

Good afternoon, Chairman Fielder and members of the Taxation Committee. My name is Terry Cunningham (C-U-N-N-I-N-G-H-A-M) and I am the Deputy Mayor of Bozeman. Thank you for the opportunity to testify in support of HN 430 today. I will be brief.

Bozeman's workforce faces significant challenges in finding available housing options. We have nearly 1,000 rental units in the development pipeline, but there simply isn't sufficient supply in the marketplace at the moment to meet the needs of our workforce. Employers throughout our community are looking to expand their businesses, but they are facing a workforce shortage due to a lack of rental housing.

With approximately 900 short term rentals in the city limits, even small changes such as a 10-12% participation in a program that converts short-term rentals to long-term rentals would add 100 units available to workers. This legislation provides resources and incentives for homeowners to rent their home to Montana workers rather than tourists. It provides choice to the individual property owner to determine what is best for their property.

I urge you to consider a do-pass on HB430 as one step to address our housing shortages in the state.