

CITY OF BOZEMAN TESTIMONY

Deputy Mayor Cunningham

Senate Local Government Committee

02-24-2023

Good Afternoon, Chair and Committee Members, My name is Terry Cunningham (C-U-N-N-I-N-G-H-A-M), I am the Deputy Mayor of Bozeman. Thank you for the opportunity today to testify in OPPOSITION to Senate Bill 467 on behalf of the City of Bozeman.

Like many fast-growing cities Montana cities, Bozeman is experiencing a housing shortage for our workforce, and part of the reason for that shortfall is that housing units that **should** be accommodating long-term renters are becoming short-term accommodations for tourists. We've seen an alarming increase in short term rentals among new construction projects, and while these units may be more profitable for the developer, they are not adding to housing supply for our residents.

I believe that this bill will negate the work of the Governor's Affordable Housing Taskforce, whose goal is to create more affordable housing, not less. And make no mistake, this bill will have a negative impact on workforce housing in our community because it expands where short term rentals can be located, and it hinders our ability to regulate this issue locally.

The Bozeman City Commission and City staff is currently considering policies to stop the proliferation of STRs, and prevent displacement of local community members. In considering those policies, we are examining best practices around the country for regulating STRs.

The Bozeman City Commission firmly believes that the government closest to the people is best suited to govern the people. Local governments are positioned to address the concerns of local community members in a timely fashion, and this bill infringes upon the self-governing powers we are afforded in in the state constitution.

A vote against this bill is a vote in favor of the hard-working Montanans that fuel our economy and our community. I urge a NO vote on this legislation.