

MOUNTAIN PLAINS NAHRO
National Association of Housing & Redevelopment Officials



Colorado is in the midst of an affordable housing crisis. The chart below is intended to provide data to support this statement as well as highlight key indicators about the impact of a housing crisis – homelessness, foreclosures, escalating utility bills and housing wages that are well beyond the attainable workforce wage in every community in Colorado.

Budget cuts on the federal level combined with a growing percentage of households earning 50% or less than the Area Median Income have put housing providers in a position where the demand for affordable housing far exceeds their ability to provide it.

In Colorado, the Fair Market Rent (FMR) for a two-bedroom apartment is \$836. In

order to afford this level of rent and utilities - without paying more than 30% of income on housing - a household must earn \$2,788 monthly or \$33,459 annually. Assuming a 40- hour workweek, 52 weeks per year, this level of income translates to a Housing Wage of \$16.09. Unfortunately, the estimated average wage for a renter in Colorado is \$14.36 and there are many workers earning a minimum wage of only \$7.02 per hour.

The loss of jobs and the explosion of foreclosures due to economic recession are also contributing to the affordable housing crisis in Colorado.

We took a snapshot of some of the higher population centers in the State to illustrate how we are falling short of providing affordable housing in our communities.

Falling Short of Affordable Housing in Our Communities										
Colorado AGENCY	Housing Wage (1)	Two Bedroom FMR (2)	Two Bedroom Payment Standard (3)	Max. Mthly Afford Hsg Cost at 30% AMI (4)	Max. Mthly Afford Hsg Cost at 50% AMI	Utility Costs (5)	Waiting List (6)	2008 Foreclosures (2 Quarters) (7)	Homeless (8)	
									Count	County
Adams County	\$16.85	\$876	\$876	\$539	\$898	\$76	225	3,317	1,202	Adams
Aurora	\$16.85	\$846	\$876	\$539	\$898	\$77	1,580	3,529	687	Arapahoe
Arvada	\$16.85	\$891	\$891	\$539	\$898	\$95	306	166	1,201	Boulder
Boulder	\$19.23	\$1,000	\$1,000	\$638	\$1,063	\$81	1,082	575	206	Broomfield
Colorado Springs	\$15.33	\$797	\$686	\$510	\$850	\$90	2,678	2,531	3,954	Denver
Denver	\$16.85	\$876	\$754	\$539	\$898	\$52	14,743	3,847	47	Douglas
Fort Collins	\$15.52	\$834	\$834	\$563	\$938	\$83	2,741	920	1,185	Jefferson
Grand Junction	\$11.69	\$608	\$742	\$413	\$688	\$77	1,300	227	2,122	Other Counties
Greeley	\$12.54	\$652	\$715	\$480	\$800	\$69	824	1,594	10,604	STATE TOTAL
Lakewood	\$16.85	\$891	\$873	\$539	\$898	\$100	1,710	640		
Littleton	\$16.85	\$891	\$891	\$539	\$898	\$53	993	224		
Pueblo	\$12.63	\$657	\$675	\$365	\$609	\$79	2,513	715		
SNAPSHOT TOTAL	\$15.67	\$818	\$818	\$517	\$861	\$81	30,695	17,255		
NON METRO AREA	\$14.85	\$772	N/A	\$425	\$708	N/A	N/A	4,215		
STATE TOTAL	\$16.09	\$836	N/A	\$516	\$859	N/A	N/A	22,500		

Please see notes on reverse.

Notes

Unless otherwise footnoted, all information is provided by housing agencies in Colorado and the National Low Income Housing Coalition 2007-2008 Out of Reach Report.

- (1) Hourly wage necessary to afford the 2 bedroom Fair Market Rent (FMR).
- (2) Fair Market Rent as established by HUD at the 40% percentile – FY2008 (HUD: Final as of Oct 1, 2008).
- (3) Using the Fair Market Rent, a Public Housing Agency sets a payment standard between 90-110% of the FMR.
- (4) Housing is considered affordable if a family spends no more than 30% of their income on rent and utilities. The average Area Median Income (AMI) in Colorado is \$68,848 for a family of three. An affordable rent or mortgage payment is \$1,719. Our programs are targeted, generally, at families who earn half of the area median.
- (5) Monthly cost of a 2 bedroom multi-family unit using natural gas or electric.
- (6) Wait list numbers are no longer a strong indicator of need because most housing authorities have closed their waiting lists; or open them infrequently; or conduct a lottery in lieu of a wait list.
- (7) Foreclosure filings for the first two quarters of 2008 based on Colorado Division of Housing data collected from Public Trustee's office in each county.
- (8) 2007 point-in-time homelessness number from the Metro Denver Housing Initiative Report- <http://www.mdhi.org>. 2008 numbers not currently available but the economic recession has significantly increased the number of homeless based on recorded shelter visits.

MOUNTAIN PLAINS NAHRO
National Association of Housing & Redevelopment Officials



Montana is facing an affordable housing crisis. The chart below is intended to provide data to support this statement as well as highlight key indicators about the impact of a housing crisis – homelessness, foreclosures, escalating utility bills and housing wages that are well beyond the attainable workforce wage in every community in Montana.

Budget cuts on the federal level combined with a growing percentage of households earning 50% or less than the Area Median Income have put housing providers in a position where the demand for affordable housing far exceeds their ability to provide it.

In Montana, the average Fair Market Rent (FMR) for a two-bedroom apartment is \$622. In order to afford this level of rent and utilities- without paying more than 30% of income on housing- a household must earn \$2,075 monthly or \$24,900 annually. Assuming a 40- hour workweek, 52 weeks per year, this level of income translates in a Housing Wage of \$11.97. Unfortunately, the estimated average wage for a renter in Montana is \$11.70 and there are many workers earning a minimum wage of only \$6.90 per hour.

The explosion of job losses due to the national economic crisis is also contributing to the affordable housing crisis in Montana.

We took a snapshot of some of the population centers in the State served by housing authorities to illustrate how we are falling short of providing affordable housing in our communities.

Montana Housing Authorities have received approximately 1 million dollar reduction in capital fund dollars over the past ten (10) years. This loss of funding is quite substantial when you consider that for every dollar of capital fund awarded to housing agencies, it will yield significant economic benefits including generating \$2.12 cents in local economic activity. This funding will also create or preserve 140,000 jobs in the national housing construction sector devastated by the current recession.

Montana Housing Authorities are also crippled by the decreasing amounts they receive in operating fund. Montana Housing Authorities contract with HUD for 100% of our operating fund, however, over the past decade the average amount received is 80%-85% of our contract amount. This limits housing agencies in services and staff support which leads to job reductions, lesser services to our clients and reduced capacity to comply with the ever increasing and demanding HUD regulations.

Falling Short of Affordable Housing in Our Communities

Montana AGENCY	Housing Wage (1)	Two Bedroom FMR (2)	Two Bedroom Payment Standard (3)	Monthly AMI (4)	30% AMI -Monthly	Max. Mthly Afford Hsg Cost at 30% AMI	Public Housing Waiting List (5)	Capital Fund Formula 10 year Reduction (6)	Section 8 Waiting List (5)	2008 Fore-closures (7)	Utility Costs (8)	Home-less (9)
Billings	\$12.19	\$646	\$711	\$61,900	\$18,500	\$464	678	\$98,862	1,423	457	\$104	358
Butte	\$10.67	\$577	\$635	\$52,500	\$15,750	\$394	395	\$145,378	71	162	\$178	77
Dawson County	\$10.67	N/A	N/A	\$51,200	\$15,500	\$387	25	\$2,942	N/A	14	\$83	28
Great Falls	\$11.17	\$592	\$651	\$51,900	\$15,570	\$389	116	\$199,882	232	274	\$114	188
Helena	\$12.04	\$637	\$702	\$61,700	\$14,800	\$370	558	\$96,448	505	279	\$116	174
Missoula	\$13.62	\$722	\$722	\$55,400	\$16,600	\$415	986	\$154,297	1,189	306	\$112	562
Richland County	\$10.67	\$555	\$555	\$53,100	\$15,950	\$399	28	\$30,063	14	13	\$83	28
Whitefish	\$12.19	\$646	\$711	\$43,000	\$12,900	\$323	19	\$4,224	37	415	\$165	377
MDOC	\$12.05	\$604	\$665	\$53,140	\$15,942	\$399	N/A	Anaconda & Glasgow \$78,795	5,416	3,322	\$192	878
SNAPSHOT TOTAL	\$11.70	\$622	\$669	\$53,760	\$15,724	\$393	2,805	\$810,891	8,887	5,242	\$127	2,670

Please see notes on reverse.

Notes

Unless otherwise footnoted, all information is provided by housing agencies in Montana and the National Low Income Housing Coalition 2007-2008 Out of Reach Report.

- (1) Hourly wage necessary to afford the 2 bedroom Fair Market Rent (FMR).
- (2) Fair Market Rent as established by HUD at the 40% percentile – FY2008 (HUD: Final as of Oct 1, 2008).
- (3) Using the Fair Market Rent, a Public Housing Agency sets a payment standard between 90-110% of the FMR.
- (4) Area Median Income for a family with three people.
- (5) Wait list numbers can not meet the need that housing authorities have in serving low income families of Montana.
- (6) HUD Development Breakdown Report <http://www.hud.gov/offices/pih/programs/ph/capfund/reports/2008/index.cfm>.
- (7) Estimated number of foreclosures <http://www.nlihc.org/oor/oor2008/>.
- (8) Monthly cost of a 2 bedroom multi-family unit using natural gas.
- (9) 2008 point-in-time homelessness number. <http://mthomeless.org/2008/>.



North Dakota is facing an affordable housing crisis. The chart below is intended to provide data to support this statement as well as highlight key indicators about the impact of an affordable housing crisis in North Dakota. In 2008, North Dakota has seen an increase in the following areas that impact the affordable housing issue: an increase number of homelessness, foreclosures, escalating utility bills and housing wages that are well beyond the attainable workforce wage in every community in North Dakota.

Budget cuts on the federal level combined with a growing percentage of households earning 50% or less than the Area Median Income have put housing providers in a position where the demand for affordable housing far exceeds their ability to provide it.

In North Dakota, the Fair Market Rent (FMR) for a two-bedroom apartment is \$556. In order to afford this level of rent and utilities- without paying more than 30% of income on housing- a household must earn \$1,866 monthly or \$22,392 annually. Assuming a 40- hour workweek, 52 weeks per year, this level of income translates in a Housing Wage of \$10.77. Unfortunately, many North Dakota workers are earning a wage that is closer to the minimum wage than the housing wage. Another problem is that many North Dakota workers are working several jobs due to the fact it is difficult to find a job that can provide 40 hours per week.

As you can see from the information provided in the chart, this is a problem in virtually every community in North Dakota. It is especially difficult in the western part of the state, where there is increased housing demand for oil field workers.

Falling Short of Affordable Housing in Our Communities										
North Dakota AGENCY	Housing Wage (1)	Two Bedroom FMR (2)	AMI (3)	30% AMI	Max. Mthly Afford Hsg Cost at 30% AMI	Waiting List (4)	2008 Foreclosures (2 Quarters) (5)	Median Home Sales	Utility Costs (6)	Homeless (7)
Cass County	\$11.92	\$620	\$50,871	\$15,261	\$294	397	181	\$145,225	\$83	N/A
Emmons County	\$9.75	\$572	\$42,300	\$12,690	\$317	0	0	N/A	\$106	N/A
Fargo	\$15.50	\$620	\$47,250	\$14,175	\$431	2,157	82	\$138,800	\$161	603
Grand Forks	\$11.79	\$613	\$60,100	\$18,030	\$451	337	160	\$122,500	\$187	141
Griggs County	\$9.83	\$511	\$37,390	\$11,217	\$318	4	5	\$59,960	\$231	2
Mercer County	\$9.37	\$549	\$69,100	\$20,730	\$518	0	0	N/A	\$106	N/A
Morton County	\$10.23	\$600	\$64,400	\$19,320	\$483	0	10	\$139,015	\$106	N/A
Nelson County	\$11.29	\$587	\$36,530	\$10,959	\$318	6	8	\$56,954	\$242	0
Ramsey County	\$9.29	\$513	\$51,175	\$15,353	\$384	41	N/A	N/A	\$134	11
Richland County	\$10.13	\$527	\$45,484	\$13,645	\$405	13	12	N/A	N/A	N/A
Steele County	\$11.29	\$587	\$45,210	\$13,563	\$350	0	4	\$62,966	\$222	0
Stutsman County	\$9.86	\$511	\$50,900	\$15,270	\$384	0	10	N/A	N/A	0
Towner County	\$9.37	\$487	\$50,700	\$15,210	\$380	0	5	\$30,200	N/A	N/A
Walsh County	\$12.13	\$528	\$24,750	\$7,425	\$371	120	8	\$80,064	\$170	6
Ward County	\$9.82	\$511	\$39,675	\$11,903	\$370	231	36	\$203,000	N/A	46
SNAPSHOT TOTAL	\$10.77	\$556	\$47,722	\$14,317	\$384.93	276	521	\$103,868	\$117	809

Please see notes on reverse.

Notes

Unless otherwise footnoted, all information is provided by housing agencies in North Dakota and the National Low Income Housing Coalition 2007-2008 Out of Reach Report.

- (1) Hourly wage necessary to afford the 2 bedroom Fair Market Rent (FMR).
- (2) Fair Market Rent as established by HUD at the 40% percentile – FY2008 (HUD: Final as of Oct 1, 2008).
- (3) Area Median Income for a family with three people.
- (4) Wait list numbers.
- (5) Using data from the Mortgage Bankers Association National Delinquency Survey as of June 2008.
- (6) Monthly cost of a 2 bedroom multi-family unit using natural gas.
- (7) 2008 point-in-time homelessness number.



The previous eight years federal housing policy, including allocation of resources, has been targeted toward homeownership especially for low and moderate-income households. There has been very little support for affordable rental housing for very-low and extremely low-income families. The Section 8 Housing Choice Voucher program, the linchpin of federal housing policy, has been underfunded and scarce federal dollars have been misallocated by HUD.

Housing Authorities across the state of South Dakota have experienced difficulties in administering the voucher program due to instability of funding over the previous four years where allocation of renewal funds were budget-based rather than the previous unit-based method. This has led to fewer very-low and extremely low-income households receiving much needed rental assistance.

In South Dakota, 92,338 out of 290,245 (32%) households are renters. Based on

information provided by the National Low Income Housing Coalition (NLIHC) 42% (38,782) of the 92,338 households do not earn enough money to afford a 2 bedroom apartment. The estimated mean renter wage in SD, for a 40 hour work week 52 weeks per year, is \$9.21/ per hour; the hourly housing wage for a 2 bedroom apartment is \$11.19-a \$1.98/hour gap! Simply having or getting a job is not sufficient to provide a family with a decent, affordable place to live.

Unfortunately, the foreclosure rate in SD is increasing. This will place an additional strain on affordable rental housing across the state.

The SD Chapter of NAHRO respectfully requests that Congress appropriate funding at levels that assist the poorest families across the nation and adopt a stable allocation method of these funds.

Falling Short of Affordable Housing in Our Communities

South Dakota AGENCY	Two Bedroom FMR (1)	Two Bedroom Payment Standard (2)	AMI (3)	30% AMI	Max. Mthly Afford Hsg Cost at 30% AMI	Waiting List (4)	2008 Foreclosures (2 Quarters) (5)	Homeless (6)	Utility Costs (8)
Aberdeen	\$546	\$600	\$58,600	\$17,580	\$440	48	16	N/A	N/A
Brookings	\$531	\$584	\$63,000	\$18,900	\$473	0	0	N/A	\$73
Burke	\$529	\$427	\$40,000	\$12,000	\$300	8	0	N/A	N/A
Butte	\$529	\$564	\$44,500	\$13,350	\$334	27	2	N/A	\$62
Canton	\$673	\$635	\$65,100	\$19,530	\$488	63	1	N/A	\$43
DeSmet	\$529	\$423	\$54,000	\$16,200	\$405	0	0	N/A	N/A
Hot Springs	\$536	\$600	\$49,700	\$14,910	\$373	15	0	N/A	N/A
Howard	\$529	\$400	\$4,810	\$14,430	\$361	2	0	N/A	\$100
Huron	\$529	\$581	\$52,800	\$15,840	\$396	70	4	54	\$58
Lawrence	\$559	\$596	\$52,700	\$15,810	\$395	48	6	N/A	\$62
Lemmon	\$529	\$460	\$43,600	\$13,080	\$327	0	0	N/A	N/A
Lennox	\$673	\$653	\$65,100	\$19,530	\$488	65	4	N/A	\$90
Madison	\$529	\$444	\$57,300	\$17,190	\$430	20	0	N/A	N/A
Martin	\$529	\$513	\$37,100	\$11,130	\$278	5	0	N/A	\$127
McCook	\$673	\$605	\$65,100	\$19,530	\$488	3	1	N/A	\$58
Meade	\$539	\$575	\$53,300	\$15,990	\$400	51	11	N/A	\$62
Milbank	\$529	\$529	\$53,500	\$16,050	\$401	22	0	N/A	\$80

South Dakota AGENCY	Two Bedroom FMR (1)	Two Bedroom Payment Standard (2)	AMI (3)	30% AMI	Max. Mthly Afford Hsg Cost at 30% AMI	Waiting List (4)	2008 Foreclosures (2 Quarters) (5)	Homeless (6)	Utility Costs (8)
Miller	\$529	\$529	\$50,200	\$15,060	\$377	0	0	N/A	\$78
Mitchell	\$560	\$560	\$57,700	\$17,310	\$433	59	1	N/A	\$65
Mobridge	\$529	\$581	\$44,000	\$13,200	\$330	24	1	N/A	\$55
Murdo	\$529	\$325	\$48,900	\$14,670	\$367	0	0	N/A	N/A
Parker	\$673	\$640	\$65,100	\$19,530	\$488	5	2	N/A	N/A
Pierre	\$545	\$545	\$67,000	\$20,100	\$503	94	1	N/A	\$92
Pennington	\$722	\$700	\$57,400	\$17,220	\$431	945	51	N/A	\$47
Redfield	\$529	\$564	\$48,400	\$14,520	\$363	5	0	1	\$56
Sioux Falls	\$673	\$718	\$65,100	\$19,530	\$488	2,719	101	N/A	\$43
Sisseton	\$529	\$337	\$44,200	\$13,260	\$332	2	1	N/A	N/A
Vermillion	\$563	\$620	\$52,000	\$15,600	\$390	85	3	N/A	\$63
Watertown	\$600	\$660	\$58,700	\$17,610	\$440	41	2	N/A	\$43
Wessington Springs	\$529	\$513	\$49,233	\$14,770	\$363	4	0	0	\$53
Yankton	\$570	\$629	\$57,100	\$17,130	\$428	118	4	65(7)	\$92
STATE TOTAL	\$567	\$552	\$52,427	\$16,147	\$404	4,548	212	120	\$65

Notes

Unless otherwise footnoted, all information is provided by housing agencies in South Dakota and the National Low Income Housing Coalition 2007-2008 Out of Reach Report.

- (1) Fair Market Rent as established by HUD at the 40% percentile – FY2008 (HUD: Final as of Oct 1, 2008).
- (2) Using the Fair Market Rent, a Public Housing Agency sets a payment standard between 90-110% of the FMR.
- (3) Area Median Income for a family with three people.
- (4) Wait list numbers are no longer a strong indicator of need because most housing authorities have closed their waiting lists; or open them infrequently; or conduct a lottery in lieu of a wait list.
- (5) Using data from the Mortgage Bankers Association National Delinquency Survey as of June 2008.
- (6) According to the South Dakota Statewide 2007 Homeless Count results, there were 1,026 homeless individuals in SD. Most homeless individuals are found in Rapid City (Pennington County) or Sioux Falls as these are by far the largest cities.
- (7) The number of people that were housed at the Yankton Homeless Shelter from January 1, 2008 - December 31, 2008.
- (8) Monthly cost of a 2 bedroom multi-family unit using natural gas taken from utility schedules across the state.

MOUNTAIN PLAINS NAHRO

National Association of Housing & Redevelopment Officials



Affordability

The affordability of housing in Utah continues to be a significant problem. The fair market rent for a two bedroom apartment is \$703. In order to afford this of rent and utilities, without paying more than 30% of income on housing, a household must earn \$2,344 monthly or \$28,128 annually. Assuming full-time 40-hour a week, this level of incomes equates to a Housing Wage of \$13.52.

The Utah minimum wage is \$5.85 per hour. In order to afford a fair market rent two bedroom apartment, a minimum wage earner must work 92 hours per week or two wage earners have to work beyond 40 hours per week. The estimate mean (average) wage for a renter in Utah is \$11.05.

The wait list period for the HUD Section 8 voucher program in the Salt Lake County metropolitan area is up to two years for an applicant to receive assistance. There has not been any significant increase in subsidized housing for a number of years.

Foreclosures

The University of Utah Bureau of Business and Economic Research reported the foreclosure rate in Utah could possibly double in 2009. The foreclosure rate projected to reach 3 percent could be accelerating based on increase job losses.

Please see table and notes on reverse.

The number of Utah households with a foreclosure filing jumped 99.5 percent from 2007 to 2008, according to a report released by RealtyTrac. All indicator sources predict a significant jump in foreclosures over the next year.

Utah received the minimum allocation of assistance from the Neighborhood Stabilization Program of \$19.6 million. If the allocation was based on current conditions, local governments also may be eligible to receive assistance in addition to the State of Utah.

Homelessness

Utah has been successful in providing housing and services to the chronically homeless persons by constructing new housing facilities. This has been achieved by many partners collaborating such as the federal, state, and local governments as well as many private donors and services providers. The State as a whole has been successful in moving towards meeting the Ten Year Goal to Reduce Chronic Homelessness.

Over the past eighteen months, homeless service and shelter providers have seen an increase in families becoming homeless. This is most likely an indicator of the foreclosure and job loss occurring.

Falling Short of Affordable Housing in Our Communities										
Utah AGENCY	Housing Wage (1)	Two Bedroom FMR (2)	AMI (3)	30% AMI	2 Bedroom Rent Affordable at 30% AMI	Waiting List (4)	Foreclosures as % to Mortgages (5)	Natural Gas Utility Costs (6)	Median Home Sales Prices	Homeless (7)
Cedar City	\$15.00	\$634	\$44,500	\$10,350	\$258.00	175	4.08%	\$38	\$210,000	240
City of Ogden	\$13.31	\$692	\$65,000	\$19,500	\$488.00	220	1.51%	\$38	\$160,000	1,473
Salt Lake City	\$13.52	\$802	\$65,300	\$19,600	\$490.00	7,144	1.74%	\$38	\$220,000	See Note (8)
Salt Lake County	\$13.52	\$802	\$61,350	\$13,700	\$343.00	4,704	1.74%	\$38	\$245,000	10,950
Provo City	\$12.83	\$670	\$60,000	\$18,000	\$450.00	2,891	2.90%	\$38	\$205,000	See Note (9)
Tooele County	\$12.27	\$652	\$59,900	\$17,950	\$449.00	427	1.87%	\$38	\$190,000	118
Utah County	\$11.05	\$667	\$60,000	\$18,000	\$450.00	702	2.50%	\$38	\$230,000	609
West Valley City	\$13.52	\$703	\$65,300	\$19,590	\$490.00	1,200	3.10%	\$38	\$195,000	See Note (8)
SNAPSHOT TOTAL	\$13.52	\$703	\$61,684	\$18,505	\$427.00	17,463	2.35%	\$38	\$206,875	15,836

Notes

Unless otherwise footnoted, all information is provided by housing agencies in Utah, www.city.data.com and the National Low Income Housing Coalition 2007-2008 Out of Reach Report.

- (1) Hourly wage necessary to afford the 2 bedroom Fair Market Rent (FMR).
- (2) Fair Market Rent as established by HUD at the 40% percentile – FY2008 (HUD: Final as of Oct 1, 2008).
- (3) Area Median Income for a family with three people.
- (4) Wait list numbers are no longer a strong indicator of need because most housing authorities have closed their waiting lists; or open them infrequently; or conduct a lottery in lieu of a wait list.
- (5) Using data from the Mortgage Bankers Association National Delinquency Survey as of June 2008.
- (6) Monthly cost of a 2 bedroom multi-family unit using natural gas.
- (7) 2008 point-in-time homelessness number.
- (8) Included in Salt Lake County.
- (9) Included in Utah County.