
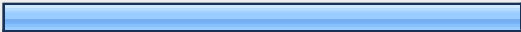

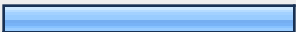


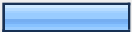
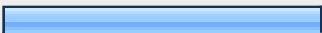
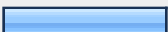


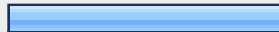
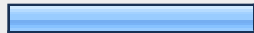
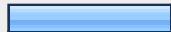
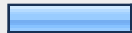
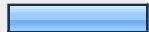
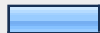








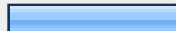
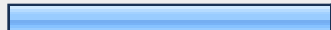
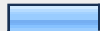

Revised Montana Community Land Trust needs assessment

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		76.2%	109
Affordable homes for people to rent		79.7%	114
Group or special needs housing		40.6%	58
Senior assisted living housing		44.8%	64
No unmet need		4.2%	6
Other		9.1%	13
If "other," please give example(s) of unmet housing needs.			21
answered question			143
skipped question			0

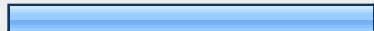
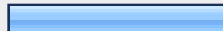

2. How would you rank the unmet need for affordable housing in your community or service-area?			
		Response Percent	Response Count
Extreme		19.0%	27
Large		48.6%	69
Moderate		24.6%	35
Small		4.9%	7
No unmet need		2.8%	4
answered question			142
skipped question			1

3. What unmet need(s) for affordable land exist in your community for vital community purposes?			
		Response Percent	Response Count
Public facilities		41.8%	59
Services		37.6%	53
Recreation		24.8%	35
Agriculture		18.4%	26
No unmet needs		21.3%	30
Other		13.5%	19
		Other (please specify)	21
		answered question	141
		skipped question	2

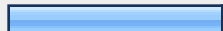
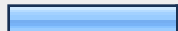
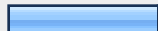


4. How would you rank the unmet need for affordable land for other vital community purposes in your community or service-area?			
		Response Percent	Response Count
Extreme		10.8%	15
Large		28.8%	40
Moderate		35.3%	49
Small		15.8%	22
No unmet need		9.4%	13
		answered question	139
		skipped question	4

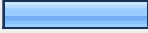

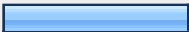



5. In your estimate, what percentage of the households in your community or service-area own their homes?			
		Response Percent	Response Count
Under 30 percent		7.8%	11
30 to 50 percent		25.5%	36
50 to 70 percent		49.6%	70
Over 70 percent		13.5%	19
Don't know		3.5%	5
Source of estimate: Please describe the basis for your estimate (i.e. professional surveys, word of mouth, census data, etc.).			67
answered question			141
skipped question			2

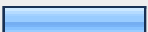

6. Who are the people most in need in your community or service area?			
		Response Percent	Response Count
Young singles and couples		41.4%	58
Young families with children		79.3%	111
Families with growing kids		45.0%	63
Seniors		47.1%	66
Agricultural workers		5.0%	7
Forestry workers		2.9%	4
Workers in the tourist industry		13.6%	19
Please expand if needed			17
answered question			140
skipped question			3





7. Describe you community or service area.			
		Response Percent	Response Count
Predominantly rural		56.3%	80
Predominantly urban		33.1%	47
Other		10.6%	15
If other, please elaborate			15
answered question			142
skipped question			1


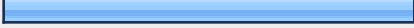
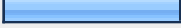

8. What is the population of the largest town or city in your community or service area?		
		Response Count
		133
answered question		133
skipped question		10


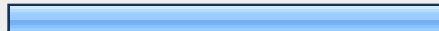


9. What is the current median sale price for a house in your community or service area?			
		Response Percent	Response Count
Over \$200,000		32.6%	46
\$150,000 to \$200,000		25.5%	36
\$100,000 to \$150,000		22.7%	32
Under \$100,000		12.1%	17
Don't know		7.1%	10
answered question			141
skipped question			2

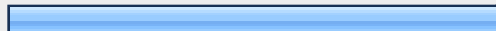

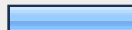
10. What is the monthly average rent for a two-bedroom home in your community or service area?			
		Response Percent	Response Count
Under \$600		21.8%	31
\$600 to \$800		28.2%	40
\$800 to \$1,000		28.2%	40
\$1,000 to \$1,200		10.6%	15
Over \$1,200		2.8%	4
Don't know		8.5%	12
		<i>answered question</i>	142
		<i>skipped question</i>	1


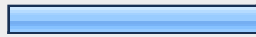
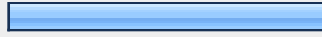


11. What is the average monthly rent for a two-bedroom apartment in your community or service area ?			
		Response Percent	Response Count
Under \$500		23.0%	32
\$500 to 5700		44.6%	62
\$700 to \$900		21.6%	30
Over \$900		2.2%	3
Don't know		8.6%	12
		<i>answered question</i>	139
		<i>skipped question</i>	4

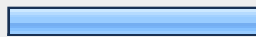
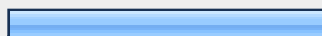

12. How would you describe the average condition of houses for sale in you community or service area?			
		Response Percent	Response Count
Well maintained		14.4%	20
Some deferred maintenance		69.1%	96
Sub-standard -- serious repair issues		12.9%	18
Don't know		3.6%	5
		<i>answered question</i>	139
		<i>skipped question</i>	4

13. How would you describe the average condition of houses for rent in your community or service area?			
		Response Percent	Response Count
Well maintained		5.0%	7
Some deferred maintenance		63.1%	89
Sub-standard -- serious repair issues		27.0%	38
Don't know		5.0%	7
		<i>answered question</i>	141
		<i>skipped question</i>	2

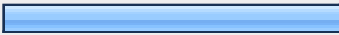
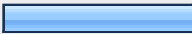
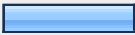
14. How would you describe the average condition of apartments for rent in your community or service area?			
		Response Percent	Response Count
Well maintained		7.1%	10
Some deferred maintenance		66.7%	94
Sub standard -- serious repair issues		17.0%	24
Don't know		9.2%	13
		<i>answered question</i>	141
		<i>skipped question</i>	2

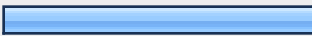
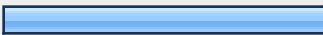

15. Are there any absentee-landlord-owned units (homes or apartments or trailer courts) in your community or service area?			
		Response Percent	Response Count
Yes		75.4%	107
No		5.6%	8
Don't know		19.0%	27
		<i>answered question</i>	142
		<i>skipped question</i>	1

16. Which best applies to absentee owners?			
		Response Percent	Response Count
Owners of most of the rental properties		6.8%	7
Owners of many of the rental properties		37.9%	39
Owners of few of the rental properties		48.5%	50
Owners of hardly any or no rental properties		2.9%	3
Don't know		3.9%	4
		<i>answered question</i>	103
		<i>skipped question</i>	40

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		38.5%	50
No		48.5%	63
Don't know		13.1%	17
		<i>answered question</i>	130
		<i>skipped question</i>	13

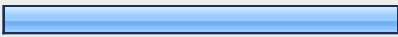

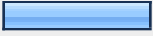

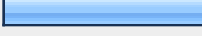
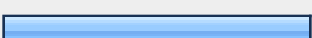
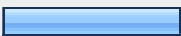

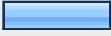
18. What is the major employer or major economic driver in your community or service area?		
		Response Count
		130
		<i>answered question</i>
		130
		<i>skipped question</i>
		13

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		51.5%	68
No		28.8%	38
Don't know		19.7%	26
		<i>answered question</i>	132
		<i>skipped question</i>	11


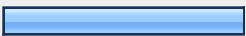
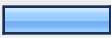

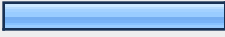
20. Do many people living in your community or service area need to drive long distances to go to work or find retail or health services?			
		Response Percent	Response Count
Yes		47.7%	63
No		49.2%	65
Don't know		3.0%	4
		<i>answered question</i>	132
		<i>skipped question</i>	11

21. How many miles on average does a person need to drive to find retail or health services?		
		Response Count
		60
		<i>answered question</i>
		60
		<i>skipped question</i>
		83

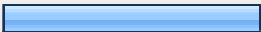


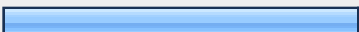
22. In your opinion, which of the following housing types are, additionally, most needed in your community or service area? (Check all that apply)

		Response Percent	Response Count
Single-family detached homes		60.8%	79
Mobile homes		10.0%	13
Modular homes		22.3%	29
Condominiums		10.0%	13
Duplexes		30.8%	40
Apartments in buildings with six or fewer units		46.9%	61
Apartments in buildings with more than six units		26.9%	35
Mobile home parks		11.5%	15
No opinion		16.2%	21
		answered question	130
		skipped question	13




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%	7
\$100 to \$125 per square foot		36.9%	48
\$125 to \$150 per square foot		16.2%	21
More than \$150 per square foot		7.7%	10
Don't know		33.8%	44
		answered question	130
		skipped question	13


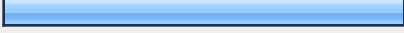
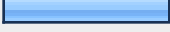
24. In terms of the cost of building new housing what are the major barriers in your community or service area (check all that apply)?

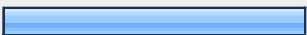
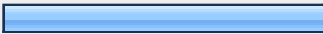

		Response Percent	Response Count
Availability of land		39.2%	49
Cost of land		65.6%	82
Availability of contractor/builders		17.6%	22
per square foot costs of construction		54.4%	68
		answered question	125
		skipped question	18



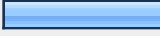
25. Is the unavailability of sewer systems a major barrier to the construction of affordable housing in your community or service area?


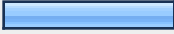

		Response Percent	Response Count
Yes		22.5%	29
No		63.6%	82
Don't know		14.0%	18
		answered question	129
		skipped question	14

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

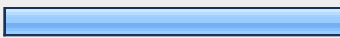
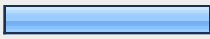
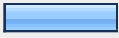
		Response Percent	Response Count
Yes		13.1%	17
No		61.5%	80
Don't know		25.4%	33
		answered question	130
		skipped question	13

27. Are declining school enrollments a concern in you community or service area?			
		Response Percent	Response Count
Yes		46.2%	60
No		49.2%	64
Don't know		4.6%	6
		answered question	130
		skipped question	13

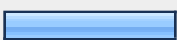
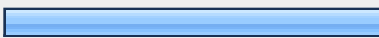
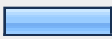
28. Are people moving out of your community or service area because of lack of affordable housing?			
		Response Percent	Response Count
Yes		35.4%	46
No		40.8%	53
Don't know		23.8%	31
		answered question	130
		skipped question	13

29. Is the inability to "age in place" a major concern in your community or service area?			
		Response Percent	Response Count
Yes		47.7%	62
No		26.2%	34
Don't know		26.2%	34
		answered question	130
		skipped question	13

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		51.5%	67
No		31.5%	41
Don't know		16.9%	22
		<i>answered question</i>	130
		<i>skipped question</i>	13

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		26.2%	34
No		57.7%	75
Don't know		16.2%	21
		<i>answered question</i>	130
		<i>skipped question</i>	13

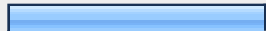
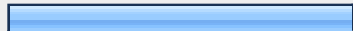

32. Please give examples of governmental regulatory barriers to the construction of housing in your community or service area.




		Response Count
		28
		<i>answered question</i>
		28
		<i>skipped question</i>
		115




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
		44
	<i>answered question</i>	44
	<i>skipped question</i>	99

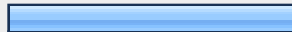
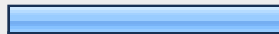
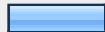
34. If you know of any, please give other examples of barriers, of any type ,to affordable LAND that might exist in your community or service are that are not touched on this survey.		
		Response Count
		33
	<i>answered question</i>	33
	<i>skipped question</i>	110

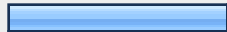

35. Are you familiar with the Community Land Trust model for housing?			
		Response Percent	Response Count
Yes		48.6%	51
No		41.0%	43
Not sure		10.5%	11
		<i>answered question</i>	105
		<i>skipped question</i>	38


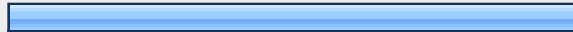
36. Are you familiar with the Community Land Trust model being used for land needs in addition to housing?			
		Response Percent	Response Count
Yes		39.4%	41
No		52.9%	55
Not sure		7.7%	8
		answered question	104
		skipped question	39

37. Are you familiar with the idea of limiting the equity gain of subsidized ownership?			
		Response Percent	Response Count
Yes		52.9%	55
No		41.3%	43
Not sure		5.8%	6
		answered question	104
		skipped question	39

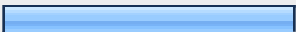


38. If you are familiar with the concept of Community Land Trusts or limited equity housing co-ops, what are your general impressions?			
		Response Percent	Response Count
Favorable		49.5%	48
Unfavorable		3.1%	3
Not Sure		47.4%	46
		answered question	97
		skipped question	46

39. Are you familiar with the concept of Resident Owned Communities (ROCs)?			
		Response Percent	Response Count
Yes		43.7%	45
No		41.7%	43
Not sure		14.6%	15
<i>answered question</i>			103
<i>skipped question</i>			40

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		33.7%	34
No		66.3%	67
<i>answered question</i>			101
<i>skipped question</i>			42

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		12.5%	13
No		87.5%	91
<i>answered question</i>			104
<i>skipped question</i>			39

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		44.8%	47
No		5.7%	6
Don't know enough about CLT's		49.5%	52
		<i>answered question</i>	105
		<i>skipped question</i>	38







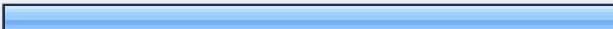
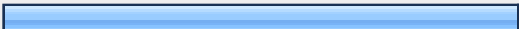
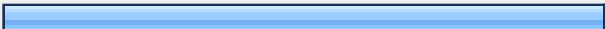
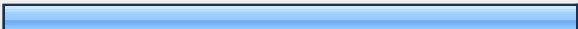
43. If "Yes or No" above, please give reason(s)

		Response Count
		45
		<i>answered question</i>
		45
		<i>skipped question</i>
		98

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		50.0%	58
No		50.0%	58
		<i>answered question</i>	116
		<i>skipped question</i>	27

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

		Response Percent	Response Count
Name:		95.6%	65
Company:		86.8%	59
Address:		92.6%	63
Address 2:		19.1%	13
City/Town:		94.1%	64
State:		97.1%	66
ZIP/Postal Code:		94.1%	64
Country:		79.4%	54
Email Address:		92.6%	63
Phone Number:		88.2%	60
		<i>answered question</i>	68
		<i>skipped question</i>	75