



Legislative Priorities 2021 Session

Coal Tax Trust Fund Housing Loan Program

[HB 21](#), Rep. Geraldine Custer

Committee bill adopted by the Local Government Interim Committee.

HB 21 builds off the success of HB 16 from the 2019 Legislature, which authorized a housing loan program for multi-family projects with \$15 million invested from the coal tax trust fund, administered by the Montana Board of Housing. The bill adds an additional \$15 million to the program, since the original \$15 million from HB 16 has already been spent. The Coal Tax Trust Fund Housing Loan Program leverages more public and private resources for affordable housing development by providing low interest loans. The program does not “spend” money from the coal trust; it invests those monies in loans to housing projects for Montana’s workforce.

State Workforce Housing Tax Credit

[LC1210](#), Rep. Joshua Kassmeier

Identical to SB 18 from the 2019 session.

The State Workforce Housing Tax Credit would serve as a companion to the Federal Housing Tax Credit (FHTC) and gives private investors a tax credit as an incentive to make equity investments in affordable rental housing. The equity raised is used to construct new properties, acquire, and renovate existing buildings, and refinance and renovate existing rental housing properties. A state housing tax credit would double (or possibly triple) the apartments that are affordable to working families, seniors, veterans, and those with permanent disabilities. built each year.

Community Land Trust

[LC1202](#), Rep. Frank Garner

Community land trusts (CLTs) are private non-profit organizations that partner with housing developers and others to create home ownership opportunities. The CLT owns the land and sells the homes on that land to low- and moderate - income Montanans. LC 1202 is a simple clean-up bill that would define CLTs in such a way to ensure that they can own any kind of real property, including townhomes, condominiums, single family homes, commercial buildings that serve community needs, etc. The bill also moves the definition of CLTs from [MCA 70-23-102](#) (condominiums) to [MCA 70-16](#) (rights and obligations incidental to ownership in real property).

Opportunity to Purchase

[LC 1062](#), Sen. Brian Hoven

This legislation would require the landowners of Manufactured Home Communities (MHCs) to provide written notice to the manufactured homeowners if they intend to sell the land that their home is located on. Homeowners in turn would have a period to make an offer to purchase the land. There are currently 16 MHCs owned by resident cooperatives in Montana.

Housing Montana Fund language

[LC 0581](#), Sen. Tom Jacobson

This legislation would add grant-making to the Montana Housing Fund authority, which is currently restricted to loans for housing. This sets up the Fund to make grants if money were to become available for grants, such as COVID relief or donations.