

9 WHEREAS, Montana communities are in dire need of quality housing supported by sustainable
10 infrastructure, including housing for workers, new families, people seeking to age in place, and people seeking
11 entry-level homes; and

12 WHEREAS, state government, local governments, and housing developers have a mutual
13 responsibility to investigate paths for addressing the lack of housing in Montana; and

14 WHEREAS, increasing housing density and building workforce housing, starter homes, and homes for
15 people aging in place requires meaningful partnerships between developers and local governments and a
16 buyer market with the financial means to purchase newly developed homes; and

17 WHEREAS, increasing housing density also increases the overall taxable value for each acre of
18 housing developments while reducing the tax burden on individual home owners residing within the
19 development; and

20 WHEREAS, the Governor's bipartisan housing task force has prioritized policies that encourage
21 housing density and the development of housing that is attainable at every income level.

22
23 NOW, THEREFORE, BE IT RESOLVED BY THE SENATE AND THE HOUSE OF REPRESENTATIVES OF
24 THE STATE OF MONTANA:

That the Legislative Council be requested to designate an appropriate interim committee or statutory committee, pursuant to section 5-5-217, MCA, or direct sufficient staff resources to:

27 (1) conduct a meaningful and robust investigation into methods to incentivize increased housing
28 density at the local level;

- 1 (2) review state programs to support increased housing units supported by existing and new
2 infrastructure;
- 3 (3) analyze the economic implications of increased housing availability created by increased
4 housing density, including potential property tax implications for individual home owners and the taxable value
5 of new and existing developments;
- 6 (4) identify programs that provide financial means for local governments to improve key water and
7 wastewater systems; and
- 8 (5) investigate methods or programs to encourage greater density in housing developments that
9 utilize city infrastructure.

10 BE IT FURTHER RESOLVED, that the study include input from appropriate stakeholders, including but
11 not limited to for-profit and nonprofit housing developers, local governments, housing advocates, and
12 appropriate state department staff.

13 BE IT FURTHER RESOLVED, that if the study is assigned to staff, any findings or conclusions be
14 presented to and reviewed by an appropriate committee designated by the Legislative Council.

15 BE IT FURTHER RESOLVED, that all aspects of the study, including presentation and review
16 requirements, be concluded prior to September 15, 2026.

17 BE IT FURTHER RESOLVED, that the final results of the study, including any findings, conclusions,
18 comments, or recommendations of the appropriate committee, be reported to the 70th Legislature.

19 - END -

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