



URBAN CAMPING & OUR VALLEY'S UNHOUSED POPULATION

PANEL

HRDC: Heather Grenier, President & CEO

City of Bozeman: Greg Sullivan, City Attorney

Gallatin County: Zach Brown, Commissioner

Moderator: Jeff Mihelich, City Manager

| TOPICS

- Who is unhoused in our community
- What other communities are doing at what costs
- Gallatin County perspective
- City of Bozeman perspective
- What solutions are on the horizon

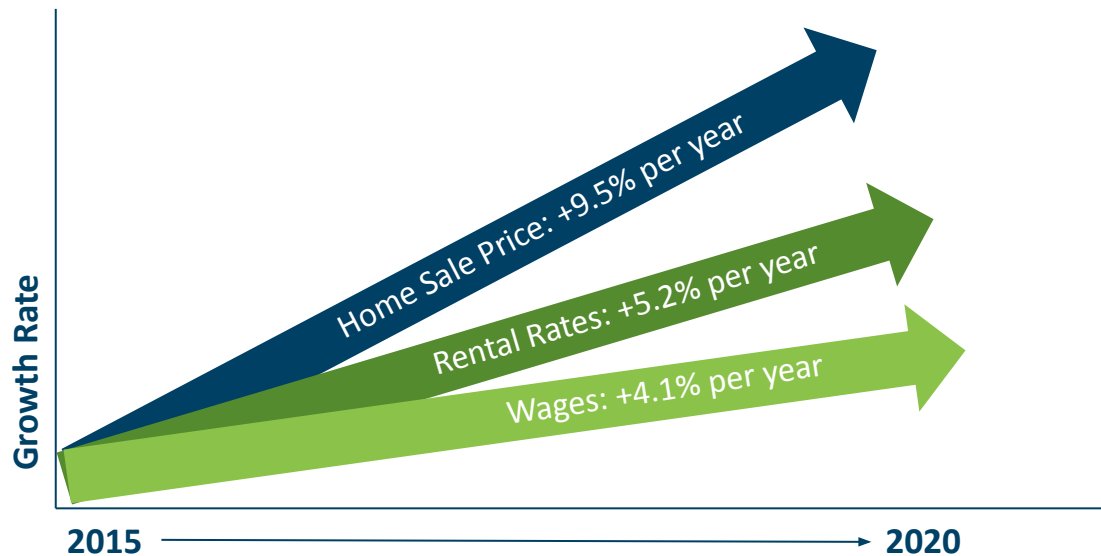
A solid green vertical bar is positioned to the left of the text.

COMMUNITY HOUSING NEEDS

COMMUNITY HOUSING NEEDS

Growth Rate

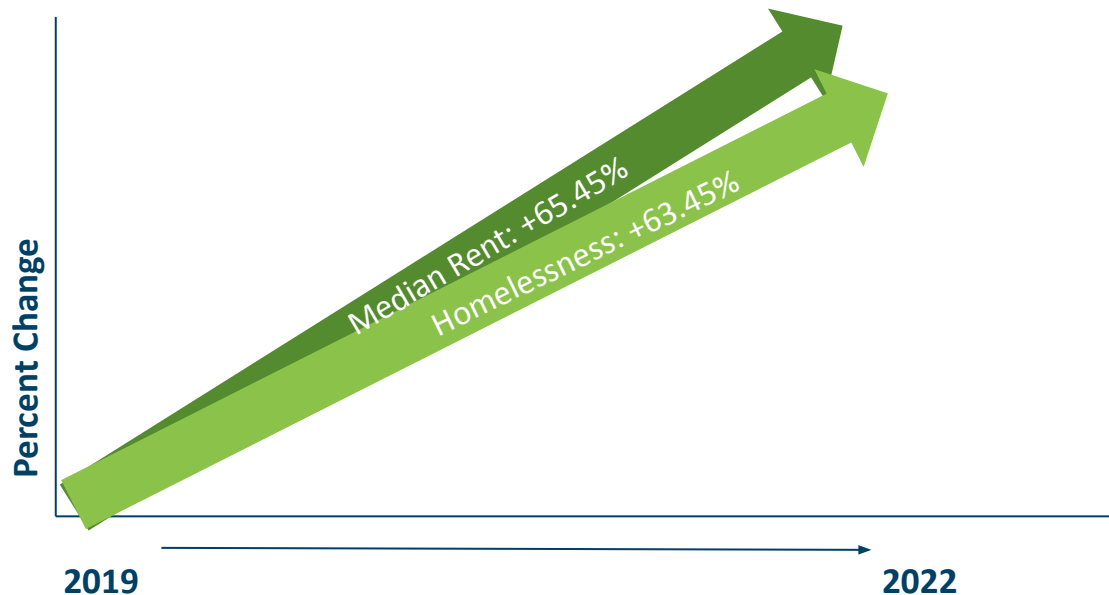
Housing prices (rentals and purchase) have increased at a much higher rate than wages



COMMUNITY HOUSING NEEDS

Impact on Homelessness

In a 2020 study, researchers at the U.S. Government Accountability Office estimated that “a \$100 increase in median rent was associated with a 9% increase in the estimated homelessness rate.”



HOUSING NEEDS

Income & Affordability

Annual Income / Hourly Rate (may be one or more FTEs)	Affordable Monthly Payment (30% of income)
\$30,000 / \$14.42	\$750
\$40,000 / \$19.23	\$1,000
\$50,000 / \$24.04	\$1,250
\$60,000 / \$28.85	\$1,500
\$70,000 / \$33.65	\$1,750
\$80,000 / \$38.46	\$2,000
\$90,000 / \$43.27	\$2,250
\$100,000 / \$48.08	\$2,500
\$125,000 / \$60.10	\$3,125
\$150,000 / \$72.12	\$3,750

HOUSING NEEDS

Median Rent (Q1 2022)

	Median Rent	Annual Income Needed	Hourly Rate Equivalent
1 Bedroom	\$1,853	\$74,120	\$35.63 (1 person HH)*
2 Bedroom	\$2,226	\$89,040	\$42.81 (1 person HH)* \$21.40 (2 person HH)**

Median rent from Q1 2022 Bozeman Multifamily report provided by Sterling CRE

**Assuming full time employment (40 hours per week)*

***Assuming full time employment by both household members*



SHELTER NUMBERS

2019-2022 COMPARISON

	2019 SEASON	2022 SEASON	% CHANGE
Persons sheltered	197	374	47%
Age 18-24	16	29	45%
Age 61+	20	34	41%
American Indian, Alaskan Native or Indigenous	13	44	70%
Mental Health Disorder	34	72	53%
Physical Disability	33	62	47%
Developmental Disability	8	12	33%
Length of Stay (Ave)	83	28	(66%)

URBAN CAMPING

- HRDC outreach team has made contact with 142 households over the past year
- Majority are residents who lost their housing or could no longer afford their housing
- More recently, individuals and families showing up for higher wages and a promise of housing
- With an average of 72 guests/night at Warming Center, we do not have shelter capacity for everyone without permanent housing



HOW WE GOT HERE

FACTORS

- Underbuilt
- Investor purchases
- Loss of behavioral health services/systems
- Labor & material shortages
- Many others

NATIONAL LOW INCOME HOUSING COALITION

What are the major causes of America's housing and homelessness crisis?

- The underlying cause of America's housing and homelessness crisis is the severe shortage of homes affordable to people with the lowest incomes and a widening gap between incomes and housing costs.
- There is a national shortage of 7 million homes that are affordable to people with the lowest incomes. There are just 37 affordable and available rental homes for every 100 extremely low-income renter households. Every state and congressional district is impacted.

NATIONAL LOW INCOME HOUSING COALITION

What are the major causes of America's housing and homelessness crisis?

- Because of the housing crisis, more than half a million people in America experience homelessness on any given night, and millions more are at risk.
- Three in four (71%) of America's lowest-income households pay at least half of their limited incomes on rent, leaving few resources to put groceries on the table, cover medical costs, or meet their other basic needs. One emergency or unexpected expense could send these households into homelessness.

NATIONAL ALLIANCE TO END HOMELESSNESS

What is the solution?

The Solution to Homelessness: Housing

The solution to homelessness is straightforward: housing. By connecting people experiencing homelessness to housing and services, they have a platform from which they can address other areas that may have contributed to their homelessness — such as employment, health, and substance abuse.



WHAT OTHER COMMUNITIES ARE DOING

COMMON RESPONSES

- Buying hotels to serve as transitional housing and non-congregate shelter
- Investing in housing first and permanent supportive housing programming
- RV and tent encampments/safe parking
- Investing in and/or incentivizing housing development



COLLABORATIVE COMMUNITY HOUSING SOLUTIONS

INVESTING IN EMPLOYEE HOUSING

COMMUNITY HOUSING IMPACT FUND

Purpose:

To provide stable, long-term investment returns to fund co-investments for housing solutions.

The fund will offer philanthropic support and low-interest financing to encourage for-profit and nonprofit developers, investors, and local governments to partner with community housing providers to preserve and expand housing solutions in Gallatin County.



BOZEMAN^{MT}



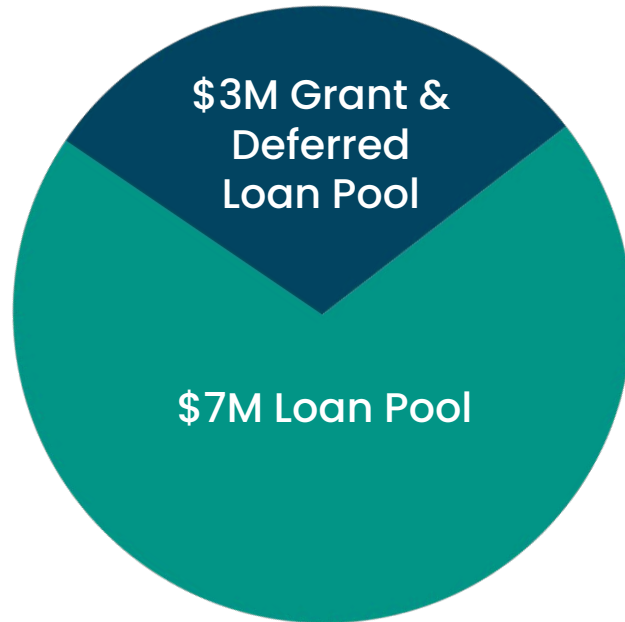
HRDC
BUILDING A BETTER COMMUNITY



INVESTING IN EMPLOYEE HOUSING

COMMUNITY HOUSING IMPACT FUND

Proposal: \$10 million fund



COMMUNITY HOUSING IMPACT FUND

\$7 Million Loan Pool

\$5,775,000 – Long-Term, Low Cost Loans

Income Target: Households earning between \$40,000 and \$70,000

Units Supported: 670

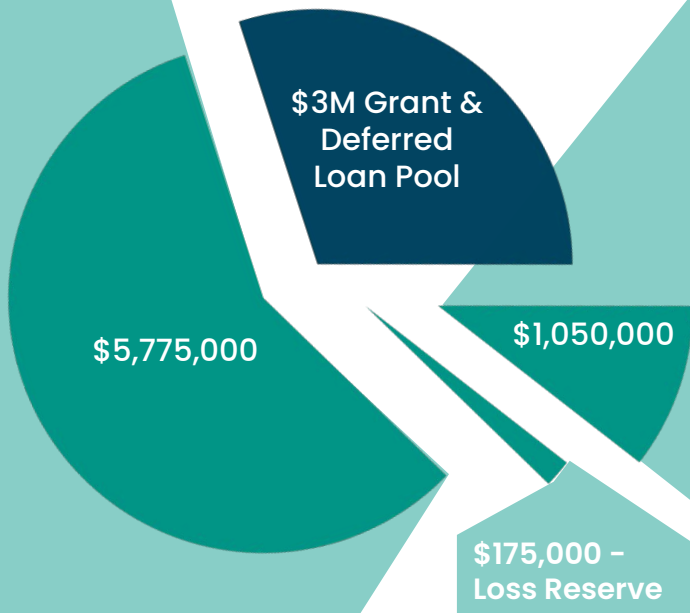
Unit Type:

- LIHTC
- adaptive reuse
- preservation
- Resident Owned Communities
- deed restricted rentals

Funds Leveraged: \$60,637,500

Sources of Leveraged Funds:

- private social impact
- LIHTC, HOME, HTF



\$1,050,000 – 0% Deferred Loans

Income Target: Households earning between \$70,000 and \$150,000

Units Supported: 30

Unit Type:

- Ownership - DPA focus

Funds Leveraged: \$10,500,000

Sources of Leveraged Funds:

- HOME
- CDBG

YEAR ROUND SHELTER & SUPPORTIVE SERVICE FACILITY

Homeward Point

- 130 Beds
- Separate Family Units
- On site Services
- 24/7/365
- Programming designed to ensure that when someone is unhoused, the experience is rare, brief and one time

HRDC'S COMMUNITY COMMONS

noun
land or resources belonging to or affecting the whole of a community.



MARKET PLACE

noun
a central location where resources & services are shared.

HOMeward POINT

noun
people or things that are oriented toward home or on their way home.

YEAR ROUND SHELTER & SUPPORTIVE SERVICE FACILITY



YEAR ROUND SHELTER & SUPPORTIVE SERVICE FACILITY



HOW CAN I BE PART
| OF THESE
SOLUTIONS?

PLEASE REACH OUT DIRECTLY

HRDC

Heather Grenier

ceo@thehrdc.org

www.thehrdc.org



THANK YOU

QUESTIONS?

