

Memorandum

REPORT TO: City Commission

FROM: Renata Munfrada, Community Housing Program Coordinator
David Fine, Economic Development Program Manager
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SUBJECT: Public Hearing for Roers Affordable Housing at Urban Farms Low-Income Housing Tax Credit (LIHTC) Application to Montana Housing

MEETING DATE: February 11, 2025

AGENDA ITEM TYPE: Citizen Advisory Board/Commission

RECOMMENDATION: Public Hearing for Roers Affordable Housing at Urban Farms Low-Income Housing Tax Credit (LIHTC) Application to Montana Housing

STRATEGIC PLAN: 4.5 Housing and Transportation Choices: Vigorously encourage, through a wide variety of actions, the development of sustainable and lasting housing options for underserved individuals and families and improve mobility options that accommodate all travel modes.

BACKGROUND: Roers Companies is proposing a new construction, high quality, 145-unit, 100% affordable (LIHTC) apartment project located at 8553 Huffine Lane, Bozeman, MT. The project is located on the sprawling west side of the city, where significant development has occurred over the last several years. This single-building project will contain 59 two-bedrooms, 66 three-bedrooms, and 20 four-bedroom units, catering to the large population of renters at the 60% Area Median Income (AMI) level in Bozeman, The project is on 3.3 acres of land, located at Urban Farm, a master planned development that is set to have single-family, commercial, retail, office, recreation, and hospitality. The project will seek a real estate tax-exemption by potentially partnering with the Human Resource Development Council (HRDC).

This public hearing is required for any affordable housing project applying for real property tax exemption from the Montana Board of Housing as a Low-Income Housing Tax Credit (LIHTC) project. As part of the statutory requirements for this exemption, there must be an opportunity for the public to comment on whether this low-income housing project meets the community's housing needs. No action of the City Commission is required for this hearing.

UNRESOLVED ISSUES: None

ALTERNATIVES: None

FISCAL EFFECTS: None

Attachments:

[Roers Affordable Housing at Urban Farms.pdf](#)

Report compiled on: January 22, 2025