



BOZEMAN CODE AUDIT

TO CREATE AND PRESERVE HOUSING

AFFORDABLE HOUSING CODE REVIEW

April 20, 2021

CLARION

ABOUT THE TEAM



Susan Riggs, AICP

Groundprint Planning



Don Elliott, FAICP

Project Lead



Heidi Aggeler, AICP

Root Policy Research



Jenny Baker, AICP

Code Drafting



Elizabeth Garvin, Esq.

Code Drafting

ABOUT THE PROJECT

Two phases focused on identifying barriers to affordable housing development in Bozeman

Phase 1

- Review the City's Chapter 38 Unified Development Code
- Revise Planned Unit Development process
- Summary report of recommendations for targeted code updates

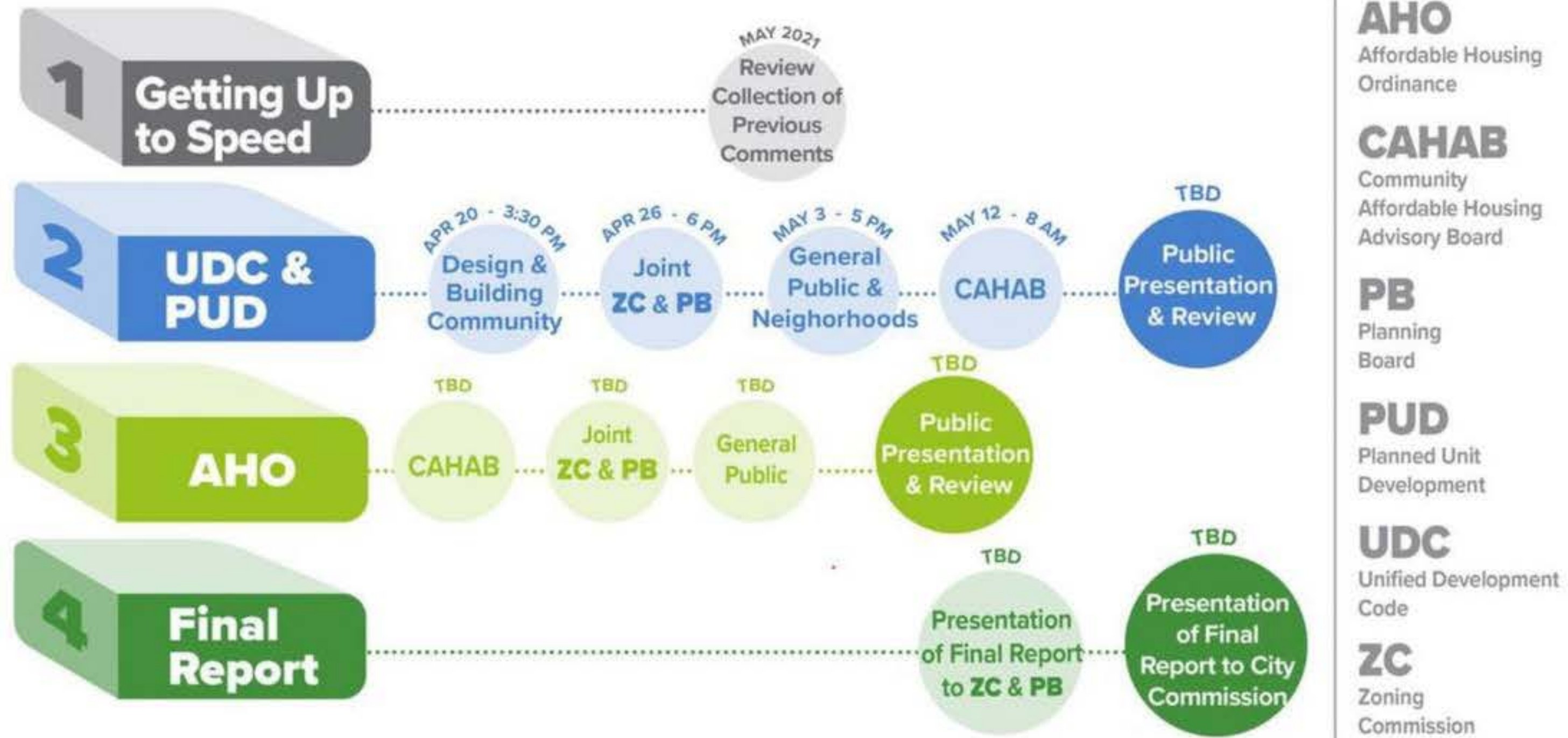
Phase 2

- Review Bozeman's Affordable Housing Ordinance
- Summary report of recommendations for AHO updates

OPPORTUNITIES TO PARTICIPATE

PUBLIC ENGAGEMENT SCHEDULE

All meetings are open to the public and hosted on WebEx



We want to hear from you!
Partipate by:



Attending a meeting



Leave comments on the website
www.bozeman.net/government/planning/community-housing

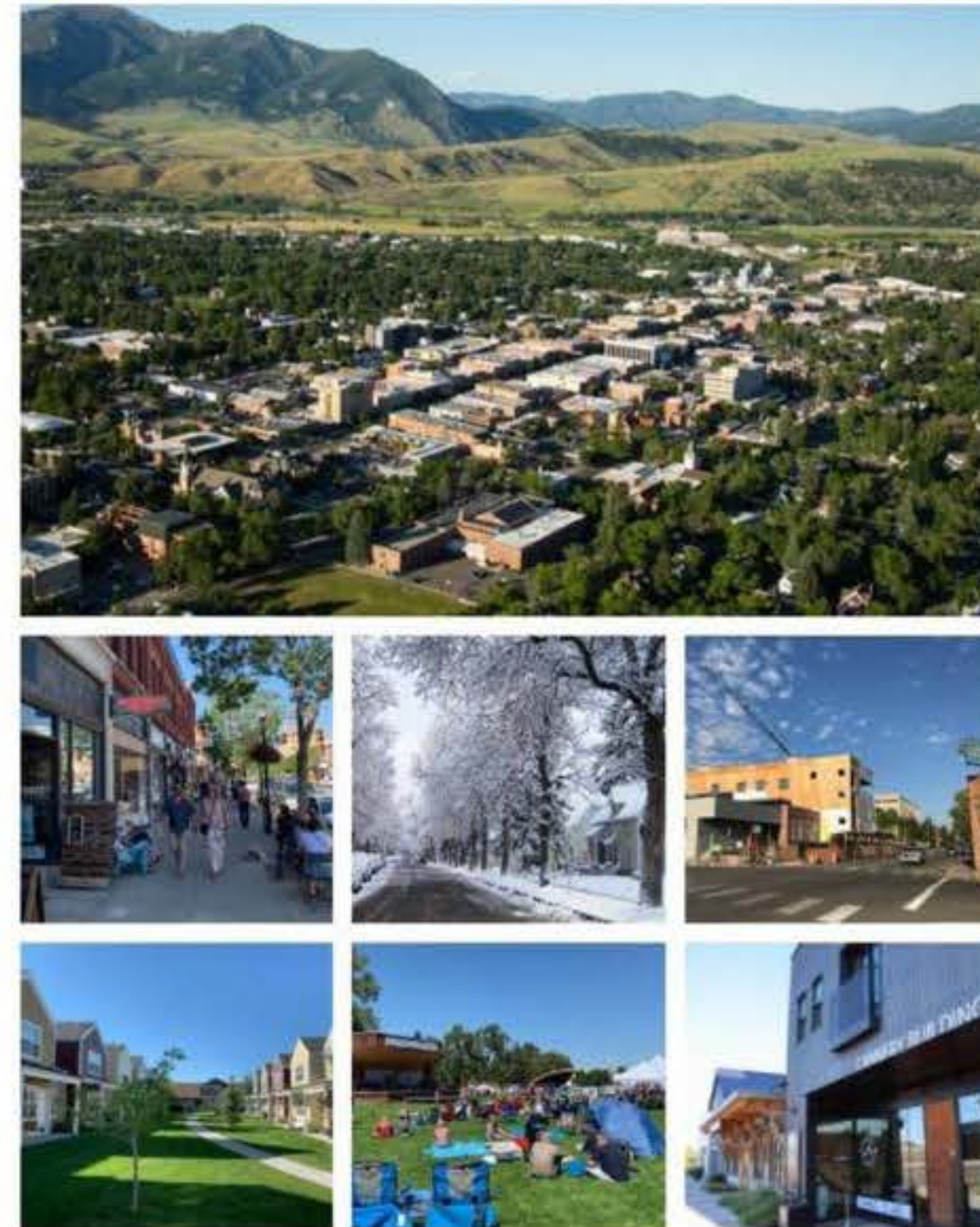


Answer weekly survey questions

COMMUNITY PLANS

- Since growth will happen in Bozeman, we will work to decide where and how it should happen
- The 2019 Housing Needs Assessment indicates that 4,000 additional units of housing are needed within the next 3-5 years to accommodate growth
- Affordable price ranges:
 - Ownership: \$160,000 to \$400,000
 - Rentals: \$500 to \$1,200 per month

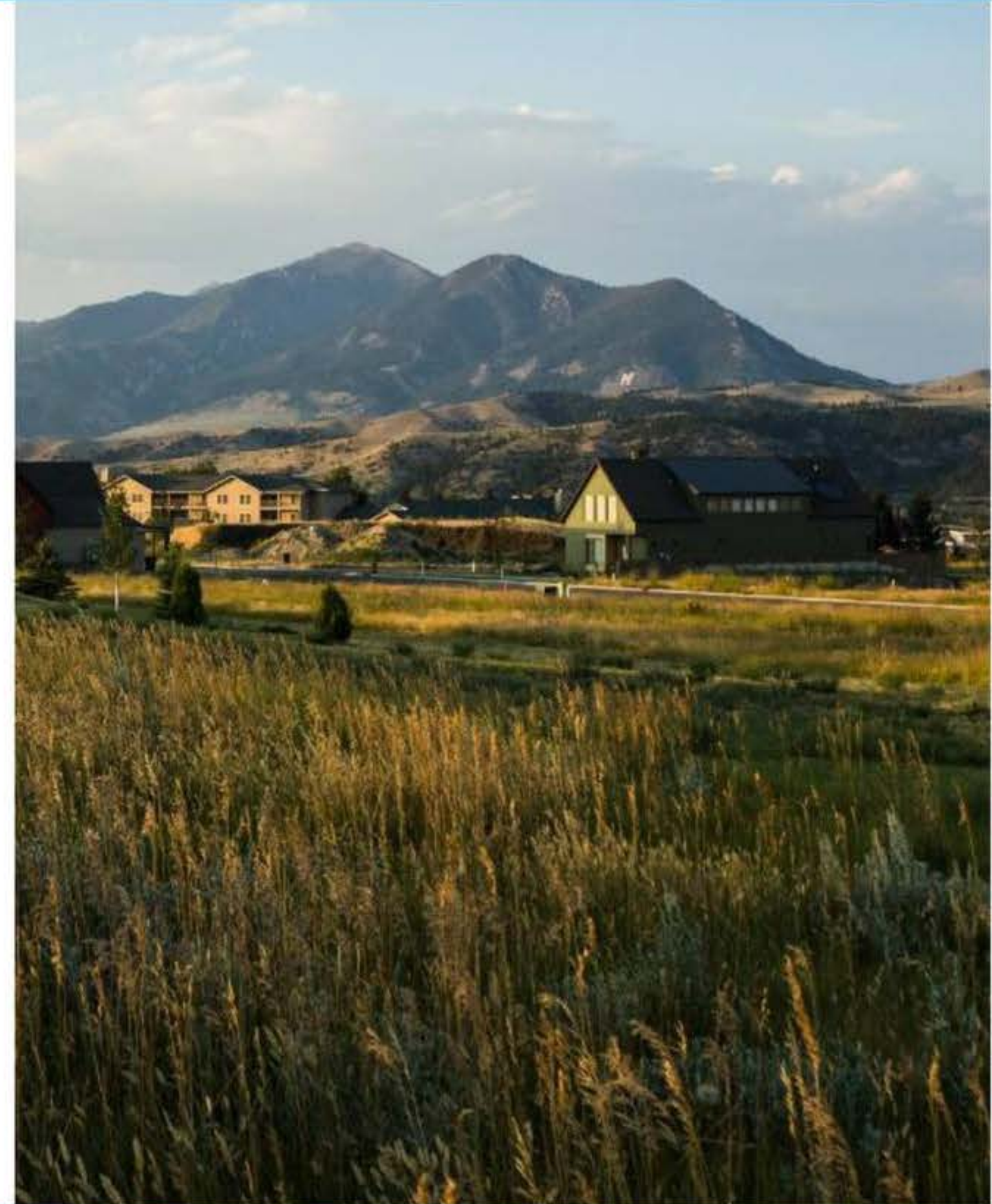
BOZEMAN^{MT} COMMUNITY PLAN



TODAY'S DISCUSSION

Focusing on what Bozeman can control

- We understand that **land cost** and **construction & labor costs** are very important factors in housing costs – but ones that are largely outside the City's control
- We hope to focus today's discussion on what changes to **Unified Development Code** could be changed to reduce housing costs – because the UDC is within the City's control



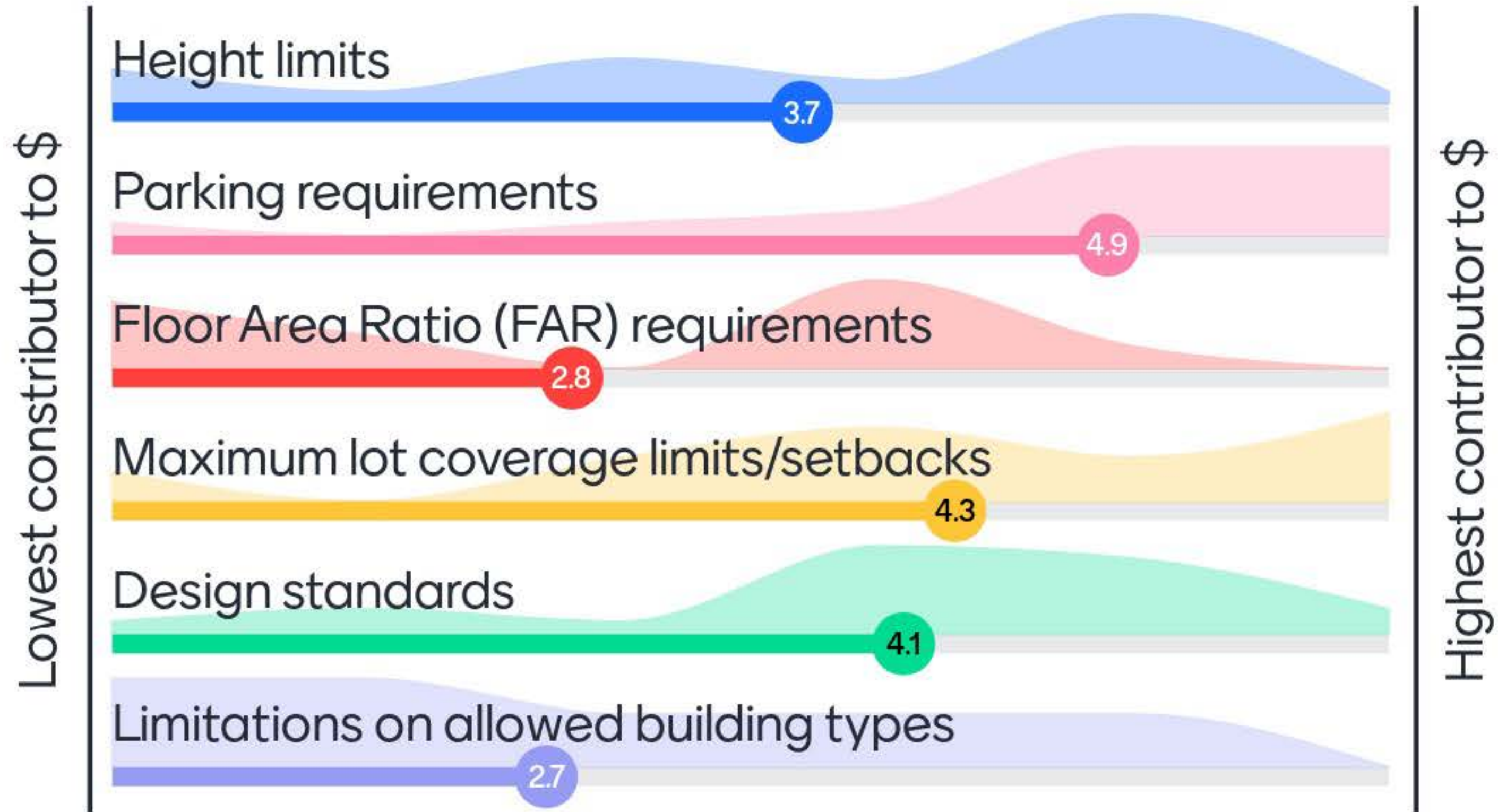
What one thing would you change in Bozeman's DEVELOPMENT CODE to promote the creation of more affordable housing?

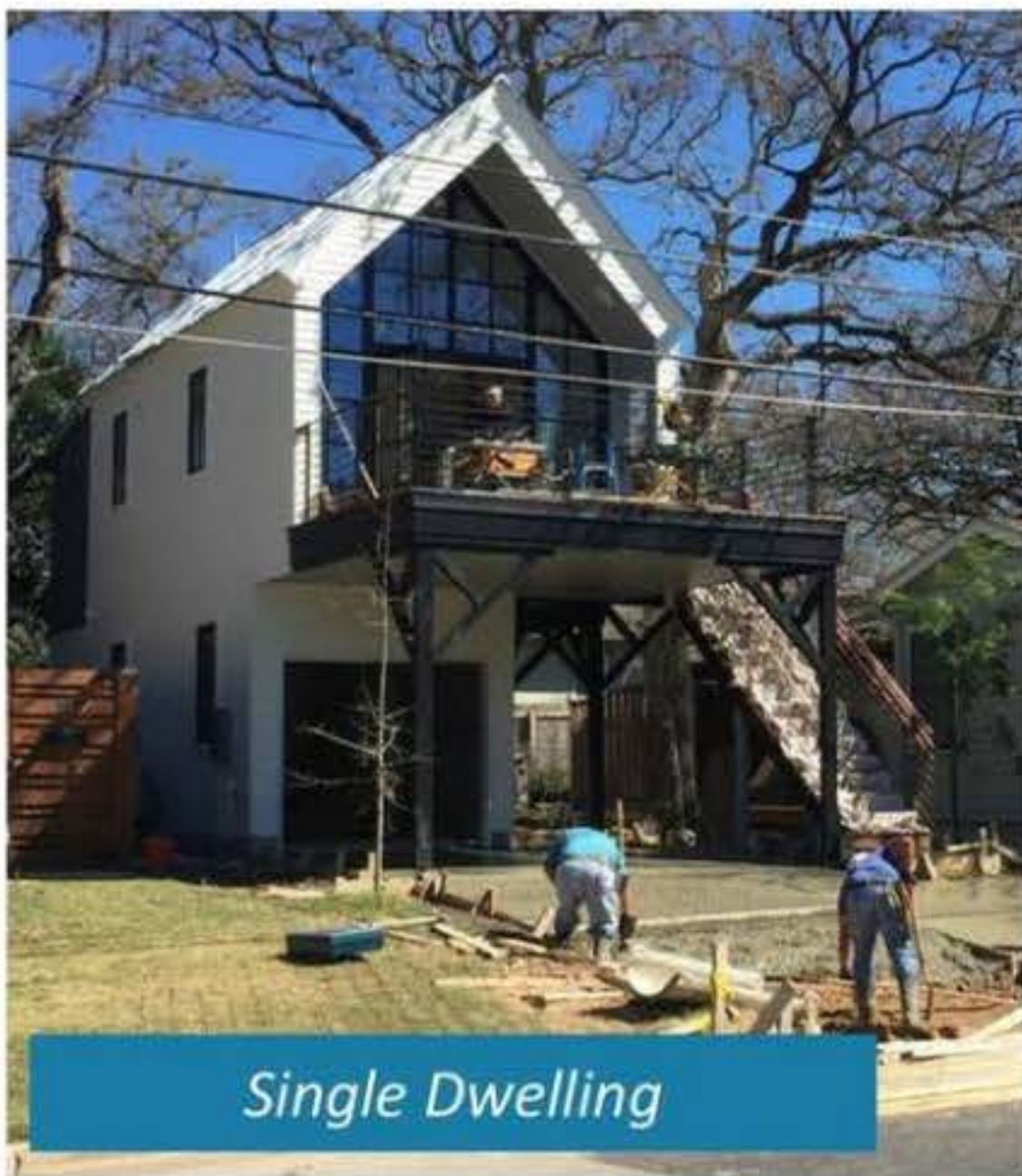


If you could change just one thing in Bozeman's development APPROVAL PROCESS to promote the creation of more affordable housing, what would it be?



Rank the items below according to how much or how little they contribute to housing costs. 1 = lowest contributor through 6 = highest contributor





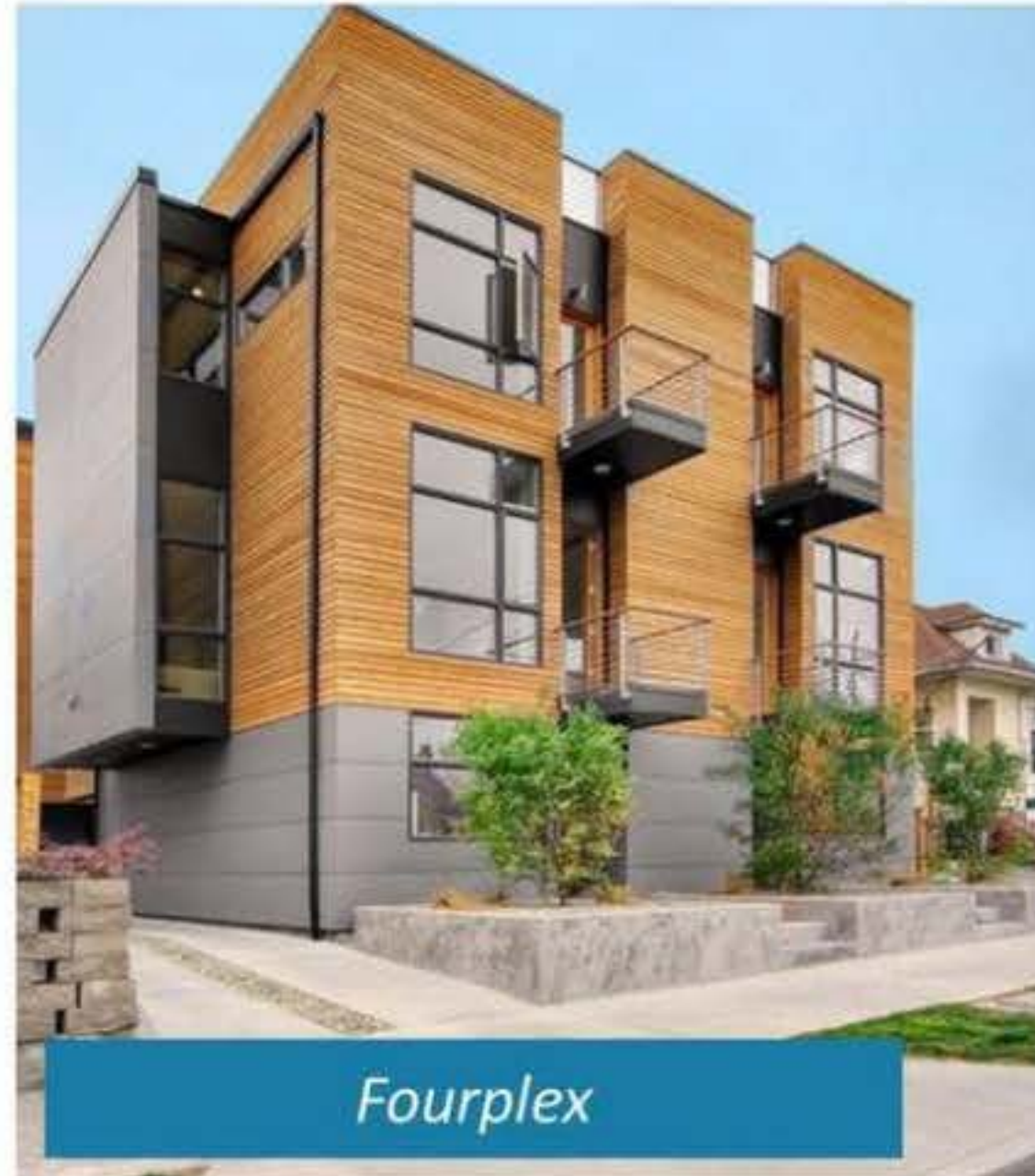
Single Dwelling



Duplex



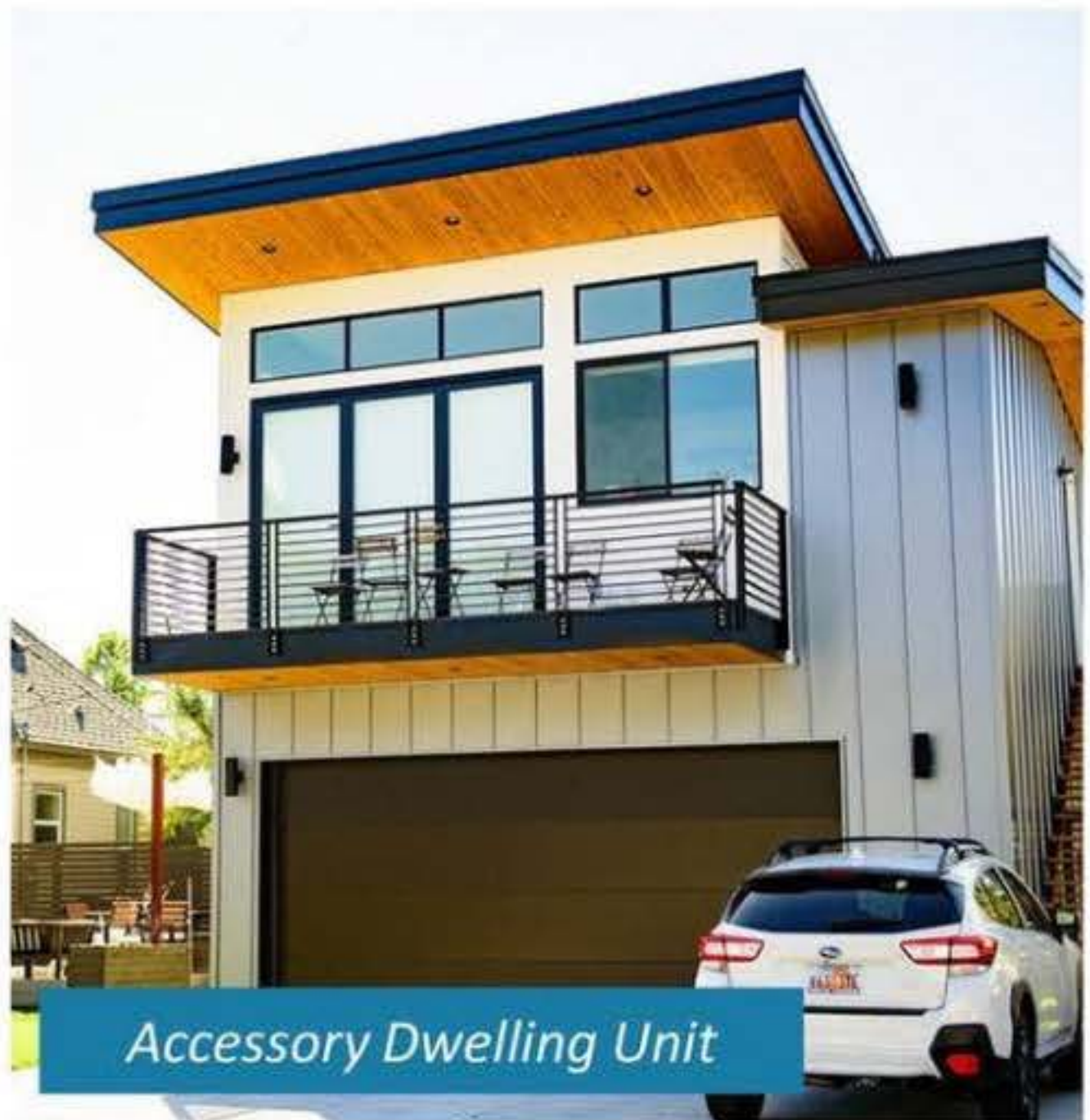
Apartment Building



Fourplex

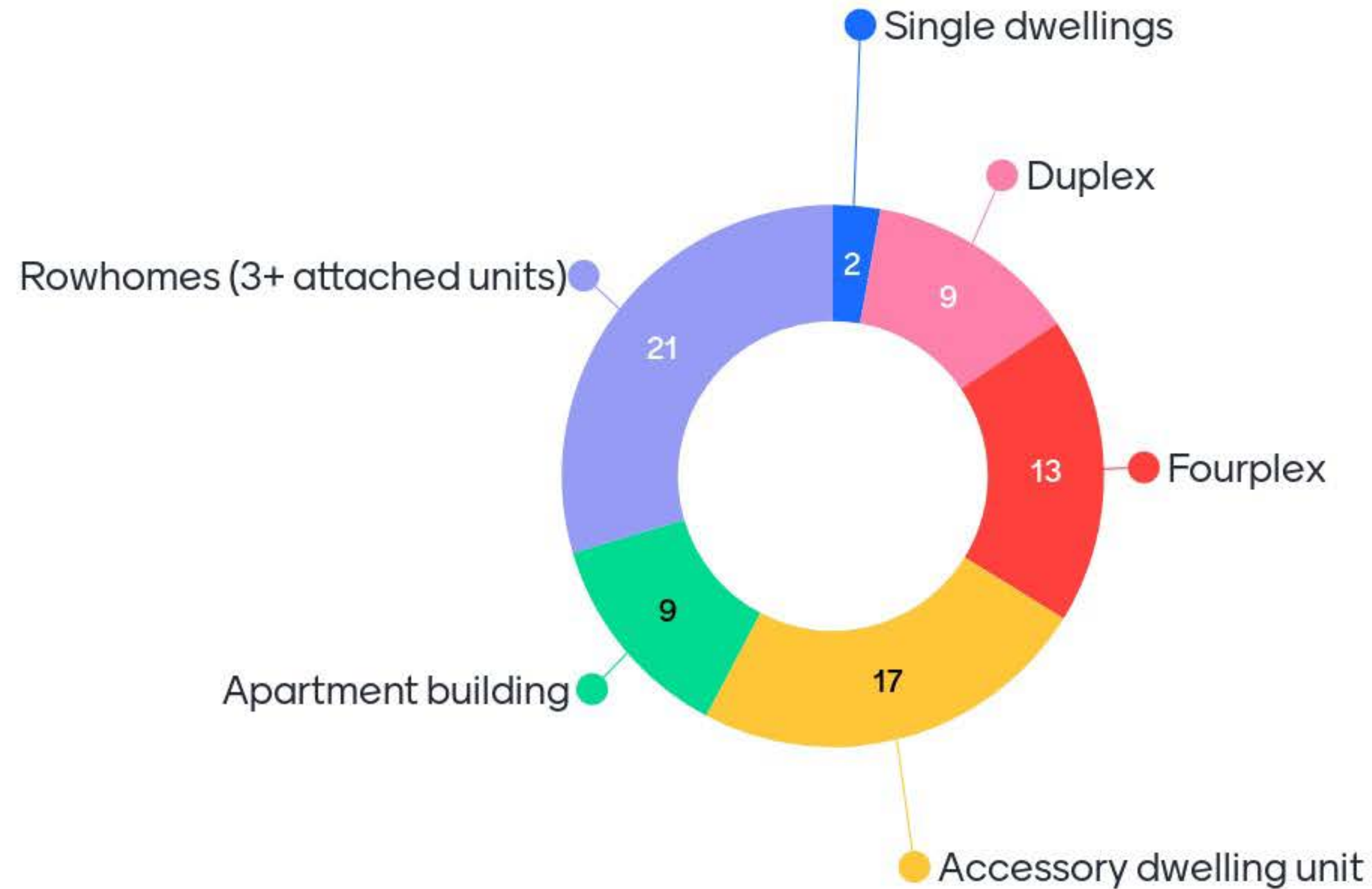


Rowhomes (3+ attached units)



Accessory Dwelling Unit

Which of the housing types from the previous slide should Bozeman encourage to help meet housing goals (choose 3).



Are there any specific components of Bozeman's current regulations that produce good development outcomes, and that you would like to see retained?

Expedited review for affordable housing projects

Quality of Design Standards

BLANK WALL TREATMENT

Inclusionary zoning

Allowing ADUs as a matter of right in all residential zoning districts

One parking space per ADU

Block Frontages (need work but still a good idea)

Design standards

Tanya

Are there any specific components of Bozeman's current regulations that produce good development outcomes, and that you would like to see retained?

Allowing ADUs

Development Review Coordinator position

Commitment to carbon neutrality by 2050

Code is fundamentally fine

Broadly yes, however it would be helpful if it was simplified - namely Articles 3 and 5

Block Frontages & Height Restrictions

THANK YOU

CLARION

Don Elliott, FAICP, Esq.

delliott@clarionassociates.com