Don't know		21.2%	21
		<i>answered question</i>	99
		<i>skipped question</i>	4

16. Which best applies to absentee owners?			
		Response Percent	Response Count
Owners of most of the rental properties		8.6%	6
Owners of many of the rental properties		34.3%	24
Owners of few of the rental properties		37.1%	26
Owners of hardly any or no rental properties		2.9%	2
Don't know		17.1%	12
		<i>answered question</i>	70
		<i>skipped question</i>	33

17. Are second home-owners who are not in residence for significant parts of the year common in your community or service area?			
		Response Percent	Response Count
Yes		38.7%	36
No		41.9%	39
Don't know		19.4%	18
		<i>answered question</i>	93
		<i>skipped question</i>	10

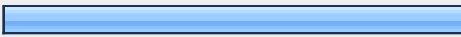




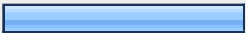



18. What is the major employer or major economic driver in your community or service area?		
		Response Count
		88
		<i>answered question</i>
		88
		<i>skipped question</i>
		15

19. Do employers in your community or service area have trouble finding workers because of lack of affordable housing nearby?			
		Response Percent	Response Count
Yes		49.5%	46
No		25.8%	24
Don't know		24.7%	23
		answered question	93
		skipped question	10


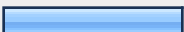
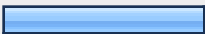


20. Do many people living in your community or service area need to drive long distances to go to work or find retail or health services?			
		Response Percent	Response Count
Yes		44.6%	41
No		52.2%	48
Don't know		3.3%	3
		answered question	92
		skipped question	11

21. How many miles on average does a person need to drive to find retail or health services?		
		Response Count
		43
		answered question
		43
		skipped question
		60




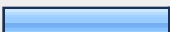
22. In your opinion, which of the following housing types are, additionally, most needed in your community or service area? (Check all that apply)

		Response Percent	Response Count
Single-family detached homes		70.7%	65
Mobile homes		12.0%	11
Modular homes		21.7%	20
Condominiums		4.3%	4
Duplexes		23.9%	22
Apartments in buildings with six or fewer units		37.0%	34
Apartments in buildings with more than six units		22.8%	21
Mobile home parks		19.6%	18
No opinion		10.9%	10
		answered question	92
		skipped question	11



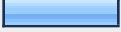
23. What would be the average building-construction-costs, in your community or service area for median priced homes?

		Response Percent	Response Count
\$75 to \$100		5.4%	5
\$100 to \$125 per square foot		27.2%	25
\$125 to \$150 per square foot		30.4%	28
More than \$150 per square foot		4.3%	4
Don't know		32.6%	30
		answered question	92
		skipped question	11




24. In terms of the cost of building new housing what are the major barriers in your community or service area (check all that apply)?

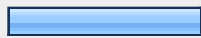
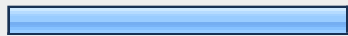
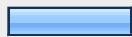
		Response Percent	Response Count
Availability of land		10.9%	10
Cost of land		60.9%	56
Availability of contractor/builders		3.3%	3
per square foot costs of construction		25.0%	23
		<i>answered question</i>	92
		<i>skipped question</i>	11




25. Is the unavailability of sewer systems a major barrier to the construction of affordable housing in your community or service area?

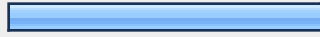
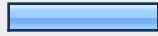
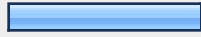
		Response Percent	Response Count
Yes		39.1%	36
No		43.5%	40
Don't know		17.4%	16
		<i>answered question</i>	92
		<i>skipped question</i>	11

26. Are discriminatory housing practices a problem in your community or service area?

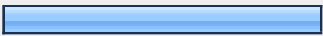

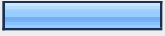
		Response Percent	Response Count
Yes		7.6%	7
No		50.0%	46
Don't know		42.4%	39
		<i>answered question</i>	92
		<i>skipped question</i>	11

27. Are declining school enrollments a concern in you community or service area?			
		Response Percent	Response Count
Yes		29.3%	27
No		52.2%	48
Don't know		18.5%	17
answered question			92
skipped question			11

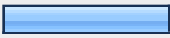
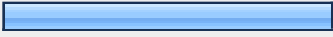
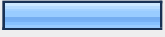
28. Are people moving out of your community or service area because of lack of affordable housing?			
		Response Percent	Response Count
Yes		34.8%	32
No		33.7%	31
Don't know		31.5%	29
answered question			92
skipped question			11

29. Is the inability to "age in place" a major concern in your community or service area?			
		Response Percent	Response Count
Yes		47.8%	44
No		22.8%	21
Don't know		29.3%	27
answered question			92
skipped question			11

30. Is 'NIMBYism' (opposition by residents to a proposal for new development close to them) a barrier to developing affordable housing in your community or service area?

		Response Percent	Response Count
Yes		48.9%	45
No		27.2%	25
Don't know		23.9%	22
		<i>answered question</i>	92
		<i>skipped question</i>	11

31. Do you see significant governmental regulatory barriers to the construction of affordable housing in your community or service area?




		Response Percent	Response Count
Yes		25.3%	23
No		50.5%	46
Don't know		24.2%	22
		<i>answered question</i>	91
		<i>skipped question</i>	12

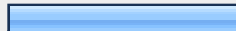
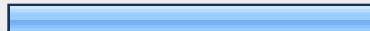

32. Please give examples of governmental regulatory barriers to the construction of housing in your community or service area.




		Response Count
		17
		<i>answered question</i>
		17
		<i>skipped question</i>
		86

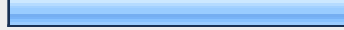

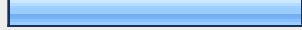
33. If you know of any, please give other examples of barriers, of any type ,to affordable HOUSING that might exist in your community or service are that are not touched on this survey.		
		Response Count
		27
	<i>answered question</i>	27
	<i>skipped question</i>	76


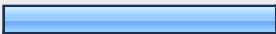

34. If you know of any, please give other examples of barriers, of any type ,to affordable LAND that might exist in your community or service are that are not touched on this survey.		
		Response Count
		23
	<i>answered question</i>	23
	<i>skipped question</i>	80

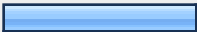
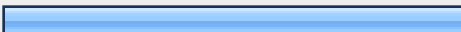
35. Are you familiar with the Community Land Trust model for housing?			
		Response Percent	Response Count
Yes		50.0%	34
No		44.1%	30
Not sure		5.9%	4
		<i>answered question</i>	68
		<i>skipped question</i>	35

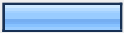
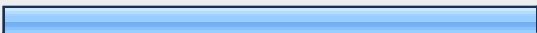
36. Are you familiar with the Community Land Trust model being used for land needs in addition to housing?			
		Response Percent	Response Count
Yes		35.3%	24
No		55.9%	38
Not sure		8.8%	6
answered question			68
skipped question			35

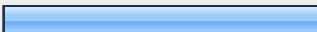
37. Are you familiar with the idea of limiting the equity gain of subsidized ownership?			
		Response Percent	Response Count
Yes		51.5%	35
No		45.6%	31
Not sure		2.9%	2
answered question			68
skipped question			35

38. If you are familiar with the concept of Community Land Trusts or limited equity housing co-ops, what are your general impressions?			
		Response Percent	Response Count
Favorable		51.6%	32
Unfavorable		3.2%	2
Not Sure		45.2%	28
answered question			62
skipped question			41


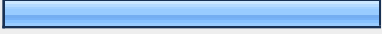
39. Are you familiar with the concept of Resident Owned Communities (ROCs)?			
		Response Percent	Response Count
Yes		44.8%	30
No		41.8%	28
Not sure		13.4%	9
<i>answered question</i>			67
<i>skipped question</i>			36

40. Do you know of anyone in your community or service area who is actively pursuing expertise in Community Land Trusts?			
		Response Percent	Response Count
Yes		29.4%	20
No		70.6%	48
<i>answered question</i>			68
<i>skipped question</i>			35







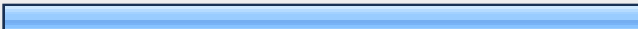
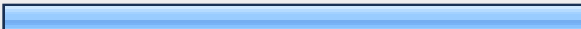
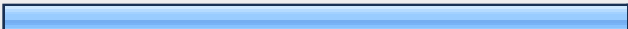
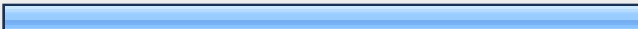
41. Do you know of any start up Community Land Trust currently under way in your community or service area?			
		Response Percent	Response Count
Yes		17.6%	12
No		82.4%	56
<i>answered question</i>			68
<i>skipped question</i>			35

42. From what you do know about Community Land Trusts, do you think one would be a good strategy for your community or service area?			
		Response Percent	Response Count
Yes		48.5%	33
No		5.9%	4
Don't know enough about CLT's		45.6%	31
		<i>answered question</i>	68
		<i>skipped question</i>	35

43. If "Yes or No" above, please give reason(s)		
		Response Count
		34
		<i>answered question</i>
		34
		<i>skipped question</i>
		69

44. Would you be interested in getting together with other folks from around the state to brainstorm about how statewide Community Land Trust coalition or supporting organization could be structured?			
		Response Percent	Response Count
Yes		42.2%	35
No		57.8%	48
		<i>answered question</i>	83
		<i>skipped question</i>	20

45. If yes please provide your contact information. Thank you.

		Response Percent	Response Count
Name:		98.2%	54
Company:		74.5%	41
Address:		96.4%	53
Address 2:		21.8%	12
City/Town:		98.2%	54
State:		98.2%	54
ZIP/Postal Code:		98.2%	54
Country:		89.1%	49
Email Address:		96.4%	53
Phone Number:		98.2%	54
		<i>answered question</i>	55
		<i>skipped question</i>	48