

Housing Task Force - Phase III Assignment #3

Successes, Root Causes, and Potential Solutions Worksheet

April 1, 2024

Common Themes	Regulations <small>(local-state-fed)</small>	Planning <small>(local-state-fed)</small>	Construction <small>(local-state-fed)</small>	Financial <small>(local-state-fed)</small>
Successes <small>(the WHAT)</small>	Concurrent code review process	Outreach to promote trades pathway	Future Build program model	Public-private finance partnerships
	Building exemptions by type	Developing coordinated partnerships	Pre-release people into trades	Private apprenticeships with salary
	Alternative means and methods law	H.S. graduation incentives	Pre-apprenticeship programs	
			Directed curriculum development	
Root Causes <small>(the WHY)</small>	Public health & welfare	Student participation / awareness	Return on investment	Return on investment
	Environmental safety	Business development certainty	Skilled labor availability	Public fund reporting requirements
	Individual property rights	Quality of Montana lifestyle	Payment of living wages	Financial certainty/ guarantees
	Commercial property rights	Workforce flexibility (telework)	Competing labor markets	Societal costs / objectives
	Energy conservation			Economic costs / objectives
	Sustainability			Income inequality
	Regulatory obligations			Transportation access
Potential Solutions List <small>(master list)</small>	By right approval processes	Rehab existing housing stock	Bond guarantees	Support public / private investments
	Insurance requirement reform	Community Land Trusts	Bulk construction methods	Make public dollars more flexible
	Revise zoning restrictions	Subsidized legal services	Support construction subsidies	Support state-federal rental assistance
	Parking mandate limits or pre-emption	Concurrent review process	Support more \$ for MTEC	Housing project subsidies / trust funds
	Building code reform	Support local housing authorities	Workforce training subsidies	Incentivise land donations
	Stacked utilities	Support tribal housing authorities		Create below-market interest rates
	Manufactured home regulations	Protections for local planning decisions		Co-op style of property 'shares'
		Permitting shot clocks <small>(hard or incentives based)</small>		Allow resort tax strategies
		Self-certification		State-federal housing tax credits
		Investments in public transportation		Billing & payment policies & practices
				Finance law / policy reform
				Allow impact fee exemptions
				Infrastructure exemptions
				Down payment assistance
				Manufactured home financing options
Instructions	For Assignment #3 , continue to discuss housing development successes and challenges using invited speakers, case study examples, or other project-level information. Identify possible challenges, root causes and potential solutions. Note: Assignment #4 will use, in part, this information to develop draft recommendations.			
Recommendation REVIEW	Assignment #4 will use, in part, the potential solutions to draft recommendations. HTF members will conduct additional review of draft recommendations against some basic concepts to ensure the final recommendations are thoughtful, objective, and useful. Additional review includes, but is not limited to: Specific, Measurable, Achievable, Relevant, and Time-Bound (S.M.A.R.T.), legal, mindful of 2023 Legislation, mindful of local and federal jurisdictions, others. Draft recommendations not selected as final recommendations will be summarized in Appendix B.			