

6. Housing

PART 1: KEY FINDINGS

1. Older Housing Stock

The County has a large percentage of older housing stock, much of which is in poor or fair condition with deferred maintenance that often requires expensive repairs. Lack of modern features, energy inefficiency, and general neighborhood decline are disincentives for investment in these housing units. Consequently, high vacancy rates are prevalent in areas where this older housing stock is concentrated. East Anaconda and Opportunity are the areas with the highest concentration of housing stock in disrepair. Throughout the county, however, the housing stock has a high percentage of units classified as below average condition and below average workmanship. Fortunately, there has been significant remodeling and rehabilitating of older units in recent years. In addition, Anaconda has always had fine examples of historic restorations of older homes first built in the 1920s and 1930s. Many stately restored homes are found throughout the city, especially on Main and Hickory streets.

2. Affordability and Values

Although housing values are significantly lower than the statewide averages, this is primarily due to the large inventory of small homes in need of repair. New construction costs have been rising and as housing units are lost due to unsound conditions and replaced with newer units, the median housing price will rise. It is projected that in ten years, the median house price will exceed the affordable levels for households with median incomes. In 2015, 45.8% of renters in Anaconda – Deer Lodge County experienced a cost burden with housing cost comprising more than 30% of household income. Energy and maintenance costs can also contribute significantly to housing costs.

3. Work Force Housing

Community assessments have noted a shortage of affordable workforce housing. The rental housing stock is limited and few multi-family units are being constructed in the county. Rents are high compared to wages and although housing prices are still affordable in the county, they often lack the modern amenities that young families are seeking. These factors tend to be obstacles to recruiting employees, and this has become a more “front burner” issue as ADLC starts to meet some of its long-standing economic development goals. Plans for increasing the supply of work force housing should begin now.

4. Special Needs Housing

The County’s elderly population continues to increase. Many seniors are still homeowners in the county and there will likely be a need to retrofit dwelling units to allow them to “stay-in-place”. As the current housing stock is predominantly single-family homes, there will be a demand for different product types to accommodate the growing senior population. Other special needs populations include disabled, mentally ill, and transitional populations that often require social services in addition to housing. There are a number of group homes in the community serving this population.

5. Contamination

Due to operations of the Anaconda smelter, residential areas in Anaconda and Opportunity were exposed to contaminants that have settled in the soils and in attic dust. Testing and remediation continue, and institutional controls also address these issues as development occurs.

PART 2: EXISTING CONDITIONS

1. Number and Age of Housing Stock

According to the U.S. Census Bureau there were approximately 5,131 housing units in Anaconda - Deer Lodge County (ADLC) in 2015. The majority of those units, 4,556 (89%), are located in the Anaconda census tracts with the remaining homes located in rural areas of the county.

The housing stock in ADLC is typically much older than that of Montana with 62% of homes built before 1960. This compares to a statewide average of just 29% of homes built prior to 1960.

Table 6-1: Anaconda-Deer Lodge Housing Units by Age

Year Structure Built	Number	Percent
Total	5,182	100%*
2014 or later	38	.73%
2010-2013	44	.85%
2000-2009	282	5.4%
1990-1999	298	5.7%
1980-1989	224	4.3%
1970-1979	681	13.1%
1960-1969	241	4.6%
1950-1959	1,063	20.5%
1940- 1949	484	9.3%
1930 or earlier	1,827	35.3%

Source: U.S. Census Bureau, American Community Survey, 2013-2017

*Individual entries do not add up to 100% due to rounding.

A concern with older homes, as noted in the previous section, is deferred maintenance, lack of modern features, and energy inefficiency. The cost to upgrade homes that have not received routine maintenance can be a deterrent to rehabilitation. Financing for homes needing extensive repairs or not meeting FHA home inspection requirements can be difficult to obtain.

Another major issue with older homes is lead-based paint. Any home built, or more specifically, painted, before 1978, may have lead-based paint. This paint becomes hazardous when it chips off or turns to dust. It can have permanent side-effects when inhaled or swallowed, including impaired intelligence. It is a risk to everyone, but especially to young children.

Figure 6-1: Older Homes in east Anaconda neighborhood



Older mobile homes have additional issues that must be addressed. Mobile homes built before 1976 predate the HUD Code established in the “National Manufactured Housing Construction and Safety Standards Act”. Mobile homes built prior to the enactment of these standards were often built of substandard and non-durable materials, and were not really designed as permanent housing stock.

Also, materials used were sometimes highly flammable and the mobile homes lacked sufficient ventilation and insulation. Often building components contained toxic materials such as asbestos and formaldehyde. Mobile homes also have tended to have high energy costs. According to the report, “Mobile Home Decommissioning and Replacement and Mobile Home Park Acquisition Strategies for Montana”, (June 2006), escalating energy prices are resulting in a serious cost burden for low income households that reside in the pre-HUD code mobile homes that are not energy efficient. However, since 2015 the ADLC Development Permit System (DPS) requires that manufactured homes placed in most areas of the county be either Class A or Class B manufactured homes, constructed after January 1, 1990.

2. Types of Units

Approximately three out of four housing units in the county are single-family detached units. This is higher than the state average of 69%. While there are no known assessments, it is generally believed from “windshield surveys” that many of the privately-owned multi-family residential buildings in Anaconda are in need of remodeling or complete rehabilitation.

Table 6-2: Anaconda-Deer Lodge County Housing by Units in Structure

Units in Structure	Number	Percent
1 – Unit, Detached	4,095	79.0%
1-Unit, Attached	42	0.8%
2 units	57	1.1%
3 or 4 units	277	5.3%
5 to 9 units	52	1.0%
10 to 19 units	50	1.0%
20 or more units	125	2.4%
Mobile home	384	7.4%
Boat, RV, van, etc.	0	0%
Total	5,182	100%

Source: U.S. Census Bureau, American Community Survey, 2013-2017

3. Home Ownership

Rates of home ownership in ADLC are slightly higher than the average for the state. Factors such as housing costs and demographics influence rates of ownership, and ADLC has an older population that is more likely to be home owners. Additionally, communities with a seasonal or more transient population such as resort areas, college towns, or jobs related to a seasonal work force such as farm workers, will have a higher percentage of renters. ADLC has a more stable population base than these types of communities.

Table 6-3: Household Ownership Rate

Place	Ownership Rate
Anaconda – Deer Lodge County	71.3%
Montana	67.2%

Source: U.S. Census, American Community Survey, 2011-2015

4. Vacancy

According to the Census estimate, the vacancy rate for dwelling units in ADLC in 2017 was 23.1%, down slightly from the 2015 rate. However, this was considerably higher than the statewide average of 16.2%. It appears the reason for this high vacancy rate is the number of vacant housing units that are classified as boarded up or abandoned houses in the “Vacant-Other” category, although that number did come down somewhat from 2015 to 2017. Vacant homes in established neighborhoods are problematic in many respects. They can be sources of blight and cause disinvestment in the rest of the neighborhood. They disrupt neighboring patterns, and can attract vermin and crime. The County now has an active vacant buildings registry to address these types of community impacts.

Table 6-4: Housing Units by Type of Vacancy

Type of Housing Unit	2010		2015		2017	
	#	%	#	%	#	%
Occupied Housing Units	4,018	78.4%	3,851	75.1%	3,984	76.9%
Vacant (Total)	1,104	21.6%	1,280	24.9%	1,198	23.1%
Vacant - For Rent, For Sale or Sold	245	22.2%	277	21.6%	158	13.2%
Vacant – Seasonal	560	50.7%	505	39.4%	586	48.9%
Vacant – Migrant	4	0.4%	0	0%	0	0%
Vacant - Other	295	26.7%	498	38.9%	454	37.9%

Source: U.S. Bureau of the Census. Census of Population and Housing

5. Housing Conditions

Previously, the Montana Department of Commerce - Housing Division conducted a periodic "Housing Condition Study" to collect information in support of the Montana Consolidated Plan for housing. The purpose of this study is to evaluate the current housing stock in Montana and better understand what type of housing structures are available to rent and purchase. The data were compiled from the database of buildings in Montana that is maintained by the Montana Department of Revenue (MDOR), which includes single-family dwelling units and mobile homes, but does not include multi-family structures. The last time this data was updated was in 2008, and any plans for a future update are unknown as of this writing (December, 2018). A white paper on Housing in Montana was published in June, 2012 by the Montana Department of Commerce, but it used MDOR data from 2008.

At that time, of the dwelling units county-wide, 10.6% were rated as unsound or in poor condition. This is slightly higher than the statewide average of 9.2%. The majority of single-family housing units in the county were rated as either “fair” condition (34.9%) or “average” condition (33.5%). There were only 4.9% of units rated as “very good” or “excellent”. Statewide, 35% of homes were rated as “very good” condition or “excellent” condition in 2005. Obviously, more current data is needed by ADLC and all local governments in order to assess community housing conditions, to set priorities, and design effective rehabilitation programs.

Anecdotally, it is widely held that safe, sanitary, contemporary rental housing is in short supply in the Anaconda area. And because quality rental housing is in relatively short supply, those units that are available command higher rents. Housing conditions data as well as data that indicates renters are cost burdened for housing at almost twice the rate of home owners supports these informal assessments. However, in order to accurately assess the rental housing supply and market, a local comprehensive housing needs assessment should be conducted. (A local housing needs assessment can be funded or partially funded through a CDBG Planning Grant from the Montana Department of Commerce.)

6. Housing Values

The median value of housing county-wide is significantly lower than the statewide average. Compared to surrounding counties, however, Anaconda – Deer Lodge County is in the mid-range for home values.

Table 6-5: Median Housing Value for Owner Occupied Dwelling Units

Location	Value
Anaconda Deer Lodge County	\$130,100
Beaverhead County	\$168,800
Butte – Silver Bow County	\$128,100
Granite County	\$216,300
Powell County	\$119,500
Montana	\$193,500

Source: U.S. Census Bureau, American Community Survey, 2011-2015

7. Housing Affordability

The U.S. Department of Housing and Urban Development (HUD) defines a cost burden as housing costs that consume more than 30% of household income. Housing costs include monthly payments for rent or mortgage, utilities, and any homeowner's association fees.

Although housing in Anaconda – Deer Lodge County would appear to be affordable when compared to the median income, many of these homes have significant maintenance and repair costs that offset monthly mortgage payments or rents. In addition, many of the older homes are not weatherized and lack current energy efficient features and insulation, resulting in higher utility bills to heat homes. All of these factors affect the affordability of a home.

According to U.S. Census data, 40.7% of renters and 21.2% of homeowners in Anaconda Deer - Lodge County are experiencing a housing cost burden. This compares to 45.4% of renters and 29.1% of homeowners statewide that are experiencing a housing cost burden. In general, cost burdening in ADLC was down somewhat from the 2011-2015 sampling period. However, the actual dynamics that contribute to the decrease can only be identified through a comprehensive housing needs assessment.

Table 6-6: Housing Cost as a % of Income – ADLC

Range	% of Renters	% of Homeowners
Less than 20%	29.8%	53.0%
20% to 24.9%	14.6%	19.2%
25% to 29.9%	14.9%	5.7%
30% to 35%	7.6%	4.4%
More than 35%	33.1%	16.8%
% Cost Burdened	40.7%	21.2%

Source: U.S. Census Bureau, American Community Survey, 2013-2017

8. Rental Assistance

Section 8 is a rental assistance program funded by the U.S. Department of Housing and Urban Development (HUD) and administered by the Montana Department of Commerce, Housing Division. This program allows very low-income families to pay a set amount towards rent and utilities based on their adjusted gross income. HUD then reimburses the landlord for the difference between the family's rent payment and fair market rent. Fair market rent is established periodically by HUD based on rent surveys in the county. In Anaconda – Deer Lodge County, the fair market rent for various size units are as follows:

Table 6-7: Fair Market Rents in Anaconda-Deer Lodge County – 2018

0 BR	1BR	2BR	3BR	4BR	5BR	6BR	7BR
\$493	\$607	\$697	\$947	\$1,228	\$1,412	\$1,596	\$1,781

Source: Montana Department of Commerce, Board of Housing

9. Energy Costs

In addition to mortgage and rent, operational expenses are another consideration in determining the actual cost of housing. Utilities such as electricity, natural gas, water, and sewer can significantly affect the monthly budget for housing. According to data from the Home Energy Affordability Gap web site, 22.4% of households at 50% of poverty level in Anaconda-Deer Lodge County experience home energy burden.

Source: http://www.homeenergyaffordabilitygap.com/03a_affordabilityData.html

The State of Montana, through the Department of Public Health and Human Services, offers two programs aimed at helping low-income individuals reduce their heating costs. The **Weatherization Program** helps participants to improve the heating efficiency of their homes and thus reduce their energy consumption. The Low-Income **Energy Assistance Program** (LIEAP) pays part of winter energy bills for eligible people. Most utilities offer LIEAP recipients discounts on their bills. In ADLC, the Northwest Montana Human Resources Agency administers the “Low Income Energy Assistance Program” (LIEAP).

Source: <http://dphhs.mt.gov/hcsd/energyassistance.aspx>

10. Housing Assistance

A. Action, Inc. <https://butteassistanceprograms.org>

25 W. Silver Street
P.O. Box 3486
Butte, MT 59702-3486
(406) 533-6855 or (800) 3821325

Action, Inc. assists six counties in Southwestern Montana: Beaverhead, Anaconda-Deer Lodge, Granite, Madison, Powell and Silver Bow. Housing services include:

- Rental Assistance – Administers Section 8 Rental Housing Vouchers based on income.
- Energy/Weatherization - Conducts home energy audits. Administers the Low-Income Energy Assistance Program (LIEAP) to help with monthly fuel bills. Administers Energy Share of Montana Program to assist with emergency energy related costs.

B. USDA Rural Development www.rd.usda.gov/mt

Bozeman Area Office
2229 Boot Hill Court
Bozeman, MT 59715
(406) 585-2580

Serving: Beaverhead, Broadwater, Deer Lodge, Gallatin, Golden Valley, Jefferson, Lewis & Clark, Madison, Meagher, Park, Silver Bow, Stillwater, Sweet Grass, and Wheatland counties.

- 502 Direct Loans - Loans for low- and very low-income households to obtain 100% financing for purchase of an existing dwelling, purchase a site and construct a dwelling, or purchase newly constructed dwellings located in rural areas. Mortgage payments are based on the household's adjusted income.
- 504 Repair and Rehabilitation Loans - Loans are available to very low-income rural residents who own and occupy a dwelling in need of repairs to improve or modernize a home, or to remove health and safety hazards.
- Rural Housing Repair and Rehabilitation - Grant for owner/occupant who is 62 years of age or older. Funds may only be used for repairs or improvements to remove health and safety hazards, or to complete repairs to make the dwelling accessible for household members with disabilities.
- 523 Mutual Self-Help Housing Loan - Targets very low- and low-income households who are unable to buy clean, safe housing through conventional methods. Families participating in a mutual self-help project perform approximately 65 percent of the construction labor on each other's homes under qualified supervision.
- Guaranteed Rural Housing (GRH) Loan Program - Applicants for loans may have an income of up to 115% of the median income for the area. Families must be without adequate housing, but be able to afford the mortgage payments, including taxes and insurance. In addition, applicants must have reasonable credit histories.
- Multi-Family Housing—Rental Assistance Program (Section 521) - Provides a number of finance options to developers of low-income rental housing.

C. Montana Home Ownership Network <http://www.nwmt.org>

Montana Home Ownership Network (MHON) is an affiliate of Neighborhood Housing Services of Great Falls. MHON works with local service partners throughout the state to provide homebuyers education, one-to-one housing counseling, loans for down payment, closing costs, and due-on-resale loans for “gap financing”.

D. Homeless Services www.montanacoc.org

An annual point-in-time survey of Montana’s homeless population is sponsored by the Intergovernmental Human Services Bureau of the Department of Public Health and Human Services (DPHHS), the Human Resource Development Council (HRDC), and the Montana Continuum of Care Coalition. It is administered statewide on dates consistent with those established nationally by the Department of Housing and Urban Development (HUD).

In District 12, emergency shelter services for the homeless population are located in Butte. The Montana Continuum of Care (MT CoC) Coalition for the Homeless is a statewide collaboration of diverse homeless service providers, nonprofit organizations, and local and state governments. The coalition was formed to address homelessness, but it has very few resources to cover Montana's vast geographical area. The system includes representatives from local and state government, public housing authorities, regional HRDCs, and other nonprofit organizations representing the homeless, housing and service providers, emergency shelters, domestic abuse shelters, veterans' organizations, and mental health centers. The Coalition has filed an application with the U.S. Department of Housing and Urban Development for funds to address homeless issues in the state.

E. Montana Board of Housing <http://housing.mt.gov/CommunityPartners/Data>

The Montana Department of Commerce - Housing Division administers a number of programs funded through the U.S. Department of Housing and Urban Development. Additionally, the Division maintains a database of affordable housing projects. Below are projects in Anaconda-Deer Lodge County.

- Georgetown Commons – 10 units funded with housing credits for low to moderate income households.
- Hearthstone – 22units. Section 8 for elderly and persons with disabilities.
- Neighborhood Stabilization Project – 7 units. Scatter site single-family; homeownership for low to moderate income households.

11. Housing Authority of Anaconda

The Housing Authority of Anaconda was created as a non-profit corporation in 1939 to provide low-income housing options for the community. The Authority is governed by a Board of Commissioners who are appointed by the Anaconda-Deer Lodge County Board of Commissioners, and operates under federal public housing programs administered by the Department of Housing and Urban Development (HUD).

The mission of the Housing Authority of Anaconda is to provide safe, decent and sanitary housing conditions for very low- and low-income families and to manage resources efficiently. The Housing Authority also promotes personal, economic, and social upward mobility to provide families the opportunity to make the transition from subsidized to non-subsidized housing.

As a public service agency, the Authority is committed to providing excellent service to all public housing applicants and tenants. In order to provide such service, the Housing Authority resolves to administer applicable federal and state laws and regulations, achieve a healthy mix of incomes in its public housing developments,

promote fair housing, and provide the opportunity for very low- and low-income families of all races, ethnicities, national origins, religions, ethnic backgrounds, and with all types of disabilities, to participate in the public housing program and its services. The Authority owns and operates four complexes located throughout Anaconda.

- Mount Haggin Homes - located at #10 Main Street, consists of eighty family units.
- Cedar Park Homes - located at 211 North Cedar Street, consists of fifty family units.
- P.J. Hagan Manor - located at 201 West Commercial Street, consists of forty elderly, disabled or handicapped units.
- Pintler Apartments - located at 400 East 4th Street, consists of twenty fair market units.

The Housing Authority is responsible for ensuring that every individual and family admitted to the public housing program meets all program eligibility requirements. To be eligible for the public housing program, the applicant and/or household must be below the income limits, qualify as a family, qualify on the basis of citizenship, provide social security numbers for all household members, and the household must be acceptable tenants in accordance with the application and consent forms.

Generally, tenants in public housing pay 30% of their income for rent. This rent payment is calculated using an adjusted income formula which is the gross annual income minus certain allowances. The Housing Authority also gives the tenant the option to pay the flat rate if their income-based rent is higher than the flat rent schedule.

12. Housing Demand

The Headwaters Resource Conservation and Development Area (RC&D), covers a seven-county area including Anaconda-Deer Lodge County. The RC&D "Area Plan – 2007" noted the following concerns regarding workforce housing. (Note to reader: Because the RC&D Area Plan is over 11 years old as of this writing, some specifics in the excerpt below may be outdated.)

"The lack of workforce appropriate housing was identified in all eight counties as a major concern. The problems encountered throughout the region include the need for new housing for influxes of population in all income ranges, as well as infrastructure needs for new housing developments. The escalating costs for land and construction are pricing many first-time homeowners out of the market and making it increasingly hard in some areas to attract needed workers in the service industry. Community Assessments in the cities of Deer Lodge and Anaconda and Housing Plans in Powell and Madison counties Headwaters RC&D Area, Inc. reaffirmed the lack of affordable, adequate, and available housing. Powell County has a severe shortage of adequate and affordable houses, thus a substantial number of employees at Montana State Prison must commute from other communities. While Madison County statistics indicate a substantial amount of construction, due to the development in Big Sky area, the service workers in the Big Sky area are unable to find housing and most commute from the Bozeman area. Towns like Twin Bridges are struggling with economic development due to the lack of places for people to live. High-end building in Granite County is having an effect on Philipsburg's water/sewer infrastructure."

"Boulder, Dillon, and Butte are all supporting the construction of Self-Help Housing in cooperation with the National Affordable Housing Network and USDA Rural Development. The City of Deer Lodge is looking at the potential of developing a program. Habitat for Humanity has active chapters in Butte, Dillon, and Anaconda (Note: There is no longer an active chapter in Anaconda.). Communities are starting to consider innovative ways to address housing needs such as land trusts for affordable housing and incentives for developers to either build or make land available for affordable housing."

With the only housing assessment having been performed 10 years ago, ADLC is currently in significant need of a detailed housing needs assessment. Anecdotally, many community leaders feel that the workforce housing shortage is even more critical today than it was in 2007. As the County draws closer to meeting some of its economic development objectives, the lack to workforce housing, and the understanding on the part of any new employer that a significant percentage of their employees will reside somewhere other than Anaconda, will continue to be an impediment to investment and employment in the county. A new housing needs assessment will provide the data and quantitative analyses to find grants and programs to address workforce housing, rehabilitation of older homes, and any other specific housing needs the county may have.

Now that Phases 1 & 2 of the West Valley sanitary sewer program are in place, individual homes have actively connected to the system during both the 2016 and 2017 construction seasons. Having central sewer in this area gives the West Valley to potential to supply significant amounts of new workforce housing. This was discussed in greater detail in the Land Use Element of this Growth Policy.

13. Housing Starts

Most often, new housing starts are an indicator of local economic vitality. Housing starts indicate both to willingness of new residents to relocate to the community, and the ability of existing residents to raise their standard of living by constructing newer homes with more modern features and usually additional floor space. While those parallels are more difficult to draw in smaller communities, the slight increase in single-family home construction in 2016 and 2017 does mirror a slight up-tick in the county-wide economy over those two years. The total number of new structures is a less reliable indicator as some of these buildings are simply accessory structures such as garages, barns, or other storage buildings. If anything, the data presented in Table 6-8 indicate that the county is still not producing what could be considered “workforce housing” in any significant quantities, and this will remain an issue for future economic development.

Table 6-8: *Building Permits for New Structures & Remodels by Year*

Year	Number – Single-Family (MBIA)	Number New Structures (ADLC Building Dept.)	Number Remodels (ADLC Building Dept.)
2011	19	38	17
2012	10	41	23
2013	13	40	26
2014	15	35	23
2015	20	36	13
2016	19	43	13
2017	n/a	39	14

Note: MBIA = Montana Building Industry Association – Data compiled from MT Dept. of Labor & Industry Permits

14. Fair Housing

The Fair Housing Act and subsequent amendments prohibit discrimination in the sale, rental, and financing of housing based on the protected classes of race, religion, national origin, gender, disability, and family status. With the Department of Housing and Urban Development (HUD) as the lead administrator, the Fair Housing Act covers most housing accommodations and all transactions related to the selling, purchasing, or rental of housing.

In Montana, laws prohibiting housing discrimination are found in the Montana Human Rights Act (MCA 49-2-305) and provide additional protection for religion/creed, age, and marital status. The Human Rights Bureau (HRB) of the Montana Department of Labor & Industry (DLI) investigates and enforces complaints of housing discrimination covered under the Human Rights Act. The Montana Fair Housing non-profit is located in Butte. <http://www.montanafairhousing.org/>

15. Group Quarters

The U.S. Census Bureau defines group quarters as living facilities for persons not living in households. Typical types of group quarters include nursing care facilities, group homes, detention centers, and dormitories. According to the U.S. Census, there were 1,026 people residing in group quarters in 2015. The following are summaries describe the major group home facilities.

- Montana State Hospital - Provides inpatient psychiatric treatment for adults with serious mental illness. Services provided include evaluation and assessment; medication management; individual and group therapy; psycho-educational programs; rehabilitation and vocational services; chemical dependency treatment; and peer support. Montana State Hospital is the only public psychiatric hospital in the state. The facility includes 174 licensed hospital beds; 42 adult group home beds; and a 20 bed residential care unit (270 total). The average census is 187.
- Community Nursing Home of Anaconda - Licensed for 62 beds. Serves senior and disabled population.
- New Horizons Assisted Living Center – Licensed for 14 beds. Serves senior and disabled population.
- Job Corp - A no-cost education and career technical training program administered by the U.S. Department of Labor that helps young people ages 16 through 24 improve the quality of their lives through career technical and academic training. The Job Corps program is authorized by the Workforce and Innovation and Opportunity Act of 2014. According to the 2000 Census there was a resident population of 116.
- A.W.A.R.E - Group Homes and independent living units.
- Discovery House - This 9-bed short-term care facility for youth in need of care and supervision is located south of the county courthouse in Anaconda, Montana. It began as a youth shelter in July 1974 under the direction of Sister Gilmory Vaughan, a Sinsinaway Dominican nun. It is the only facility in Southwestern Montana where at-risk-youth can be placed, other than in county jails. CCCS began operating this facility on April 1, 2007
- Other - Non-institutional facilities such as rooms for rent, campgrounds, and similar types of housing.

Often group quarters provide housing for persons with special needs and are a critical component of the housing inventory. Special need groups include the physically and developmentally disabled, seniors, homeless, and youth. The largest of these groups is the elderly population. Nationwide, and in ADLC, one of the most significant demographic trends is the aging of the population. This results in a higher demand for assisted living in group quarters.

16. Superfund Issues

The Anaconda Smelter National Priority List site is located at the southern end of the Deer Lodge Valley. The site covers about 300 square miles and includes the Old Works; Arbiter Plant; Smelter Hill; and numerous piles, waste ponds, and demolition dumps. Discussions of Superfund programs and the Superfund Overlay (SO) may be found in other sections of this document (Land Use and Natural Resources elements). The Community Soils Operable Unit (OU) addresses residential and commercial soils throughout the entire Anaconda Smelter Site, including soils within the Anaconda urban area and the community of Opportunity. Residential soils in surrounding rural areas such as Crackerville, Aspen Hills, West Galen, and Antelope Springs are also being addressed through this OU.

EPA's 1996 Record of Decision (ROD) specified that soils exceeding an area weighted average arsenic concentration of 250 parts per million (ppm) on residential properties must be remediated. In 2013, the ROD was amended for the Community Soils Operable Unit to include lead as another contaminant of concern and established an action level of 400 ppm. Action levels for arsenic remain the same: 250 ppm for residential, 500 ppm for commercial, and 1000 ppm for open space. The soil sampling method was also modified in 2013 to specify sampling to a depth of 12 inches on every parcel.

Almost all development in the County is subject to a development permit (usually, a simple Administrative Development Permit, or ADP) pursuant to the County's Development Permit System (DPS). The DPS is an "institutional control" under Superfund as well as a set of land development regulations. As part of any development permit review, the subject property is checked against the Superfund data base to determine its soil testing (characterization) and/or remediation status. For residential lots that have not been remediated, the soil is tested prior to, during, or following construction. If the area weighted average of the arsenic concentration tests above the action level, then the yard component(s) above the action level are remediated. Also, for residential properties only, if the lead concentration within any given yard component is above the 400-ppm action level, then that yard component too is remediated. Remediation depth will vary given the sample results of the yard components. Remediation consists of removing the contaminated soil to the desired depths, hauling the soil to a repository, and bringing in certified clean replacement soil. This is the basic procedure for new home construction, additions---even minor ones like adding egress windows or decks, or any excavation over one cubic yard within the Superfund Overlay or five cubic yards outside of the SO.

For properties that have been remediated, an Institutional Controls Work Program, developed by the County's Superfund Program, may include plans to replace any Superfund "remedy" that has been established on the property. This too is part of the development permit review process coordinated by the County Planning Department.

In addition to soils handling and testing, the Superfund program also includes the Community Protective Measures Program (CPMP). The CPMP is a free program available to all residents within the Superfund Overlay to help protect human health through education and outreach. Resources available through the CPMP are the Soil Swap Program, which provides free garden beds and clean soil to all residents; a Home Renovation Program which provides home assessments and free renovation kits; a HEPA Vacuum Loaner Program which provides free loaner vacuums during renovation and cleaning projects; coordination with Superfund cleanup efforts which helps property owners get their yards and attics sampled; a Weed Reimbursement Program offering eligible property owners reimbursement to manage noxious weeds; and a Domestic Well Program that provides arsenic sampling for new and existing domestic wells within the Superfund Overlay.

PART 3: GOALS, POLICIES, AND ACTIONS

Quality, energy efficient, and affordable workforce housing, with contemporary features and amenities, is not generally available in Anaconda. This lack of suitable housing in the community is a detriment to the County's economic development efforts. ADLC is confronting this problem on all levels with grants and programs for new housing, rehabilitation, redevelopment, specialized housing, and weatherization.

GOALS:

GOAL 1: To provide a wide variety of housing types and densities to meet the needs of existing and future residents of ADLC.

GOAL 2: Keep housing in ADLC available, affordable, and accessible for seniors and disabled persons.

Goal 3: Better coordinate economic development activities with plans and strategies for work force housing.

POLICIES:

1. ADLC will continue to support stabilization and reinvestment in established neighborhoods through systematic infrastructure upgrades and replacement.
2. ADLC will continue to explore grant opportunities and partnerships to promote housing affordability and to provide rehabilitation and weatherization assistance to homeowners.
3. Infill and neighborhood compatible redevelopment will be encouraged as a means of expanding the quality, variety, and affordability of the housing stock.
4. Where appropriate and where consistent with neighborhood character and context, ADLC shall actively encourage alternative housing types such as co-op housing, "tiny" houses, cottage homes, accessory residential units, and similar innovative product types.
5. Promote work force housing as a function of economic development.
6. Support housing projects to meet the needs of elderly and disabled residents of the community.

ACTIONS:

1. Formally encourage the Housing Division of the Montana Department of Commerce to restart their program of providing housing conditions data throughout the state.
2. Explore local incentives---that the County can implement---to encourage rehabilitation, restoration, and redevelopment, such as tax abatement.
3. The County will facilitate between developers and property owners to bring more work force housing opportunities to the West Valley area.
4. In conjunction with Action 3 above, the County will establish a Work Force Housing Task Force to explore programs, partnerships, and other techniques to bring more work force housing to the community.
5. Partner with local building suppliers to organize home maintenance/weatherization workshops.

6. Explore adopting and administering a housing code.
7. Address the needs of an aging population through access, design, and rehabilitation of existing residential structures.
8. Initiate a comprehensive local housing needs assessment.

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