

March 16, 2025

Dear Mayor Reeves and Great Falls City Commissioners,

As you know, housing costs are rapidly rising in Great Falls (up 61% since 2020). Without a new and consistent supply of housing units in Great Falls housing cost will continue to rise, putting extreme pressure on our most vulnerable residents and major employers alike. The City of Great Falls staff, this Commission, and a broad coalition of partners in the effort to increase Great Falls' housing stock have shown some recent success with major projects but are still severely behind production numbers highlighted in the 2024 Housing Market Demand Assessment required to curb the rise in housing costs (650+ units per year). We can do more.

We, the undersigned, met recently to evaluate our efforts to attract more housing development in Great Falls and have identified four ways that the City of Great Falls can help make housing development more appealing in our community to developers:

- Align existing Urban Renewal TIF Districts with the State of Montana provision including "workforce housing" as a reimbursable expense [MCA 7-15-4283 (4)]
- Leverage Special Improvement Districts to address the infrastructure cost and barrier to new development.
- Consider the highest and best use of City-owned properties that might be appropriate to develop into housing through an RFQ/RFP process.
- Pre-approve plan sets for Accessory Dwelling Units (ADUs)

We would like to include this feedback in the City Growth Policy process as well as encourage the Commission to consider these changes in the short term as well. Thank you for your continued support of our city residents, business community, and economic development.

Sincerely,



Zac Griffin,
CEO



Kattie Hanning,
Executive Officer



Sherrie Arey,
Executive Director



Jake Clark,
Vice President

