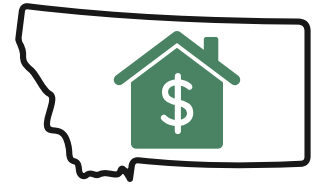


# HB 819 – CREATES THE MONTANA COMMUNITY REINVESTMENT PLAN



## Part 1

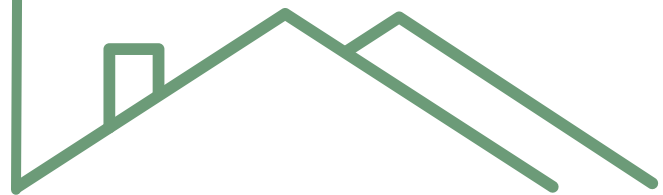
\$56 million to Community Reinvestment Organizations

- Funds are distributed to regional “Community Reinvestment Organizations” (CROs) based on each region’s percentage of gross domestic product (GDP).
- CROs establish a revolving fund with its share of the money and a match from the local governments in its region.
  - The 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.
  - Eligible buyers are between 60 and 140% Median Household Income.
- 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 MCRP proposes creating and utilizing an employer pool to leverage private sector involvement and investment to effectively “reload” the MCRP Fund so that the MCRP can grow without requiring additional public funds.

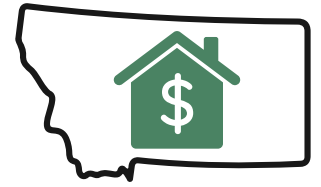
## Part 2

\$100 million for the Montana Housing Infrastructure Revolving Loan Fund

- \$100 million in loans are for infrastructure projects, including water, wastewater, stormwater, streets, roads, curb and gutter, and sidewalks.
  - Loans may not exceed \$1 million or 50% of the project’s total cost.
  - Must be for infrastructure for residential developments at the minimum gross density of 10 units per acre.
  - Local governments receiving loans must waive all impact fees at least up to the loan amount.
  - Housing built using infrastructure funded in part by these loans must contain a deed restriction to preserve long-term affordability of the housing.
- Up to \$7 million of the loans are for counties with less than 15,000 inhabitants located within a 30-mile radius of a facility that houses at least 100 state inmates or behavioral health patients.
- \$1 million to provide grants to local and tribal governments for planning and zoning reforms to increase the housing supply



# HB 819 – CREATES THE MONTANA COMMUNITY REINVESTMENT PLAN



## Part 3

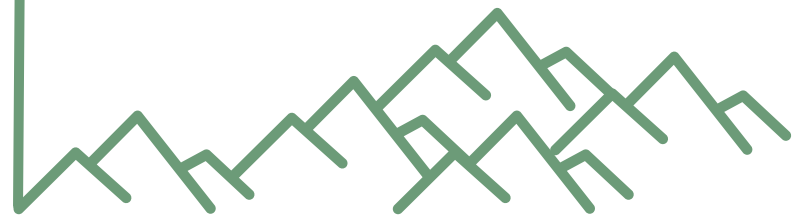
A \$50 million increase in authority for the Multifamily Coal Trust Homes Program

- **\$65 Million available for loans, NOT grants, for multifamily rental housing**
- **Loans are paid back to the Coal Trust with interest comparable to the rate of return of TFIP**
  - **3% if targeting 30% or less AMI households;**
  - **3.3125% if targeting from 31% to 50% AMI households;**
  - **4.3125% if targeting from 51% to 80% AMI households; and**
  - **6.3125% if targeting from 81% to 95% AMI households.**
- **Coal trust in first position on the loans**
- **Strict oversight and income qualifications**
- **All properties pay property taxes**
- **Loans can be used to develop or preserve mobile home parks**
- **Proven initiative that built 7 developments with 252 apartment homes with the first \$14.2 million**

## Part 4

\$12 million for Housing for Targeted Communities

- **Must be in counties with less than 15,000 inhabitants located within a 30-mile radius of a facility that houses at least 100 state inmates or behavioral health patients.**
- **Funds can be used to:**
  - **buy down construction interest on employee housing;**
  - **provide matching funds for CROs;**
  - **provide loans for up to 50% of the cost of infrastructure;**
  - **assist employees with housing costs; and**
  - **purchase housing for employees with a 10-year plan to make it privately owned.**



## WHO SUPPORTS HB 819?

- Montana Housing Coalition
- Montana Attainable Housing Alliance
- Montana Chamber of Commerce
- Montana Association of Realtors
- Laborers' Union
- Billings Chamber of Commerce
- Big Sky Economic Development - Billings
- Helena Area Chamber of Commerce
- Lewistown Area Chamber of Commerce
- AFL-CIO
- Montana's Credit Unions
- Big Sky 55+
- Plumbers and Pipefitters' Union
- Montana Bankers Association
- Shelter Whitefish
- Montana Independent Bankers Association
- Montana Women Vote
- Montana Building Industry Association
- Hospitality and Development Association of Montana
- Great Falls Montana Development Authority
- Montana League of Cities and Towns
- GL Development LLC
- Montana Economic Developers Association
- Trust Montana

