

CITY OF BOZEMAN TESTIMONY
Renata Munfrada
House Taxation Committee
02-14-2023

Good Morning, Chair Fielder and Taxation Committee Members, My name is **Renata Munfrada (M-U-N-F-R-A-D-A)**, I work on Community and Workforce Housing for the City of Bozeman. Thank you for the opportunity today to testify in **SUPPORT OF HOUSE BILL 430** on behalf of the City of Bozeman.

Last session, the State legislature removed the regulatory tool of inclusionary zoning from the toolbox of local governments to create affordable housing. It put local governments in a bind. We had to rethink our community housing program. However, sometimes innovation is born from frustration.

The legislature's action required the City of Bozeman to move from a program based on rules and regulations to one grounded in incentives.

Economic Development took over the community housing program and began leveraging tax increment financing dollars along with federal resources to get more units of workforce housing in the pipeline.

Incentives work. Incentives allow individual developers and property owners to play their role in addressing our housing crisis as partners with local government around Montana.

At the moment, we have XXX units of housing coming online for people the current market has left behind.

Those units will house Montanans who want to work in our community. Montanans who want to build businesses. Montanans who want to have families here and make our communities more vibrant.

The development and construction pipeline can only move so fast in getting new units online. Local government need more incentive-based programs such as the Rent Local Program to move housing from supporting tourists to supporting Montanans.

Thank you Chair Fielder and members of the House Taxation Committee for hearing my testimony **SUPPORTING HOUSE BILL 430** today. I look forward to answering any questions you may have and urge a do pass.

*******FOR INTERNAL USE ONLY*******

Please insert any questions you would like Members of the Committee to ask below here. These questions should provide opportunity for you to expand on your original testimony or make additional points.