

Housing Community Development Needs – Region 1

- Lack of funding
- Access to funding – income limits
- Cost of developing housing – no cash flow
- Building materials very high and labor costs
- Banks – short term loans
- No housing for essential service workers
- Communities are doubling in size
- Retirees are staying – no starter homes in area
- Banks are very conservative. Must live in community for at least one year and huge downpayments.
- HIF to expand to include a category for just essential service workers (without 140% AMI)
- Lack of qualified developers for affordable housing.
- High price of land
- Subpar contractors
- Oilfield housing tied to employment – job gone – housing gone
- No enforcement with overcrowding living conditions – apartments
- City of Williston – doing housing study
- No homeless shelter
- Need affordable assisted living and nursing homes

Fair Housing Needs – Region 1

- Background issues – criminal – sex offender – no housing
- Lack of Section 8 vouchers
- Lack of education for property managers
- Fair market rents limits too low
- Health and safety issues not addressed in apartments
- Landlord education
- Language barriers
- Tenants will not complain for fear of losing housing

Non-housing Community Development Needs – Region 1

- Lack of funding
- Income limits
- Cities do not qualify - income
- Tioga/Crosby – highest teacher starting salary in state. Don't qualify for HIF
- Lack of infrastructure – housing and commercial
- Teacher situation will get worse as people retire
- Banks are very conservative
- 40-45% downpayments
- No real estate agents
- \$320 sq ft construction costs for the new Tioga school
- Divide County – no enforcement of building codes and policies
- High construction costs for commercial
- Lack of developers to develop without guaranteed leases
- Lack of capacity – employees – in communities and non-profits, CAPS, Regional Councils
- Employee turnover rate is high
- ER visits to hospital have quadrupled in Tioga in last 3 years
- Tioga Hospital – bad debt has gone from 300,000 to 1.2 million
- Crosby hospital put ATM machine in
- Lack of 1st responder care – Tioga volunteer
- Tioga – all city funds spent or committed – lack of leadership
- Lack of 1st responders and EMTs region wide

- Need for planning and zoning
 - Education of new members
- Day care – paying \$12-15 starting wage
- Lack of day care
- Lack of day care staffing
- Lack of preschool