

Community Housing: Existing Plans/Policies/Resources Summary

Draft 3/10/2021

BOZEMAN COMMUNITY PLAN (2020)

The Community Plan was recently adopted and serves to help guide the City on how to grow and develop within the context of rapidly changing land development and economic conditions. The Community Plan is oriented around seven themes: a resilient city, a city of unique neighborhoods, a city bolstered by downtown and complementary districts, a city influenced by our natural environment, parks, and open lands, a city that prioritizes accessibility and mobility choices, a city powered by its creative, innovative, and entrepreneurial economy, and a city engaged in regional coordination. Affordability was a major discussion point during the process and is noted many times in the plan. Below are a sample of relevant quotes:

- “On a national level, the supply of housing is not keeping up with demand for housing. On a local level, this issue was examined by the 2019 Housing Needs Assessment (HNA) for the City. A similar effort is being conducted at this time by Gallatin County for areas outside of the City. The HNA identified a deficiency of available housing as a strong contributor to housing price escalation in the area. Housing prices, both nationally and locally, have increased substantially faster than incomes. Housing scarcity is a substantial concern and impacts the ability of businesses to hire workers. As local unemployment has been low for many years, attraction of new employees is dependent on the availability of additional housing in the area” (12-13).
- “Our City desires to be diverse, healthy, and inclusive, defined by our vibrant neighborhoods, quality housing, walkability, excellent schools, numerous parks and trails, and thriving areas of commerce” (Page 27).
- “The City supports policies that maintain and build neighborhoods designed to provide equitable access to amenities and opportunities for all. Housing type diversity within neighborhoods helps ensure community benefits are available to households of different size, income, and age. Mixed neighborhoods can help provide the density of people needed to support nearby commercial activities” (Page 27).
- “N-1.1 Promote housing diversity, including missing middle housing” (29).
- “N-1.2 Increase required minimum densities in residential districts” (29).
- “N-1.4 Promote development of accessory dwelling units (ADUs)” (29).
- “N-1.7 Review and where appropriate, revise block and lot design standards, including orientation for solar power generation throughout city neighborhoods” (29).
- “N-1.11 Enable a gradual and predictable increase in density in developed areas over time” (30).
- “N-2.4 Evaluate design standards. Encourage development in appropriate districts of buildings that are capable of serving an initial residential purpose and be readily converted to commercial uses when adequate market support for commercial services exists” (30).
- “N-3.1 Establish standards for provisions of diversity of housing types in a given area” (30).
- “N-3.2 Review zoning districts to assess the range of housing types in each district” (30).
- “N-3.3 Encourage distribution of affordable housing units throughout the City with priority given to locations near commercial, recreational, and transit assets” (30).
- “N-3.4 Require development of affordable housing through coordination of funding for affordable housing and infrastructure” (30).
- “N-3.5 Strongly discourage private covenants that restrict housing diversity or are contrary to City land development policies or climate action plan goals” (30).

- “N-3.7 Support compact neighborhoods, small lot sizes, and small floor plans, especially through mechanisms such as density bonuses” (30).
- “N-3.8 Promote the development of "Missing Middle" housing (side by side or stacked duplex, triplex, live-work, cottage housing, group living, rowhouses/townhouses, etc.) as one of the most critical components of affordable housing” (30).
- “Goal DCD-1: Support urban development within the City” (33).
- “DCD-1.1 Evaluate alternatives for more intensive development in proximity to high visibility corners, services, and parks” (33).
- “DCD-1.2 Remove regulatory barriers to infill” (33).
- “DCD-1.4 Update the Unified Development Code (UDC) to reflect density increases or minimums within key districts” (33).
- “DCD-2.2 Support higher density development along main corridors and at high visibility street corners to accommodate population growth and support businesses” (33).
- “DCD-2.3 Review and update minimum development intensity requirements in residential and non-residential zoning districts” (33).
- “DCD-2.8 Revise the zoning ordinance, reducing the number of zoning districts to be more consistent with the designated land use classifications, to simplify the development process, and support affordability objectives of the plan” (33).
- “DCD-2.9 Evaluate increasing the number of stories allowed in centers of employment and activity while also directing height transitions down to adjacent neighborhoods” (33).
- “DCD-4.2 Continuously invite and give due consideration to the input of design and development professionals in the improvement of the city's project evaluation processes and development code” (34).
- “DCD-4.3 Complete the transition to a form-based code and simplification so that it can be understood by the general public and consistently applied by planning staff” (34).
- “DCD-4.4 Differentiate between development and redevelopment. Allow relaxations of code provisions for developed parcels to allow redevelopment to the full potential of their zoning district” (44).
- “EE-1.3 Continue to facilitate live/work opportunities as a way to support small, local businesses in all zoning districts” (45).
- “Update the UDC to reflect density increases or minimums within key districts as noted in objectives DCD-1.4, EPO-1.6, and RC-4.4” (63).
- “Retain firm that specializes in form-based development codes to evaluate the City's UDC, especially with regard to completing the transition to a form-based code and simplification so that it can be understood by the general public and consistently applied by planning staff” (63).
- <https://www.bozeman.net/city-projects/bozeman-community-plan-update>

CITY OF BOZEMAN STRATEGIC PLAN (2018)

With a shorter implementation horizon than the Community Plan, the interactive online version of the City of Bozeman Strategic plan puts many of the high-level ideas of broader community and area plans into an actionable format. Bozeman’s goal is to remain a safe, inclusive community, foster civic engagement and creativity, with a thriving diversified economy, a strong environmental ethic, and a high quality of life as the community grows and changes.

- “A Well-Planned City: We consistently improve our community's quality of life as it grows and changes, honoring our sense of place and the "Bozeman feel" as we plan for a livable, affordable, more connected city.”

- “4.5 Housing and Transportation Choices - Vigorously encourage, through a wide variety of actions, the development of sustainable and lasting housing options for under-served individuals and families and improve mobility options that accommodate all travel modes.”
- <https://strategic-plan-bozeman.opendata.arcgis.com/>

UNIFIED DEVELOPMENT CODE

The Unified Development Code (commonly called the "UDC") is the set of regulations aimed to protect the public health, safety and general welfare. These regulations recognize and balance the various rights and responsibilities relating to land ownership, use and development. The UDC is just one chapter of the Bozeman Municipal Code but it covers a wide range of topics such as setbacks, building height, allowed uses, landscaping, affordable housing and parking. Some regulations apply city-wide while others are district-specific. The UDC is often criticized for being difficult to interpret.

- Chapter 38 “Unified Development Code”
- Note that Division 38.380 is the AHO section
- https://library.municode.com/mt/bozeman/codes/code_of_ordinances?nodeId=PTIICOOR_CH38UNDECO

UDC COMMUNITY PLATFORM

This online platform is intended to catalog public ideas on how to improve Bozeman's Unified Development Code and provide an opportunity for community engagement. Proposed edits are to be sorted and batched by Staff according to selection criteria on a biannual basis for the City Commission to take action in April and October. The platform can be used as one tool to collect ideas.

- Some edits are in process such as clarifying “Floor to Ceiling Heights” but are being contested by members of the Development Community with the question of whether minimum floor to ceiling height of 15’ should apply to residential development in primarily commercial zones.
- There are several ideas related to affordable housing on the platform in “Unscheduled Suggestions.”
- Other suggestions have already been adopted in “Completed Amendments” such as more flexibility for ADUs.
- <https://www.bozeman.net/government/planning/udc-discussions>

AFFORDABLE HOUSING ORDINANCE ADMINISTRATIVE MANUAL (2020)

This key document is intended to provide guidance and information for the implementation and administration of the Affordable Housing Ordinance or “AHO.”

- The manual provides details on topics such as pricing, timing, marketing, cash-in-lieu procedures, ownership requirements, monitoring and enforcement.
- <https://www.bozeman.net/Home/ShowDocument?id=10596>

COMMUNITY HOUSING NEEDS ASSESSMENT (2019)

The purpose of Bozeman Community Housing Needs Assessment was to help the city identify, understand and address the housing challenges and problems faced by local residents and employees in the city. The Plan included extensive local interviews and data collection, an employer survey and focus groups with key stakeholders, those struggling with income-appropriate housing options and service providers to:

- Identify the type and price points of housing needed in the city of Bozeman to better serve local residents, employees and businesses

- Understand housing accomplishments to date and identifying the opportunities and constraints to providing better and more income-appropriate housing for residents in the city
- Help the city understand the “why behind the what”
- <https://www.bozeman.net/home/showpublisheddocument?id=8773>

COMMUNITY HOUSING ACTION PLAN (2020)

This is another key document and was completed as the Stage 2 to the Needs Assessment. The Bozeman Community Housing Action Plan outlines a partnership framework to address community housing in Bozeman over at least the next five years. The Plan presents a set of actions that address a range of community housing needs.

- Community Housing is defined as: “Homes that those who live and/or work in Bozeman can afford to purchase or rent. This includes apartments, townhomes, condominiums, emergency shelters, accessory dwelling units, mobile homes and single-family homes – all dwelling types – serving the entire spectrum of housing needs.”
- The Action Plan recommends several edits to the Unified Development Code related to the following topics: inclusionary zoning, fee waivers/deferrals, accessory dwelling units, short-term rentals, planned unit developments, co-op housing, tiny homes, commercial linkage, reducing regulatory barriers, exploring additional incentives, etc. The plan notes that some of these strategies require a third-party expert.
- The Action Plan involved a diverse working group.
- <https://www.bozeman.net/home/showpublisheddocument?id=10195>

COMMUNITY HOUSING ANNUAL REPORT (2020)

This annual report explains progress on the implementation of the 2020 Community Housing Action Plan and use of the Community Housing Fund.

- <https://www.bozeman.net/Home/ShowDocument?id=11094>

BOZEMAN AFFORDABLE HOUSING EFFORTS (2019)

This graphic summarizes the City's efforts to encourage affordable housing over the last 13 years and to provide an estimated snapshot of upcoming supply.

- <https://www.bozeman.net/Home/ShowDocument?id=9773>

BOZEMAN CLIMATE PLAN (2020)

The vision for this document is that through leadership and collaboration, the City of Bozeman will advance innovative solutions to cultivate a more equitable and resilient low-carbon community for current and future generations.

- 3.G.2. Review Development Code to Enhance Compact and Sustainable Development
- 3.H.2. Advance Resilience in Development Code and Development Review
- 4.J.7. Leverage Parking Policies to Encourage Other Modes of Transportation
- 4.J.8. Develop Bike and Car Share Programs
- <https://www.bozeman.net/city-projects/bzn-climate-plan>

COMMUNITY HOUSING HUB

This online “hub” includes real time data such as: number of homes built under the AHO, average household income, number of people and average days on HRDC’s waitlist, information regarding spending of the Community Housing Fund, Area Median Income, overall residential development in

Bozeman and Action Plan progress. City staff and partners are working to present an array of metrics that tell the story of housing on this dashboard. Some of those numbers include rental vacancy and costs, number of affordable homes built or preserved, number of permanently affordable homes, housing costs relative to median income, and housing production as it relates to job growth.

- <https://community-housing-hub-bozeman.hub.arcgis.com/>

BOZEMAN INTERACTIVE GIS

Bozeman's Geographic Information System (GIS) offers a large amount of data as well as extensive interactive mapping tools.

- The Community Development Viewer includes a wide variety of layers including parcels, zoning, STR types and allowances, future land use designations, parks, open space, trails, watercourse, annexation history, overlay zones, schools, block frontages, plan boundaries, and affordable housing (low-income housing tax credit properties and qualified census tracts).
- The Public Works Viewer includes most of the items in the Community Development Viewer along with detailed infrastructure both existing and proposed.
- <https://www.bozeman.net/government/gis-mapping>

A SEAT AT THE TABLE OUTCOMES REPORT

On Thursday, October 25th, over 900 members of the community came together to talk about ideas and hopes for Gallatin County by discussing three questions: 1. What do you love most about your community; 2. What are the most pressing challenges in your community; and 3. What are your ideas for making your community better?

- “Overwhelmingly, participants love living in our beautiful location and value the plentiful recreational opportunities and open space in a friendly, safe community. Community members want to participate in preserving what they love about the area through responsible growth while making sure living here is affordable for everyone.”
- Affordable Housing was, by far, the most pressing community challenge identified by this event.
- <https://www.atthetablegv.org/>

DOWNTOWN BOZEMAN IMPROVEMENT PLAN (2019)

The Downtown Bozeman Improvement Plan has several key themes including ensuring that it is welcoming to everyone: “Foster a place that is welcoming and inclusive of all ages, incomes, abilities, and backgrounds with a mix of uses and accessible places” (Page 31). The plan discusses affordable housing in several different areas and also recommends specific code adjustments in Appendix B.

- “With a tight housing market, two of the most important things that can be done to provide more accessible housing are 1) to not constrict supply and 2) to encourage density that allows for a variety of housing types, sizes and rents. Downtown can't follow a one-size-fits-most approach to providing housing. As more housing is built, care should be given to promoting housing types that meet the needs of different members of the community, including units of all sizes and rental opportunities. Cities across the country are striving for a range of housing, which acknowledges the many dimensions of need in each community and seeks to provide housing in the form of rentals, senior housing, workforce/employee housing and home ownership. The City and the Partnership can actively work with developers to construct multi-family for rent housing projects. For example, the Downtown Partnership could retool the Residential “Incentive Program” which helps with impact fees to only apply to studios and one-bedroom units or to any project that has long-term affordability controls” (Page 106).

- “Allow more flexibility for apartments and apartment buildings Downtown (outside of the Core Area) in line with great historic examples such as the Blackmore” (App B, Page 8).
- “Coordinate with future Affordable Housing Action Plan to explore ways to use height to incentivize smaller units that have long term affordability restrictions in place” (App B, Page 9).
- “Promote narrow townhomes with stacked utilities and narrower easements in the B3 zone” (App B, Page 10).
- “Currently, all residences in B3 only require one parking space per unit regardless of the number of bedrooms. To increase the overall housing unit supply and promote smaller and more affordable 1BR and studio units, recommend decreasing the residential parking standards for
- one-bedroom units and increasing the required number of spaces for 3+ bedroom units. This edit would result in less required parking for smaller 1BR units, no change for a two-bedroom unit and more required parking for a three-bedroom unit (App B, Page 10).
- More flexibility for joint use of parking and shared parking (App B, Pages 12 and 13).
- “The current definition of townhouse does not allow for townhome vertical duplexes; however, this is great way to increase housing supply and diversity to encourage more affordable rental units in Downtown” (App B, Page 14).
- <https://downtownbozeman.org/downtown-plans>
- Note: Downtown offers a “Downtown Residential Incentive Program” to encourage the creation of new residential units within Bozeman’s Downtown Urban Renewal District (Downtown URD). There are two programs – the first provides up to 50% of the residential impact fees incurred not to exceed \$50,000 for studio and one-bedroom units. The other option can apply to projects that meet the City’s definition in the UDC for Affordable Housing and provide up to 100% of the residential impact fees incurred not to exceed \$100,000.

BOZEMAN PARKS, RECREATION, OPEN SPACE, AND TRAILS PLAN (2007, will be updated in 2021)

The Parks, Recreation, Open Space, and Trails Plan presents a roadmap for providing an equitable, well maintained park system to serve all of Bozeman’s residents.

- Note that this plan is slated to be updated in 2021 and will include discussions and policy recommendations related to UDC parkland requirements and calculations.
- Note that some local public comment as has pitted parks requirements against housing affordability.
- Also, a Safe Routes to Parks grant was awarded to HRDC to facilitate more equitable engagement that targets lower income households and other underrepresented groups.
- Coordination with this effort is desired to avoid conflicting recommendations.
- <https://www.bozeman.net/home/showdocument?id=3284>

BOZEMAN GUIDELINES FOR HISTORIC PRESERVATION & THE NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT (2006, amended 2015) & CITY OF BOZEMAN FINAL NCOD POLICY DIRECTION (2019)

The City of Bozeman adopted the Neighborhood Conservation Overlay District (NCOD) in 1991. The goal of the zoning overlay is to conserve neighborhood character, protect the integrity of historic structures and provide public notice to adjoining property owners of potential changes. The Bozeman Design Guidelines for Historic Preservation & Neighborhood Conservation Overlay District provide guidelines for appropriate work within the NCOD, Historic Districts and Individually Listed Properties. The guidelines address topics such as commercial and residential building height, materials, and utilities. A 2019 report “City of Bozeman Final NCOD Policy Direction” included recommendations for updating the NCOD.

- Note that some local public comment as has pitted historic preservation requirements against housing affordability.

- <https://www.bozeman.net/Home/ShowDocument?id=8932>

ANNEXATION POLICY

[waiting for document...]

MIDTOWN ACTION PLAN (2017)

The Midtown Action Plan aims to attract targeted private investment to the Midtown Urban Renewal District by removing barriers to development through strategic infrastructure investments and incentives. The objective of the Midtown Urban Renewal District is to promote economic development, multimodal transportation, support innovative infrastructure, promote unified human scale urban design, and support compatible urban density mixed land uses through infill, increased building density, retail, housing, and multimodal amenities.

- Note that portions of Midtown have zero parking requirements which is essentially acting as a test of this concept for Bozeman.
- Several larger-scale residential and mixed-use projects are occurring in Midtown.
- <https://midtownbozeman.org/uploads/Documents/Action-Plan-V10.pdf>

ECONOMIC DEVELOPMENT STRATEGY (2017)

Though the Economic Development Strategy does not explicitly consider affordable housing, several of the plan's objectives and recommended actions fit into topic such as ensuring efficient density and community development and a focus on multi-modal transportation.

- Coupled with global economic trends, the city of Bozeman is growing rapidly, which introduces new challenges regarding affordable housing, traffic, and public service provision. It is important for the City to consciously manage growth aligned with the desired economic base in order to retain the small town and outdoor qualities that make Bozeman unique, while remaining competitive in the global modern economy.
- <http://weblink.bozeman.net/WebLink8/0/doc/120846/Electronic.aspx>

REDESIGN STREAMLINE 2020

Bozeman's fare-free transit system, Streamline, recently adopted the Redesign Streamline 2020. The project involves a comprehensive study of Streamline service and operations, culminating in a Transit Development Plan that details recommendations and implementation strategies for near-and long-term service changes to meet the growing community needs.

- Some data may be useful to UDC analysis.
- <https://streamlinebus.com/about/redesign-streamline-2020/>

TRANSPORTATION MASTER PLAN (2017)

The Transportation Master Plan recognizes the importance of reducing transportation-related carbon emissions as part of a triple bottom line approach to evaluating transportation decisions. While the Plan focuses holistically on Bozeman's mobility, which includes options for vehicle mobility, the Transportation Master Plan includes several strategies and recommendations focused on Transportation Demand Management (TDM) and encourages the use of alternative modes of transportation, such as biking, walking, and taking transit. <http://weblink.bozeman.net/WebLink8/0/doc/122828/Electronic.aspx>

TRIANGLE COMMUNITY PLAN

With population growth and fast-paced land development, the Triangle area of Gallatin County, which is loosely described as the areas between Bozeman, Four corners, and Belgrade, is experiencing change. The

Planning Coordination Committee (PCC) developed the Triangle Community Plan to coordinate land use development patterns, deliver community services, and infrastructure, and protect important environmental resources, all in a manner that supports community values and vision while responding to rapid growth pressures.

- <https://gallatincomt.virtualtownhall.net/planning-community-development/pages/triangle-community-plan>

APPROVED BUDGET FY 2021

The approved budget for Fiscal Year 2021 may provide additional insight into values of the City Commission. Funded by the Community Housing Special Revenue Fund. Major objectives include: Provide down-payment assistance & low-interest loans; offer impact fee reimbursement for affordable housing projects; match funds for low-interest tax credit project applications.

- Impact Fee / Down Payment Assistance | \$200K
- Road to Home HRDC | \$40K
- HRDC Annual Administration Contract | \$20K
- Studies and Code work | \$120K
- <https://www.bozeman.net/Home/ShowDocument?id=10729>