

HOUSE BILL NO. 819

INTRODUCED BY P. GREEN, F. SMITH, J. READ, E. MCCLAFFERTY, M. CAFERRO, S. STEWART
PEREGOY, L. JONES, R. LYNCH, D. LOGE, R. FITZGERALD, F. ANDERSON, C. KNUDSEN, S. VINTON, T.
WELCH, E. BOLDMAN, S. MORIGEAU, J. SMALL, J. GROSS, M. HOPKINS, J. ELLSWORTH, N. DURAM, J.
DOOLING, D. HARVEY, E. KERR-CARPENTER, K. BOGNER, J. KASSMIER, D. BEDEY, L. BREWSTER, K.
ZOLNIKOV, S. GIST, M. MALONE, E. STAFMAN, A. BUCKLEY, J. GILLETTE, K. WALSH, M. BERTOGLIO, S.
O'BRIEN, M. YAKAWICH, T. BROCKMAN, G. PARRY, E. MATTHEWS, G. NIKOLAKAKOS, P. TUSS, D.
BAUM, B. BARKER, J. LYNCH, L. SMITH, M. ROMANO, J. KARLEN, B. CARTER, Z. ZEPHYR, N. HASTINGS

A BILL FOR AN ACT ENTITLED: "AN ACT PROVIDING FOR THE MONTANA COMMUNITY
REINVESTMENT PLAN; PROVIDING FOR ~~DONATIONS TO THE MONTANA COMMUNITY REINVESTMENT~~
~~PLAN THAT PROVIDES FUNDING FOR ATTAINABLE WORKFORCE HOUSING; PROVIDING FOR A TAX~~
~~CREDIT FOR DONATIONS TO THE PROGRAM; PROVIDING FOR DISTRIBUTION OF THE FUNDS TO~~
COMMUNITY REINVESTMENT ORGANIZATIONS; PROVIDING FOR COMMUNITY REINVESTMENT
ORGANIZATION REQUIREMENTS; PROVIDING FOR STATE WORKFORCE HOUSING INCENTIVE
REVOLVING ACCOUNTS; CREATING THE MONTANA HOUSING INFRASTRUCTURE REVOLVING
ACCOUNT IN THE STATE SPECIAL REVENUE FUND TYPE; PROVIDING FOR DUTIES FOR THE BOARD
OF INVESTMENTS AND THE GOVERNOR'S OFFICE OF ECONOMIC DEVELOPMENT; PROVIDING
ELIGIBILITY REQUIREMENTS FOR THE USE OF FUNDS; PROVIDING FOR DEED RESTRICTIONS;
PROVIDING FOR PLANNING GRANTS FROM THE DEPARTMENT OF COMMERCE; AUTHORIZING
ADDITIONAL FUNDING FOR LOW-INCOME AND MODERATE-INCOME HOUSING LOANS FROM THE
PERMANENT COAL TAX TRUST FUND; AMENDING TERMS OF LOANS; PROVIDING ADDITIONAL
FUNDING FOR STATE WORKFORCE HOUSING; REQUIRING COMMUNITY REINVESTMENT
ORGANIZATIONS TO PROCURE MATCHING FUNDS; PROVIDING FOR A MONTANA COMMUNITY
REINVESTMENT COMMISSION; PROVIDING DEFINITIONS; PROVIDING RULEMAKING AUTHORITY;
PROVIDING FOR A TRANSFER TRANSFERS OF FUNDS; PROVIDING A AN STATUTORY
APPROPRIATION APPROPRIATIONS; AMENDING SECTIONS AMENDING SECTIONS 17-6-308 AND 90-6-



1 ~~137, MCA; 15-30-2303 AND 17-7-502, MCA;~~ AND PROVIDING A ~~DELAYED~~ AN IMMEDIATE EFFECTIVE
2 DATE.”

3
4 WHEREAS, the availability of attainable workforce housing is critical to the well-being of individuals,
5 communities, businesses, and organizations of all sizes, and the economy at large; and

6 WHEREAS, access to attainable workforce housing provides greater opportunities to realize the
7 American dream, allows for more robust job creation, promotes a stronger economy, and is essential to
8 ensuring our residents and future generations are able to live, work, and raise their families in the state; and

9 WHEREAS, driven by a shortage of housing supply, the state faces a crisis of attainable workforce
10 housing that poses substantial challenges to hardworking Montanans, employers, communities, and the state's
11 economic health; and

12 WHEREAS, between 2010 and 2020, the state's population growth of 9.6% outpaced the state's
13 housing unit growth of 6.6%, and a substantial factor contributing to tight housing supply has been
14 underbuilding of entry-level homes, which are in high demand but low supply; and

15 WHEREAS, it is in the public interest of our state, our communities, and our people to find solutions to
16 the tight supply of attainable workforce housing; and

17 WHEREAS, the health and stability of the state is directly dependent on the health and stability of local
18 economic regions that are struggling due to an inadequate workforce, which is creating concerns for negative,
19 long-term consequences; and

20 WHEREAS, a diverse, capable workforce is essential to retain the economic vitality and prosperity of
21 the state within the global marketplace; and

22 WHEREAS, the Montana Community Reinvestment Plan Act may generate ~~2,500~~ 500 attainable
23 workforce housing dwellings allowing qualified individuals to achieve homeownership.

24
25 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MONTANA:

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27 NEW SECTION. Section 1. Short title. [Sections 1 through ~~40~~ 8] may be cited as the "Montana
28 Community Reinvestment Plan Act".

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NEW SECTION. Section 2. Purpose. The legislature finds and declares the purpose of the Montana community reinvestment plan act is to begin to address housing needs and offer a regional, community-based solution to creating affordable, attainable workforce housing infrastructure in the state.

NEW SECTION. Section 3. Definitions. As used in [sections 1 through 40 8], the following definitions apply:

(1) "Attainable workforce housing" means housing of a cost that an eligible household would spend no more than 30% of gross monthly income for a mortgage payment, property taxes, and insurance.

~~(2) "Commission" means the Montana community reinvestment commission established in [section 7].~~

~~(3)(2) "Community reinvestment organization" means the regional entity or entities established in [section 8 6] OR A CERTIFIED REGIONAL DEVELOPMENT CORPORATION, A CERTIFIED DEVELOPMENT CORPORATION, A COMMUNITY HOUSING DEVELOPMENT ORGANIZATION, AN ECONOMIC DEVELOPMENT ASSOCIATION, OR A COMMUNITY DEVELOPMENT FINANCIAL INSTITUTION.~~

~~(4) "Contribution credit" means the tax credit available to taxpayers in exchange for a contribution to the Montana community reinvestment contribution account provided for in [section 6].~~

~~(3) "COMMUNITY REINVESTMENT ORGANIZATION REVOLVING ACCOUNT" OR "CRO REVOLVING ACCOUNT" MEANS A RESTRICTED ACCOUNT ESTABLISHED BY EACH COMMUNITY REINVESTMENT ORGANIZATION.~~

~~(5)(4) "Department" means the department of revenue COMMERCE, unless specifically stated otherwise.~~

~~(6)(5)(4) "Eligible household" means a household earning between 60% and 140% of median HOUSEHOLD income for the COUNTY IN WHICH THE PERSON RESIDES OR THE state, WHICHEVER IS LESS.~~

~~(7)(6)(5) "Montana community reinvestment contribution-PLAN account" means the account in the state special revenue fund and any subaccounts established pursuant to [section 5].~~

~~(8) "Procurement account" means a restricted account established by each community reinvestment organization pursuant to [section 9].~~

~~(9)(7)(6) "Program" means the Montana community reinvestment plan.~~

1

2 ~~NEW SECTION. Section 4. Montana community reinvestment plan.~~ (4) There is a Montana
3 community reinvestment plan that enables regional community reinvestment organizations to reduce the cost of
4 housing to an affordable range for Montana's workforce. The program creates a deed-restricted housing
5 inventory that becomes a ~~perpetual~~ attainable workforce housing infrastructure for employers, employees, and
6 entire communities BY DISTRIBUTING MONEY TO COMMUNITY REINVESTMENT ORGANIZATIONS THAT INVEST THE FUNDS
7 BY BUYING DOWN THE COSTS OF MORTGAGES FOR ELIGIBLE HOUSEHOLDS.

8 ~~(2) — The program is funded with taxpayer donations provided for in [section 6(3)] to the Montana~~
9 ~~community reinvestment contribution account and matching funds required in [section 9(4)].~~

10

11 ~~NEW SECTION. Section 5. Montana community reinvestment contribution PLAN account.~~ (1)

12 There is an account in the state special revenue fund established by 17-2-102 known as the Montana
13 community reinvestment ~~contribution PLAN~~ account. The purpose of the account is to fund the establishment of
14 affordable, attainable workforce housing infrastructure in the state.

15 ~~(2) — The account consists of contributions to the Montana community reinvestment plan pursuant to~~
16 ~~[section 4].~~

17 ~~(3)(2) (a) Money in the account must be used by the department for the purpose of administering the~~
18 ~~provisions of [sections 4 through 10]. The department may use 1% of annual contributions for costs incurred by~~
19 ~~the department in administering the program.~~

20 ~~(b) — (i) Except as provided in [section 9(6)], after subtracting administrative costs and subject to~~
21 ~~subsection (3)(b)(ii), the department shall distribute by October 1 annually the money in the account to~~
22 DISTRIBUTED BY THE DEPARTMENT GOVERNOR'S OFFICE OF ECONOMIC DEVELOPMENT TO community reinvestment
23 organizations based on the percentage of the combined county gross domestic product within the regional
24 boundaries of the organization to that of the state gross domestic product.

25 ~~(ii) — If the procurement account cash balance of a community reinvestment organization does not~~
26 ~~meet the requirements of [section 9(4)], the money allocated to that community reinvestment organization must~~
27 ~~be distributed proportionally to the remaining community reinvestment organizations participating in the~~
28 ~~program. The cash balances in the procurement accounts of the remaining community reinvestment~~

1 organization s must meet the requirements of [section 9(4)].

2 (4) — Money in the account is statutorily appropriated, as provided in 17-7-502, to the department for
3 the purposes described in subsection (3). Money in the account is not subject to legislative fund transfers.

4
5 NEW SECTION. Section 6. — Montana community reinvestment contribution credit allowed --
6 eligibility -- rulemaking. (1) A taxpayer is allowed a credit against the taxes that are otherwise due under Title
7 15, chapter 30 or chapter 31, for a contribution to the Montana community reinvestment plan provided for in
8 [section s 1 through 10]. The credit is equal to \$1 for every 95 cents contributed. The credit may not be
9 refunded if the taxpayer has a tax liability less than the amount of the credit. If the amount of credit exceeds the
10 taxpayer's tax liability for the current tax year, the excess may be carried back 1 tax year.

11 (2) — (a) If the credit allowed under this section is claimed by a small business corporation, a pass-
12 through entity, or a partnership, the credit must be attributed to shareholders, owners, or partners using the
13 same proportion as used to report the entity's income or loss.

14 (b) — A donation by an estate or trust qualifies for the contribution credit. Any credit not used by the
15 estate or trust may be attributed to each beneficiary of the estate or trust in the same proportion used to report
16 the beneficiary's income from the estate or trust for Montana income tax purposes.

17 (3) — The department shall issue contribution credits annually in exchange for certified taxpayer
18 contributions to the Montana community reinvestment contribution account. Credits must be issued during the
19 first quarter of each fiscal year and are subject to the total credit limit provided for in this subsection. The
20 department shall issue tax credit certifications as provided in this section and shall announce the availability of
21 the credits 30 days prior to their availability. Total credits issued annually may not exceed \$28,750,000.

22 (4) — Subject to the limit provided for in subsection (3), on receipt of a contribution the department
23 shall issue to the taxpayer certification of the amount certified for credit under this section.

24 (5) — The department shall deposit certified taxpayer contributions in the Montana community
25 reinvestment contribution account provided for in [section 5].

26
27 NEW SECTION. Section 7. — Montana community reinvestment commission. (1) There is a
28 Montana community reinvestment commission administratively attached to the department of revenue.

1 ~~(2) — The commission shall certify eligible community reinvestment organizations and provide~~
2 ~~oversight of their compliance with the requirements provided for in [sections 8 and 9].~~

3 ~~(3) — The commission consists of five members appointed by the governor and selected from~~
4 ~~applicants from around the state taking into account geographic and population diversity. Appointments must~~
5 ~~be made without regard to political affiliation and must be made solely for the stewardship of state resources~~
6 ~~and the implementation of the program. A person may not be appointed to the commission unless the person is~~
7 ~~informed or interested and experienced in the subjects of economic development, human resource s, housing,~~
8 ~~finance, or development.~~

9 ~~(4) — The department shall appoint a nonvoting member to the commission to provide information~~
10 ~~and guidance relative to issues under the department's purview.~~

11 ~~(5) — (a) Except as provided in subsection (5)(b), members are appointed to a term of 4 years and~~
12 ~~may serve no more than two consecutive 4-year terms.~~

13 ~~(b) — The initial appointees must have staggered terms in order that two of the members serve an~~
14 ~~initial 2-year term. An initial member serving a 2-year term may serve two additional full terms, for a total of 10~~
15 ~~years.~~

16 ~~(6) — The commission shall make recommendations to the department regarding any oversight rules~~
17 ~~necessary for the certification of community reinvestment organizations and for the use of foreclosure mitigation~~
18 ~~set-aside funds provided for in [section 9(5)].~~

19
20 **NEW SECTION. Section 6. Community reinvestment organizations.** (1) A community
21 reinvestment organization meeting the requirements of [section 9 7] may be established no later than
22 December 31, 2024.

23 (2) There may be a maximum of ~~45~~ 16 community reinvestment organizations in the state.

24 (3) The geographic boundaries of each community reinvestment organization must be ~~the same as~~
25 SIMILAR TO the boundaries determined by the department OF COMMERCE ~~of commerce~~ for certified regional
26 development corporations provided for in 90-1-116, ~~in which an established certified regional development~~
27 ~~corporation exists.~~ REGIONS NOT INCLUDED IN THE DESCRIBED BOUNDARIES MAY ESTABLISH COMMUNITY
28 REINVESTMENT ORGANIZATIONS UP TO THE MAXIMUM NUMBER ALLOWED IN SUBSECTION (2). THE CERTIFIED REGIONAL

1 DEVELOPMENT CORPORATION MAY CHOOSE TO CREATE AND MANAGE A REGION'S COMMUNITY REINVESTMENT
2 ORGANIZATION BUT IS NOT REQUIRED TO SERVE AS THAT REGION'S COMMUNITY REINVESTMENT ORGANIZATION.

3 (4) Counties that are not within the boundaries of an existing certified regional development
4 corporation region may participate in a neighboring community reinvestment organization or create a
5 community reinvestment organization that includes one or more other counties not within an existing certified
6 regional development corporation subject to the limit provided in subsection (2).

7 (5) Each county wishing to participate in the program shall make an affirmative decision to
8 participate by joining a community reinvestment organization. Counties that do not join a community
9 reinvestment organization are ineligible to participate in the program. A COUNTY MAY ONLY PARTICIPATE IN ONE
10 COMMUNITY REINVESTMENT ORGANIZATION.

11 (6) ~~(a) To participate in the program and join an established community reinvestment organization,~~
12 ~~a~~ A PARTICIPATING county shall IS ENCOURAGED TO enact local ordinances that provide for an expedited
13 development and construction review process with priority for attainable workforce housing.

14 ~~(b) An incorporated city, consolidated city-county, or county governed by ordinances that do not~~
15 ~~meet the criteria of subsection (6)(a) is not eligible for the program to be administered within the legal or~~
16 ~~jurisdictional boundaries of the incorporated city, consolidated city-county, or county.~~

17 (7) To be certified by the ~~Montana community reinvestment commission provided for in [section 7]~~
18 DEPARTMENT CHIEF BUSINESS DEVELOPMENT OFFICER PROVIDED FOR IN 2-15-219, a community reinvestment
19 organization shall provide the information required by the ~~commission~~ DEPARTMENT CHIEF BUSINESS
20 DEVELOPMENT OFFICER AND [SECTION 7] by January 15, 2025.

21 ~~(8) A community reinvestment organization certified by the Montana community reinvestment~~
22 ~~commission shall enter into an interagency agreement with the commission pursuant to [section 9(4)]. The~~
23 ~~interagency agreement qualifies the community reinvestment organization to receive funding pursuant to [~~
24 ~~section 5].~~

25
26 NEW SECTION. Section 7. Community reinvestment organization requirements. (1) A
27 community reinvestment organization shall meet the requirements of this section.

28 (2) A community reinvestment organization must be established as a federally recognized

1 charitable organization under 26 U.S.C. 501(c)(3), ~~(C)(4)~~, or (c)(6).

2 (3) (A) Each community reinvestment organization shall create a ~~procurement~~ CRO REVOLVING
3 account for the deposit and distribution of funds to participating counties within the community reinvestment
4 organization's region.

5 (B) COMMUNITY REINVESTMENT ORGANIZATIONS SHALL DEPOSIT INTO THE CRO REVOLVING ACCOUNT AN
6 EQUAL AMOUNT OF FUNDS AS THOSE DEPOSITED FROM THE MONTANA COMMUNITY REINVESTMENT PLAN ACCOUNT
7 PRIOR TO ANY PLAN DOLLARS BEING USED TO BUY DOWN ATTAINABLE WORKFORCE HOUSING. COMMUNITY
8 REINVESTMENT ORGANIZATION MATCHING FUND OPTIONS INCLUDE BUT ARE NOT LIMITED TO THE USE OF THE EMPLOYER
9 POOL, LOCAL GOVERNMENT INVESTMENTS, AND THE UTILIZATION OF VOLUME CAP BONDS.

10 ~~(4) Each community reinvestment organization shall procure matching funds. At the time of the~~
11 ~~execution of the interagency agreement required by [section 8], the cash balance of a community reinvestment~~
12 ~~organization's procurement account must be greater than or equal to 10 times the amount to be distributed~~
13 ~~pursuant to [section 5 (3)].~~

14 ~~(5)(4)~~ (a) Money in a ~~procurement~~ CRO REVOLVING account must be used as follows:

15 (i) ~~99%~~ 95% OR MORE must be distributed to participating counties to be used to assist eligible
16 households in purchasing attainable workforce housing as provided in this section; and

17 (ii) ~~1%~~ 5% OR LESS must be dedicated to STARTUP AND ADMINISTRATIVE COSTS OF THE COMMUNITY
18 REINVESTMENT ORGANIZATION AND MAY BE USED TO CREATE a foreclosure mitigation set-aside fund ~~to be held~~
19 ~~locally.~~

20 (b) Money in a ~~procurement~~ CRO REVOLVING account may not be used for preconstruction,
21 development, or construction-related purposes.

22 (c) If a county elects not to participate in the program under [sections 1 through ~~40~~ 8], the money
23 allocated to that county must be distributed proportionally to the remaining counties participating in the program
24 within the same region as the nonparticipating county.

25 (6) An incorporated city, consolidated city-county, or county may ~~redirect state or federal funds to~~
26 ~~the state to increase the limit on contribution credits provided for in [section 6]. Additional revenue generated~~
27 ~~from the redirection of funds must be distributed to the community reinvestment organization procurement~~
28 ~~account for the region containing the incorporated city, consolidated city-county, or county~~ CONTRIBUTE FUNDS

1 TO ITS REGIONAL CRO REVOLVING ACCOUNT AS AN OPTIONAL LOCAL GOVERNMENT INVESTMENT.

2 (7) Money used from the ~~procurement~~ CRO REVOLVING account to assist an eligible household
3 may not exceed 30% of the total purchase price.

4 (8) Housing purchased using money from the ~~procurement~~ CRO REVOLVING account must have a
5 deed limitation restricting the ~~future value of the home to be equal to the initial net consumer price at the time of~~
6 ~~purchase~~ EQUITABLE VALUE TO THE ELIGIBLE HOUSEHOLD. The rate of appreciation on the deed-restricted home
7 may not be greater than ~~0.5%~~ 1% a year.

8 (9) A COMMUNITY REINVESTMENT ORGANIZATION MUST COORDINATE LOCAL EMPLOYER PARTICIPATION IN
9 A STATEWIDE EMPLOYER POOL.

10 (10) A COMMUNITY REINVESTMENT ORGANIZATION IS ENCOURAGED TO DEVELOP POLICIES TO SUPPORT
11 HOMEOWNERS BUYING OUT THE DEED RESTRICTION SO THE REVOLVING ACCOUNT CAN BE UTILIZED TO BUY DOWN THE
12 COST OF ADDITIONAL HOMES FOR OTHER ELIGIBLE HOUSEHOLDS.

13
14 **NEW SECTION. SECTION 8. STATE WORKFORCE HOUSING INCENTIVE TO COMMUNITY REINVESTMENT**
15 **ORGANIZATIONS.** (1) A COMMUNITY REINVESTMENT ORGANIZATION ESTABLISHED IN [SECTION 6] THAT CONTAINS
16 COMMUNITIES IN THE COUNTY THAT HAVE A POPULATION OF 15,000 OR LESS AND ARE LOCATED WITHIN A 30-MILE
17 RADIUS OF A STATE-OWNED FACILITY THAT HOUSES AT LEAST 100 STATE INMATES OR BEHAVIORAL HEALTH PATIENTS IS
18 ELIGIBLE TO APPLY FOR FUNDS FROM THE APPROPRIATION PROVIDED FOR IN [SECTION 20].

19 (2) (A) THE ~~DEPARTMENT~~ GOVERNOR'S OFFICE OF ECONOMIC DEVELOPMENT SHALL ALLOCATE FUNDS TO
20 APPLYING AND QUALIFYING COUNTIES WITHIN COMMUNITY REINVESTMENT ORGANIZATIONS PROPORTIONALLY TO THE
21 AVERAGE NUMBER OF STATE INMATES OR BEHAVIORAL HEALTH PATIENTS IN THAT STATE-OWNED FACILITY IN THE FISCAL
22 YEAR BEGINNING JULY 1, 2021, AND THE NUMBER OF EMPLOYEES IN THAT COUNTY THAT WORK IN THE STATE-OWNED
23 FACILITIES THAT SERVE THOSE INMATES OR PATIENTS.

24 (B) THE DEPARTMENT OF COMMERCE AND THE BOARD OF INVESTMENTS SHALL ASSIST THE GOVERNOR'S
25 OFFICE OF ECONOMIC DEVELOPMENT IN THE DISTRIBUTION OF FUNDS PURSUANT TO THIS SECTION.

26 (3) EACH COMMUNITY REINVESTMENT ORGANIZATION THAT RECEIVES STATE WORKFORCE HOUSING
27 INCENTIVE FUNDS SHALL CREATE A STATE WORKFORCE HOUSING CRO REVOLVING ACCOUNT FOR THE DEPOSIT AND
28 DISTRIBUTION OF FUNDS TO QUALIFYING AND PARTICIPATING COUNTIES WITHIN THE COMMUNITY

1 REINVESTMENT ORGANIZATION'S REGION.

2 (4) (A) MONEY IN A STATE WORKFORCE HOUSING CRO REVOLVING ACCOUNT MUST BE USED AS FOLLOWS:

3 (i) 95% OR MORE MUST BE DISTRIBUTED TO QUALIFYING AND PARTICIPATING COUNTIES TO BE USED TO
4 ASSIST ELIGIBLE HOUSEHOLDS IN PURCHASING ATTAINABLE WORKFORCE HOUSING AS PROVIDED IN THIS SECTION; AND

5 (ii) 5% OR LESS MUST BE DEDICATED TO STARTUP AND ADMINISTRATIVE COSTS OF THE
6 COMMUNITY REINVESTMENT ORGANIZATION AND MAY BE USED TO CREATE A FORECLOSURE MITIGATION SET-ASIDE
7 FUND TO BE HELD LOCALLY.

8 (B) MONEY IN A STATE WORKFORCE HOUSING CRO REVOLVING ACCOUNT MAY NOT BE USED FOR
9 PRECONSTRUCTION, DEVELOPMENT, OR CONSTRUCTION-RELATED PURPOSES.

10 (C) IF A COUNTY ELECTS NOT TO PARTICIPATE IN THE PROGRAM UNDER [SECTIONS 1 THROUGH 9], THE
11 MONEY ALLOCATED TO THAT COUNTY MUST BE DISTRIBUTED PROPORTIONALLY TO THE REMAINING COUNTIES QUALIFYING
12 AND PARTICIPATING IN THE PROGRAM WITHIN THE SAME REGION AS THE NONPARTICIPATING COUNTY.

13 (5) AN INCORPORATED CITY, CONSOLIDATED CITY-COUNTY, OR COUNTY MAY CONTRIBUTE FUNDS TO ITS
14 STATE WORKFORCE HOUSING CRO REVOLVING ACCOUNT AS AN OPTIONAL LOCAL GOVERNMENT INVESTMENT OR MAY
15 RECEIVE MATCHING FUNDS FROM THE WORKFORCE HOUSING APPROPRIATION IN [SECTION 15].

16 (6) MONEY USED FROM THE STATE WORKFORCE HOUSING CRO REVOLVING ACCOUNT TO ASSIST AN
17 ELIGIBLE HOUSEHOLD MAY NOT EXCEED 30% OF THE TOTAL PURCHASE PRICE.

18 (7) (A) HOUSING PURCHASED USING MONEY FROM THE STATE WORKFORCE HOUSING CRO
19 REVOLVING ACCOUNT MUST HAVE A DEED LIMITATION RESTRICTING THE ~~FUTURE VALUE OF THE HOME TO BE EQUAL TO~~
20 ~~THE INITIAL NET CONSUMER PRICE AT THE TIME OF PURCHASE~~ EQUITABLE VALUE TO THE ELIGIBLE HOUSEHOLD. THE
21 RATE OF APPRECIATION ON THE DEED-RESTRICTED HOME MAY NOT BE GREATER THAN 1% A YEAR.

22 (B) HOUSING PURCHASED USING MONEY FROM THE STATE WORKFORCE HOUSING CRO
23 REVOLVING ACCOUNT MUST HAVE A DEED LIMITATION RESTRICTION TO ENSURE THAT A RESIDENT OF THE HOUSING IS
24 EMPLOYED AT A STATE-OWNED FACILITY THAT, ON AN ANNUAL AVERAGE, HOUSES AT LEAST 100 STATE INMATES OR
25 BEHAVIORAL HEALTH PATIENTS AND THE STATE-OWNED FACILITY IS LOCATED IN A COUNTY THAT HAS A POPULATION THAT
26 DOES NOT EXCEED 15,000 INHABITANTS.

27 (8) A COMMUNITY REINVESTMENT ORGANIZATION IS ENCOURAGED TO DEVELOP POLICIES TO
28 SUPPORT HOMEOWNERS BUYING OUT THE DEED RESTRICTION SO THE REVOLVING ACCOUNT CAN BE UTILIZED TO BUY

1 DOWN THE COST OF ADDITIONAL HOMES FOR OTHER ELIGIBLE HOUSEHOLDS.

2

3 NEW SECTION. Section 9. Use of State Trust Lands for Attainable Housing. Where State Trust

4 lands are in close proximity to cities, towns, or communities:

5 (1) the Department of Natural Resources and Conservation shall undertake an evaluation

6 of whether the lands could be made available for use as land for potential development of attainable

7 workforce housing as a part of the Montana Community Reinvestment Plan; and

8 (2) each community reinvestment organization shall consider the use of state lands to

9 support critical public employee services, including attainable workforce housing as part of the

10 Montana Community Reinvestment Plan.

11

12 ~~NEW SECTION. Section 10. Rulemaking. The department may adopt rules, prepare forms, and~~

13 ~~maintain records that are necessary to implement and administer [sections 1 through 10].~~

14

15 ~~NEW SECTION. Section 11. Montana community reinvestment contribution credit allowed.~~

16 ~~There is a credit against tax liability under this chapter for a contribution to the Montana community~~

17 ~~reinvestment plan provided for in [section 6].~~

18

19 ~~NEW SECTION. Section 12. Montana community reinvestment contribution credit allowed.~~

20 ~~There is a credit against tax liability under this chapter for a contribution to the Montana community~~

21 ~~reinvestment plan provided for in [section 6].~~

22

23 ~~Section 13. Section 15-30-2303, MCA, is amended to read:~~

24 ~~"15-30-2303. Tax credits subject to review by interim committee. (1) The following tax credits~~

25 ~~must be reviewed during the biennium commencing July 1, 2019, and during each biennium commencing 10~~

26 ~~years thereafter:~~

27 (a) ~~the credit for contractor's gross receipts provided for in 15-50-207; and~~

28 (b) ~~the credit for elderly homeowners and renters provided for in 15-30-2337 through 15-30-2341.~~

1 ~~(2) — The following tax credits must be reviewed during the biennium commencing July 1, 2021, and~~
2 ~~during each biennium commencing 10 years thereafter:~~

3 ~~(a) — the credit for donations to an educational improvement account provided for in 15-30-2334, 15-~~
4 ~~30-3110, and 15-31-158 ; and~~

5 ~~(b) — the credit for donations to a student scholarship organization provided for in 15-30-2335, 15-~~
6 ~~30-3111, and 15-31-159.~~

7 ~~(3) — The following tax credits must be reviewed during the biennium commencing July 1, 2023, and~~
8 ~~during each biennium commencing 10 years thereafter:~~

9 ~~(a) — the credit for infrastructure use fees provided for in 17-6-316 ;~~

10 ~~(b) — the credit for contributions to a qualified endowment provided for in 15-30-2327 through 15-30-~~
11 ~~2329, 15-31-161, and 15-31-162 ; and~~

12 ~~(c) — the credit for property to recycle or manufacture using recycled material provided for in Title 15,~~
13 ~~chapter 32, part 6.~~

14 ~~(4) — The following tax credits must be reviewed during the biennium commencing July 1, 2025, and~~
15 ~~during each biennium commencing 10 years thereafter:~~

16 ~~(a) — the credit for preservation of historic buildings provided for in 15-30-2342 and 15-31-151 ;~~

17 ~~(b) — the credit for unlocking state lands provided for in 15-30-2380 ;~~

18 ~~(c) — the job growth incentive tax credit provided for in 15-30-2361 and 15-31-175 ; and~~

19 ~~(d) — the credit for trades education and training provided for in 15-30-2359 and 15-31-174.~~

20 ~~(5) — The following tax credits must be reviewed during the biennium commencing July 1, 2027, and~~
21 ~~during each biennium commencing 10 years thereafter:~~

22 ~~(a) — the credit for hiring a registered apprentice or veteran apprentice provided for in 15-30-2357~~
23 ~~and 15-31-173 ;~~

24 ~~(b) — the earned income tax credit provided for in 15-30-2318 ; and~~

25 ~~(c) — the media production and postproduction credits provided for in 15-31-1007 and 15-31-1009 ;~~

26 ~~and~~

27 ~~(d) — the Montana community reinvestment contribution credit provided for in [sections 11 and 12].~~

28 ~~(6) — The revenue interim committee shall review the tax credits scheduled for review and make~~

1 recommendations in accordance with 5-11-210 at the conclusion of the full review to the legislature about
2 whether to eliminate or revise the credits. The committee shall also review any tax credit with an expiration date
3 or termination date that is not listed in this section in the biennium before the credit is scheduled to expire or
4 terminate.

5 (7) — The revenue interim committee shall review the credits using the following criteria:

6 (a) — whether the credit changes taxpayer decisions, including whether the credit rewards decisions
7 that may have been made regardless of the existence of the tax credit;

8 (b) — to what extent the credit benefits some taxpayers at the expense of other taxpayers;

9 (c) — whether the credit has out-of-state beneficiaries;

10 (d) — the timing of costs and benefits of the credit and how long the credit is effective;

11 (e) — any adverse impacts of the credit or its elimination and whether the benefits of continuance or
12 elimination outweigh adverse impacts; and

13 (f) — the extent to which benefits of the credit affect the larger economy. (Subsection (4)(d)
14 terminates December 31, 2026 -- sec. 7, Ch. 248, L. 2021; subsection (4)(c) terminates December 31, 2028 --
15 sec. 24(1), Ch. 550, L. 2021.)"

16

17 **Section 14.** Section 17-7-502, MCA, is amended to read:

18 **"17-7-502. Statutory appropriations — definition — requisites for validity.** (1) A statutory
19 appropriation is an appropriation made by permanent law that authorizes spending by a state agency without
20 the need for a biennial legislative appropriation or budget amendment.

21 (2) — Except as provided in subsection (4), to be effective, a statutory appropriation must comply with
22 both of the following provisions:

23 (a) — The law containing the statutory authority must be listed in subsection (3).

24 (b) — The law or portion of the law making a statutory appropriation must specifically state that a
25 statutory appropriation is made as provided in this section.

26 (3) — The following laws are the only laws containing statutory appropriations: 2-17-105 ; 5-11-120 ;
27 5- 11-407 ; 5-13-403 ; 5-13-404 ; 7-4-2502 ; 7-4-2924 ; 7-32-236 ; 10-1-108 ; 10-1-1202 ; 10-1-1303 ; 10-2-603
28 ; 10-2- 807 ; 10-3-203 ; 10-3-310 ; 10-3-312 ; 10-3-314 ; 10-3-802 ; 10-3-1304 ; 10-4-304 ; 10-4-310 ; 15-1-124

1 ; ~~15-1-218 ; 15-31-165 ; 15-31-1004 ; 15-31-1005 ; 15-35-108 ; 15-36-332 ; 15-37-117 ; 15-39-110 ; 15-65-121 ;~~
2 ~~15-70-101 ; 15-70-130 ; 15-70-433 ; 16-11-119 ; 16-11-509 ; 17-3-106 ; 17-3-212 ; 17-3-222 ; 17-3-241 ; 17-6-~~
3 ~~101 ; 17-7-215 ; 18-11-112 ; 19-3-319 ; 19-3-320 ; 19-6-404 ; 19-6-410 ; 19-9-702 ; 19-13-604 ; 19-17-301 ;~~
4 ~~19-18-512 ; 19-19-305 ; 19-19-506 ; 19-20-604 ; 19-20-607 ; 19-21-203 ; 20-8-107 ; 20-9-534 ; 20-9-622 ; [20-~~
5 ~~15-328] ; 20-26-617 ; 20-26-1503 ; 22-1-327 ; 22-3-116 ; 22-3-117 ; [22-3-1004] ; 23-4-105 ; 23-5-306 ; 23-5-~~
6 ~~409 ; 23-5-612 ; 23-7-301 ; 23-7-402 ; 30-10-1004 ; 37-43-204 ; 37-50-209 ; 37-54-113 ; 39-71-503 ; 41-5-2011~~
7 ~~; 42-2-105 ; 44-4-1101 ; 44-12-213 ; 44-13-102 ; 46-32-108 ; 50-1-115 ; 53-1-109 ; 53-6-148 ; 53-9-113 ; 53-24-~~
8 ~~108 ; 53-24-206 ; 60-5-530 ; 60-11-115 ; 61-3-321 ; 61-3-415 ; 67-1-309 ; 69-3-870 ; 69-4-527 ; 75-1-1101 ;~~
9 ~~75-5-1108 ; 75-6-214 ; 75-11-313 ; 75-26-308 ; 76-13-150 ; 76-13-151 ; 76-13-417 ; 76-17-103 ; 77-1-108 ; 77-~~
10 ~~2-362 ; 80-2-222 ; 80-4-416 ; 80-11-518 ; 80-11-1006 ; 81-1-112 ; 81-1-113 ; 81-7-106 ; 81-7-123 ; 81-10-103 ;~~
11 ~~82-11-161 ; 85-2-526 ; 85-20-1504 ; 85-20-1505 ; [85-25-102] ; 87-1-603 ; 87-5-909 ; [section 5] ; 90-1-115 ;~~
12 ~~90-1-205 ; 90-1-504 ; 90-6-331 ; and 90-9-306.~~

13 (4) — There is a statutory appropriation to pay the principal, interest, premiums, and costs of issuing,
14 paying, and securing all bonds, notes, or other obligations, as due, that have been authorized and issued
15 pursuant to the laws of Montana. Agencies that have entered into agreements authorized by the laws of
16 Montana to pay the state treasurer, for deposit in accordance with 17-2-101 through 17-2-107, as determined
17 by the state treasurer, an amount sufficient to pay the principal and interest as due on the bonds or notes have
18 statutory appropriation authority for the payments. (In subsection (3): pursuant to sec. 10, Ch. 360, L. 1999, the
19 inclusion of 19-20-604 terminates contingently when the amortization period for the teachers' retirement
20 system's unfunded liability is 10 years or less; pursuant to sec. 73, Ch. 44, L. 2007, the inclusion of 19-6-410
21 terminates contingently upon the death of the last recipient eligible under 19-6-709(2) for the supplemental
22 benefit provided by 19-6-709; pursuant to sec. 5, Ch. 383, L. 2015, the inclusion of 85-25-102 is effective on
23 occurrence of contingency; pursuant to sec. 6, Ch. 423, L. 2015, the inclusion of 22-3-116 and 22-3-117
24 terminates June 30, 2025; pursuant to sec. 12, Ch. 55, L. 2017, the inclusion of 37-54-113 terminates June 30,
25 2023; pursuant to sec. 4, Ch. 122, L. 2017, the inclusion of 10-3-1304 terminates September 30, 2025;
26 pursuant to sec. 1, Ch. 213, L. 2017, the inclusion of 90-6-331 terminates June 30, 2027; pursuant to secs. 5, 8,
27 Ch. 284, L. 2017, the inclusion of 81-1-112, 81-1-113, and 81-7-106 terminates June 30, 2023; pursuant to sec.
28 1, Ch. 340, L. 2017, the inclusion of 22-1-327 terminates July 1, 2023; pursuant to sec. 10, Ch. 374, L. 2017,

1 the inclusion of ~~76-17-103~~ terminates June 30, 2027; pursuant to sec. 5, Ch. 50, L. 2019, the inclusion of ~~37-50-~~
2 ~~209~~ terminates September 30, 2023; pursuant to sec. 1, Ch. 408, L. 2019, the inclusion of ~~17-7-215~~ terminates
3 June 30, 2029; pursuant to secs. 11, 12, and 14, Ch. 343, L. 2019, the inclusion of ~~15-35-108~~ terminates June
4 30, 2027; pursuant to sec. 7, Ch. 465, L. 2019, the inclusion of ~~85-2-526~~ terminates July 1, 2023; pursuant to
5 sec. 5, Ch. 477, L. 2019, the inclusion of ~~10-3-802~~ terminates June 30, 2023; pursuant to secs. 1, 2, 3, Ch. 139,
6 L. 2021, the inclusion of ~~53-9-113~~ terminates June 30, 2027; pursuant to sec. 8, Ch. 200, L. 2021, the inclusion
7 of ~~10-4-310~~ terminates July 1, 2031; pursuant to secs. 3, 4, Ch. 404, L. 2021, the inclusion of ~~30-10-1004~~
8 terminates June 30, 2027; pursuant to sec. 5, Ch. 548, L. 2021, the inclusion of ~~50-1-115~~ terminates June 30,
9 2025; pursuant to secs. 5 and 12, Ch. 563, L. 2021, the inclusion of ~~22-3-1004~~ is effective July 1, 2027; and
10 pursuant to sec. 15, Ch. 574, L. 2021, the inclusion of ~~46-32-108~~ terminates June 30, 2023.) "

11
12 **NEW SECTION. SECTION 10. MONTANA HOUSING INFRASTRUCTURE REVOLVING LOAN FUND ACCOUNT. (1)**

13 THERE IS A MONTANA HOUSING INFRASTRUCTURE REVOLVING LOAN FUND ACCOUNT WITHIN THE STATE SPECIAL
14 REVENUE FUND TYPE ESTABLISHED IN 17-2-102 TO THE CREDIT OF THE BOARD OF INVESTMENTS. MONEY DEPOSITED IN
15 THE ACCOUNT ESTABLISHED IN THIS SECTION MUST BE INVESTED BY THE BOARD OF INVESTMENTS AS PROVIDED BY LAW.

16 (2) THE PRINCIPAL OF THE ACCOUNT MAY ONLY BE APPROPRIATED BY A VOTE OF TWO-THIRDS OF THE
17 MEMBERS OF EACH HOUSE OF THE LEGISLATURE.

18
19 **NEW SECTION. SECTION 11. PURPOSE. THE PURPOSE OF THE LOANS MADE AND THE BONDS OR OTHER**
20 **SECURITIES ISSUED AND PURCHASED PURSUANT TO [SECTIONS 10 THROUGH 14] ARE:**

21 (1) TO INCREASE HOME OWNERSHIP AND PROVIDE MORE LONG-TERM RENTAL OPPORTUNITY;

22 (2) TO INCREASE HOUSING SUPPLY AND OFFER DIVERSE HOUSING TYPES TO MEET THE NEEDS OF
23 POPULATION GROWTH; AND

24 (3) TO CREATE PARTNERSHIPS BETWEEN THE STATE, LOCAL GOVERNMENTS, PRIVATE SECTOR
25 DEVELOPERS, AND APPLICANTS FOR RESIDENTIAL DEVELOPMENT TO FINANCE NECESSARY INFRASTRUCTURE FOR
26 HOUSING.

27
28 **NEW SECTION. SECTION 12. TERMS. THE TOTAL AMOUNT OF LOANS MADE TO AN ENTITY FOR AN**

1 INFRASTRUCTURE PROJECT PURSUANT TO [SECTION 14(1)] MAY NOT EXCEED:

2 (1) \$1 MILLION; OR

3 (2) 50% OF THE PROJECTED PROJECT COST.

4
5 NEW SECTION. SECTION 13. ELIGIBILITY -- PRIORITY. (1) FOR THE COSTS OF AN INFRASTRUCTURE
6 PROJECT TO BE ELIGIBLE TO BE PAID BY THE PROCEEDS OF A LOAN OR BONDS OR OTHER SECURITIES OF AN ELIGIBLE
7 GOVERNMENT UNIT AS DEFINED IN 17-5-1604, THE INFRASTRUCTURE PROJECT MUST PROVIDE FOR RESIDENTIAL
8 DEVELOPMENT AT A MINIMUM GROSS DENSITY OF 10 UNITS FOR EACH ACRE.

9 (2) LENDING OF AT LEAST \$7 MILLION OF AVAILABLE FUNDS MUST BE PRIORITIZED TO COUNTIES THAT HAVE
10 A POPULATION OF LESS THAN 15,000 INHABITANTS THAT ARE LOCATED WITHIN A 30-MILE RADIUS OF A STATE-OWNED
11 FACILITY THAT, ON AN ANNUAL AVERAGE, HOUSES AT LEAST 100 STATE INMATES OR BEHAVIORAL HEALTH PATIENTS, AND
12 THE STATE-OWNED FACILITY IS LOCATED IN A COUNTY THAT HAS A POPULATION THAT DOES NOT EXCEED 15,000
13 INHABITANTS.

14
15 NEW SECTION. SECTION 14. FINANCING ~~BY BOARD OF INVESTMENTS~~ -- DEED RESTRICTIONS. (1) THE
16 ~~BOARD OF INVESTMENTS GOVERNOR'S OFFICE OF ECONOMIC DEVELOPMENT~~ BOARD OF INVESTMENTS MAY MAKE LOANS
17 FROM THE ACCOUNT ESTABLISHED IN [SECTION 10] TO AN ELIGIBLE GOVERNMENT UNIT AS DEFINED IN 17-5-1604 OR AN
18 APPLICANT FOR RESIDENTIAL DEVELOPMENT TO COVER THE COSTS OF DEMOLITION OR EXPANDING OR EXTENDING
19 WATER, WASTEWATER, STORM WATER, STREET, ROAD, CURB, GUTTER, AND SIDEWALK INFRASTRUCTURE TO SERVE NEW
20 OR REHABILITATED RESIDENTIAL DEVELOPMENT.

21 (2) THE BOARD OF INVESTMENTS MAY PURCHASE UP TO 50% OF A BOND OR OTHER SECURITY ISSUED IN
22 ACCORDANCE WITH STATE LAW BY AN ELIGIBLE GOVERNMENT UNIT AS DEFINED IN 17-5-1604 TO COVER ALL OR A
23 PORTION OF COSTS OF EXPANDING OR EXTENDING WATER, WASTEWATER, STORM WATER, STREET, ROAD, CURB,
24 GUTTER, AND SIDEWALK INFRASTRUCTURE TO SERVE NEW OR REHABILITATED RESIDENTIAL DEVELOPMENT AT AN
25 INTEREST RATE TO BE DETERMINED BY THE ~~BOARD OF INVESTMENTS GOVERNOR'S OFFICE OF ECONOMIC DEVELOPMENT~~
26 BOARD OF INVESTMENTS AS AN INVESTMENT OF THE ACCOUNT ESTABLISHED IN [SECTION 10].

27 (3) THE ~~BOARD OF INVESTMENTS GOVERNOR'S OFFICE OF ECONOMIC DEVELOPMENT~~ BOARD OF
28 INVESTMENTS SHALL:

1 (A) ESTABLISH THE TERMS AND CONDITIONS OF THE LOAN, INCLUDING THE INTEREST RATE OF THE LOAN,
2 WITH A TERM NOT TO EXCEED 20 YEARS;

3 (B) IF AN ELIGIBLE GOVERNMENT UNIT IS THE ENTITY SEEKING A LOAN OR ISSUING A BOND OR OTHER
4 SECURITY, REQUIRE THAT THE ELIGIBLE GOVERNMENT UNIT WAIVE ALL IMPACT FEES FOR THE DEVELOPER OR THE
5 AMOUNT OF IMPACT FEES UP TO THE AMOUNT OF THE LOAN OR BOND OR OTHER SECURITY, WHICHEVER AMOUNT IS
6 SMALLER;

7 (C) IF AN APPLICANT FOR RESIDENTIAL DEVELOPMENT IS THE ENTITY SEEKING A LOAN, REQUIRE THAT THE
8 APPLICANT PAY ALL IMPACT FEES DUE TO THE LOCAL GOVERNMENT OR THE AMOUNT OF IMPACT FEES UP TO THE AMOUNT
9 OF THE LOAN, WHICHEVER AMOUNT IS SMALLER; AND

10 (D) SET POLICY REQUIRING THAT HOUSING BUILT USING INFRASTRUCTURE FUNDED IN PART BY A SECURITY
11 PURSUANT TO THIS SECTION MUST ~~CONTAIN A DEED RESTRICTION~~ PROVIDE FOR PROVISIONS TO PRESERVE LONG-TERM
12 AFFORDABILITY OF THE HOUSING THAT RUNS WITH THE PROPERTY FOR THE TERM OF THE SECURITY.

13 (4) THE BOARD OF INVESTMENTS SHALL INCLUDE THE AMOUNTS LOANED AND THE STATUS OF ALL LOANS IN
14 THE REPORT REQUIRED IN 17-5-1650.

15

16 NEW SECTION. SECTION 15. WORKFORCE HOUSING APPROPRIATIONS -- ELIGIBLE USES OF FUNDS. (1)

17 THERE IS APPROPRIATED \$12 MILLION FROM THE GENERAL FUND TO THE ~~BOARD OF INVESTMENTS~~ GOVERNOR'S OFFICE
18 ~~OF ECONOMIC AFFAIRS~~ BOARD OF INVESTMENTS FOR THE BIENNIUM BEGINNING JULY 1, 2023. THE PURPOSE OF THE
19 FUNDS IS TO ADVANCE THE CONSTRUCTION OR PURCHASE OF WORKFORCE HOUSING OF EMPLOYEES WHO WORK AT
20 STATE-OWNED FACILITIES THAT HOUSE STATE INMATES OR BEHAVIORAL HEALTH PATIENTS.

21 (2) FUNDS MUST BE DISTRIBUTED TO ASSIST THOSE WHO WORK AND ARE LIVING IN COUNTIES THAT HAVE A
22 POPULATION OF LESS THAN 15,000 INHABITANTS THAT ARE LOCATED WITHIN A 30-MILE RADIUS OF A STATE-OWNED
23 FACILITY THAT, ON AN ANNUAL AVERAGE, HOUSES AT LEAST 100 STATE INMATES OR BEHAVIORAL HEALTH PATIENTS, AND
24 THE STATE-OWNED FACILITY IS LOCATED IN A COUNTY THAT HAS A POPULATION THAT DOES NOT EXCEED 15,000
25 INHABITANTS. THE DISTRIBUTION MUST BE MADE PRO RATA BASED ON THE ANNUAL AVERAGE STATE-OWNED FACILITY
26 POPULATION FOR THE FISCAL YEAR BEGINNING JULY 1, 2021, AND THE NUMBER OF WORKERS RESIDING IN EACH
27 ELIGIBLE COUNTY.

28 (3) ELIGIBLE USES OF THE FUNDS INCLUDE:

- 1 (A) BUYING DOWN CONSTRUCTION ~~INTEREST-COSTS~~ ON EMPLOYEE HOUSING;
2 (B) PROVIDING MATCHING FUNDS REQUIRED PURSUANT TO THE STATE WORKFORCE HOUSING COMMUNITY
3 REINVESTMENT ORGANIZATION REVOLVING LOAN FUND;
4 (C) PROVIDING LOANS FOR UP TO 50% OF THE PROJECTED PROJECT COST OF AN ELIGIBLE
5 INFRASTRUCTURE PROJECT PURSUANT TO [SECTION 13];
6 (D) PROVIDING FUNDS TO DISCOUNT HOUSING COSTS TO EMPLOYEES WHO WORK IN STATE-OWNED
7 FACILITIES THAT HOUSE, ON AN ANNUAL AVERAGE, AT LEAST 100 STATE INMATES OR BEHAVIORAL HEALTH PATIENTS,
8 AND THE STATE-OWNED FACILITY IS LOCATED IN A COUNTY THAT HAS A POPULATION THAT DOES NOT EXCEED 15,000
9 INHABITANTS; OR
10 (E) ACQUIRING THROUGH CONSTRUCTION OR PURCHASE HOUSING FOR EMPLOYEES OF THOSE STATE-
11 OWNED FACILITIES WITH THE INTENTION OF THE HOUSING TO BE PRIVATELY OWNED WITHIN 10 YEARS OF PURCHASE OR
12 CONSTRUCTION UNLESS PRIVATE OWNERSHIP IS CONSIDERED A SECURITY RISK BY THE DEPARTMENT OF PUBLIC HEALTH
13 AND HUMAN SERVICES OR THE DEPARTMENT OF CORRECTIONS.

14
15 **SECTION 16. SECTION 17-6-308, MCA, IS AMENDED TO READ:**

16 **"17-6-308. Authorized investments.** (1) Except as provided in subsections (2) through (8) of this
17 section and subject to the provisions of 17-6-201, the Montana permanent coal tax trust fund must be invested
18 as authorized by rules adopted by the board.

19 (2) The board may make loans from the permanent coal tax trust fund to the capital reserve
20 account created pursuant to 17-5-1515 to establish balances or restore deficiencies in the account. The board
21 may agree in connection with the issuance of bonds or notes secured by the account or fund to make the loans.
22 Loans must be on terms and conditions determined by the board and must be repaid from revenue realized
23 from the exercise of the board's powers under 17-5-1501 through 17-5-1518 and 17-5-1521 through 17-5-1529,
24 subject to the prior pledge of the revenue to the bonds and notes.

25 (3) The board shall manage the seed capital and research and development loan portfolios
26 created by the former Montana board of science and technology development. The board shall establish an
27 appropriate repayment schedule for all outstanding research and development loans made to the university
28 system. The board is the successor in interest to all agreements, contracts, loans, notes, or other instruments

1 entered into by the Montana board of science and technology development as part of the seed capital and
2 research and development loan portfolios, except agreements, contracts, loans, notes, or other instruments
3 funded with coal tax permanent trust funds. The board shall administer the agreements, contracts, loans, notes,
4 or other instruments funded with coal tax permanent trust funds. As loans made by the former Montana board
5 of science and technology development are repaid, the board shall deposit the proceeds or loans made from
6 the coal severance tax trust fund in the coal severance tax permanent fund until all investments are paid back
7 with 7% interest.

8 (4) The board shall allow the Montana facility finance authority to administer \$15 million of the
9 permanent coal tax trust fund for capital projects. Until the authority makes a loan pursuant to the provisions of
10 Title 90, chapter 7, the funds under its administration must be invested by the board pursuant to the provisions
11 of 17-6-201. As loans for capital projects made pursuant to this subsection are repaid, the principal and interest
12 payments on the loans must be deposited in the coal severance tax permanent fund until all principal and
13 interest have been repaid. The board and the authority shall calculate the amount of the interest charge.
14 Individual loan amounts may not exceed 10% of the amount administered under this subsection.

15 (5) The board shall allow the board of housing to administer \$50 million of the permanent coal tax
16 trust fund for the purposes of the Montana veterans' home loan mortgage program provided for in Title 90,
17 chapter 6, part 6.

18 (6) The board shall allow the board of housing to administer ~~\$45~~ \$65 million of the permanent coal
19 tax trust fund for the purpose of providing loans for the development and preservation of homes and apartments
20 to assist low-income and moderate-income persons with meeting their basic housing needs pursuant to 90-6-
21 137.

22 (7) (a) Subject to subsections (7)(b) and (7)(c), the board may make working capital loans from the
23 permanent coal tax trust fund to an owner of a coal-fired generating unit.

24 (b) Loans may be provided in accordance with subsection (7)(a) to an owner to finance:

25 (i) the everyday operations and required maintenance of a coal-fired generating unit of which an
26 owner has a shared interest;

27 (ii) the purchase of an additional interest in a coal-fired generating unit of which an owner has a
28 shared interest;

1 (iii) the purchase of coal to use at a coal-fired generating unit or improvements necessary to utilize
2 coal from a different source at a coal-fired generating unit. When considering loan requests made under this
3 subsection (7)(b)(iii), the board shall give preference to requests that allow for utilization of coal resources
4 located in Montana or allow for improvements to utilize coal resources located in Montana that are determined
5 to be economically feasible.

6 (iv) the purchase of electric transmission lines and associated facilities of a design capacity of 500
7 kilovolts or more primarily used to transmit electricity generated by a coal-fired resource;

8 (v) costs related to decommissioning and remediation of a coal-fired generating unit or affected
9 property to meet applicable legal obligations as defined in 75-8-103; or

10 (vi) any combination of subsections (7)(b)(i) through (7)(b)(v).

11 (c) The board may charge a working capital loan application fee of up to \$500.

12 (8) The board may make loans from the permanent coal tax trust fund to a city, town, county, or
13 consolidated city-county government impacted by the closure of a coal-fired generating unit to secure and
14 maintain existing infrastructure.

15 (9) The board shall adopt rules to allow a nonprofit corporation to apply for economic assistance.
16 The rules must recognize that different criteria may be needed for nonprofit corporations than for for-profit
17 corporations.

18 (10) All repayments of proceeds pursuant to subsection (3) of investments made from the coal
19 severance tax trust fund must be deposited in the coal severance tax permanent fund."

20

21 **SECTION 17. SECTION 90-6-137, MCA, IS AMENDED TO READ:**

22 **"90-6-137. Alternate funding source for housing loans -- use of coal tax trust fund money. (1)**

23 The board of investments shall allow the board of housing to administer ~~\$15-~~\$65 million of the coal tax trust
24 fund for the purpose of providing loans for the development and preservation of homes and apartments to
25 assist eligible low-income and moderate-income applicants. Until the board uses money in the coal tax trust
26 fund to loan to a qualified applicant pursuant to this part, the money under the administration of the board must
27 remain invested by the board of investments.

28 (2) While a loan made from the coal tax trust fund pursuant to this section is repaid, the principal

1 payments on the loan must be deposited in the coal tax trust fund until all of the principal of the loan is repaid.
2 Interest received on a loan may be used by the board, in amounts determined by the board in accordance with
3 90-6-136, to pay for the servicing of a loan and for reasonable costs of the board for administering the program.
4 After payment of associated expenses, interest received on the loan must be deposited into the coal tax trust
5 fund.

6 (3) (a) Money from the coal tax trust fund must be used for the purposes identified in 90-6-134(3)
7 and (4).

8 (b) Loans made pursuant to this section must meet the following requirements:

9 (i) Projects funded with the loans must be multifamily rental housing projects that provide low-
10 income and moderate-income housing.

11 (ii) The loan must be in the first lien position and may not exceed 95% of total development costs.

12 (iii) The minimum interest rate charged on a loan pursuant to this section is NO LESS THAN 0.5%
13 BELOW THE CURRENT COAL TRUST FUND INVESTMENT PERFORMANCE, AND ALL LOANS COMBINED MUST AT LEAST
14 AVERAGE THE CURRENT COAL TRUST INVESTMENT PERFORMANCE~~0.5% less 0.75% more 0.5% LESS than the interest~~
15 ~~rate charged for a loan funded by the housing Montana fund provided for in 90-6-133, BUT NO LESS THAN 3%.~~

16 (iv) The board and the loan recipient shall each pay half of loan servicing fees.

17 (v) Projects funded with the loans must be subject to property taxes, EXCEPT THOSE LOCATED ON
18 TRIBAL LANDS.

19 (4) Money from the coal tax trust fund may not be used to replace existing or available sources of
20 funding for eligible activities.

21 (5) Funds administered by the board from the coal tax trust fund may not be used to pay the
22 expenses of any other program or service administered by the board.

23 (6) A multifamily rental housing project eligible to receive a loan under this section may include the
24 development or preservation of a mobile home park as defined in 70-33-103."

25
26 NEW SECTION. Section 18. TRANSFER OF FUNDS. (1) BY JULY 1-AUGUST 15, 2023, THE STATE
27 TREASURER SHALL TRANSFER \$50 MILLION FROM THE GENERAL FUND TO THE MONTANA COMMUNITY REINVESTMENT
28 PLAN ACCOUNT PROVIDED FOR IN [SECTION 5].

1 (2) BY AUGUST 15, 2023, THE STATE TREASURER SHALL TRANSFER \$106 MILLION FROM THE GENERAL
2 FUND TO THE ACCOUNT ESTABLISHED IN [SECTION 10].

3
4 NEW SECTION. Section 19. APPROPRIATION. (1) THERE IS APPROPRIATED ONE-TIME-ONLY \$50 MILLION
5 FROM THE MONTANA COMMUNITY INVESTMENT PLAN ACCOUNT PROVIDED FOR IN [SECTION 5] TO THE DEPARTMENT OF
6 COMMERCE FOR THE BIENNIUM BEGINNING JULY 1, 2023.

7 (2) THE APPROPRIATION MUST BE USED AS PROVIDED IN [SECTION 5].

8
9 NEW SECTION. SECTION 20. APPROPRIATIONS. THERE IS APPROPRIATED \$6 MILLION FROM THE GENERAL
10 FUND TO THE DEPARTMENT OF COMMERCE GOVERNOR'S OFFICE OF ECONOMIC DEVELOPMENT FOR THE BIENNIUM
11 BEGINNING JULY 1, 2023, FOR THE PURPOSES IN [SECTION 8].

12
13 NEW SECTION. SECTION 21. NOTIFICATION TO TRIBAL GOVERNMENTS. THE SECRETARY OF STATE SHALL
14 SEND A COPY OF [THIS ACT] TO EACH FEDERALLY RECOGNIZED TRIBAL GOVERNMENT IN MONTANA.

15
16 NEW SECTION. SECTION 22. APPROPRIATION -- ELIGIBLE USES. THERE IS APPROPRIATED \$1 MILLION
17 FROM THE GENERAL FUND TO THE DEPARTMENT OF COMMERCE FOR THE BIENNIUM BEGINNING JULY 1, 2023.

18 (2) APPROPRIATED FUNDS MAY ONLY BE USED TO:

19 (A) PROVIDE PLANNING GRANTS TO LOCAL GOVERNMENTS AND TRIBAL GOVERNMENTS FOR PLANNING AND
20 ZONING REFORMS TO INCREASE HOUSING SUPPLY; AND

21 (B) COVER ADMINISTRATION COSTS OF THE GRANT PROGRAM.

22
23 ~~NEW SECTION. SECTION 23. APPROPRIATION. THERE IS APPROPRIATED \$106 MILLION TO THE BOARD OF~~
24 ~~INVESTMENTS FROM THE ACCOUNT ESTABLISHED IN [SECTION 10] FOR THE BIENNIUM BEGINNING JULY 1, 2023, FOR THE~~
25 ~~PURPOSES OF [SECTION 14].~~

26
27 NEW SECTION. Section 23. Codification instruction. (4) [Sections 1 through 40 & 9] are intended
28 to be codified as an integral part of Title 90, and the provisions of Title 90 apply to [sections 1 through 40 & 9].

