

Governor's Housing Task Force

Economic Sub-Task Committee

September 2, 2022

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| 9:00 - 9:10 | Introductions |
| 9:10 - 9:20 | Brief Summary of Solution Methodology |
| 9:20 - 9:50 | Discussion of Top 5 Solutions <ul style="list-style-type: none">• DEQ needs to provide faster approvals to help developers and communities to meet needs of workforce housing. Delays in approvals are adding risk to everyone due to swings in economic cycles.• Develop Montana State Tax Credit Program. Missouri, Tennessee, Oklahoma and Mississippi have this type of program. Developers feel this provides a positive impact in these states as it allows communities and developers to identify properties that fit this type of project. Make this a Montana program by setting different income limits than LIHTC.• Look for opportunities to re-develop Brownfields, school trust land or state leased land (example of state leased land is north Kalispell which is all commercial development).• Develop pool of funds that is supported by private and public donors. Do we create tax credit or endowment that promotes donations from private sector? One idea is to allow wealth to make significant donation that is repaid to heirs after 10 years as an example.• Allow cities to create local resort or options tax that would support affordable housing, transportation, reduce property taxes and other infrastructure that increases costs of development.• VRBO creates stress on some of our communities. This is a tough challenge due to property rights; However, this type of property is putting stress on infrastructure in our communities. It is increasing property values which impacts essential workers and other workforce employees. It is creating stress for employers which means our companies are not effectively meeting needs of our customers. Do we tax this type of owner differently? How do we limit this type of owner? This is a real issue but not sure if it is solution for Governor to address? |
| 9:50-10:15 | Group Discussion and Ranking |
| 10:15-10:30 | Public Opinion |