

# Montana Community Reinvestment Plan

## CREATING STABILITY. CHANGING LIVES.

The Montana Community Reinvestment Plan ("Plan") is an innovative public-private platform to help middle-class income earners find an attainable pathway to owning their own home. The state would provide a One Time Only (OTO) appropriation from the budget surplus that will be made available to the Montana Community Reinvestment Plan Fund.

The Plan requires an opt-in decision at a regional level. The OTO Appropriation from the MCRP Fund is distributed to regional "Community Reinvestment Organizations" (CROs) based on each region's percentage of gross domestic product (GDP). Each CRO will then set up a revolving fund with its share of the money. That revolving fund, minus up to a 5% set aside to cover administrative expenses, is then used to buy down up to 30% of the purchase price of a home for an eligible buyer.

Each home will be deed restricted to limit the equity and future sales price of the home to ensure the taxpayer-funded dollars stay with the home and the cost of the home remains attainable for the workforce in the future. An employee can buy out the deed restriction or sell the home with the proceeds going back into the CRO's revolving fund to be used for another eligible employee buydown opportunity.

The Plan proposes creating and utilizing an employer pool to leverage private sector involvement and investment to effectively "re-load" the MCRP Fund so that the Plan can grow without requiring additional public funds. It also includes a mechanism for local governmental bodies to contribute additional funds to the CRO revolving fund to bolster the program's success further.

## 30yr Impact Thousands of Permanent Homeownership opportunities generated for Montana's workforce.

Single Private Sector Reload

**1** **290M+** **Est. \$12k per household savings/per year**  
Household Savings

**2** **\$316M**  
Estimated Real Estate and Banking-Related Economic Activity within the First 5 Yrs of the Program

**3** **\$218M**  
Revolving Fund Cash Value

**4** **\$128M**  
Estimated Local Property Tax Generated

**5** **\$5M**  
Estimated Local Community Operating Cashflows



The initial beneficiaries of the Montana Community Reinvestment Plan will be those in the banking, construction, and real estate-related industries throughout Montana. As a result of the cost buy-down feature of the program, an alternate market environment for those industries is created with minimal risk.

The combination of profitability and decreased risk allows the various participants within those industries to prioritize their business activities to create the needed workforce housing product throughout Montana.

## Immediately Available Funds to Each County Region

Beaverhead County	\$798,905	Mc Cone County	\$230,675
Big Horn County	\$1,691,124	Meagher County	\$122,410
Blaine County	\$339,069	Mineral County	\$214,085
Broadwater County	\$353,740	Missoula County	\$11,460,742
Carbon County	\$727,806	Musselshell County	\$575,711
Carter County	\$98,783	Park County	\$1,255,600
Cascade County	\$7,316,402	Petroleum County	\$28,344
Chouteau County	\$491,284	Phillips County	\$293,770
Custer County	\$954,733	Pondera County	\$580,479
Daniels County	\$229,235	Powder River County	\$227,952
Dawson County	\$869,177	Powell County	\$456,117
Deer Lodge County	\$460,476	Prairie County	\$89,478
Fallon County	\$362,244	Ravalli County	\$2,444,856
Fergus County	\$1,006,808	Richland County	\$1,500,697
Flathead County	\$8,660,984	Roosevelt County	\$819,987
Gallatin County	\$12,969,287	Rosebud County	\$1,466,570
Garfield County	\$94,254	Sanders County	\$761,021
Glacier County	\$883,923	Sheridan County	\$385,540
Granite County	\$199,443	Silver Bow County	\$3,013,075
Golden Valley County	\$58,671	Stillwater County	\$1,368,425
Hill County	\$1,430,398	Sweet Grass County	\$525,813
Jefferson County	\$531,831	Teton County	\$488,740
Judith Basin County	\$187,070	Treasure County	\$148,245
Lake County	\$1,794,250	Toole County	\$658,273
Lewis and Clark County	\$7,221,675	Valley County	\$686,683
Liberty County	\$345,947	Wheatland County	\$170,734
Lincoln County	\$1,219,657	Wibaux County	\$96,169
Madison County	\$1,002,477	Yellowstone County	\$17,630,156