

Housing Solutions In Action

Nonprofit partners, individuals and families, private developers, lenders, employers, healthcare providers and others are contributing to housing solutions in big and small ways. Here are some examples of current work being done in Gallatin County. Please visit the websites of each partner to learn more.

PRESERVATION

HRDC IX is currently refurbishing 141 permanently affordable homes for very low-income community members.

Big Sky Community Housing Trust's Rent Local Incentive Program offers cash and HomeShare incentives to keep rentals out of the short-term rental market.

Big Sky Community Housing Trust is launching a deed restriction program called Good Deeds to create permanently restricted homes for local workers.

STAYING IN HOMES

The Greater Impact Housing Team is working on eviction prevention.

Family Promise has expanded its housing stabilization and shelter programs and has increased the number of individuals served by 661%.

Love In the Name of Christ (Love INC) is expanding how it helps vulnerable households by providing some home repairs so a family can remain in their home.

SUPPORTIVE OR SPECIALIZED HOUSING

Housing First Village is a permanent supportive housing project of HRDC IX. These 19 homes house very low-income residents who are provided with supportive services. Habitat for Humanity is partnering to build several of the homes.

Haven is building 32 Survivor's Suites for victims of intimate and domestic violence.

Family Promise is refurbishing or operating 10 transitional living homes to prevent homelessness for families in Four Corners, Belgrade, and Bozeman.

HRDC is converting 42 hotel rooms to studio efficiencies for workforce housing in Bozeman.

Griffin Place will be a community shelter and food and nutrition center, a project of HRDC in pre-development stages.

REACH houses 40 adults with developmental disabilities. There are 100's waiting for housing and services.

DATA

The Gallatin Association of REALTORS has published market data and housing trends in its first Gallatin County Annual Housing Report.

One Valley Community Foundation is extending the data gathered from A Seat at the Table and its Regional Housing Study, and is forming a Regional Housing Coalition, convening public and private partners to act on solutions to local housing needs.

INFRASTRUCTURE (water and wastewater systems, roads, broadband, lights, etc.)

Manhattan is moving forward with plans to build the infrastructure needed to support more home development.

Three Forks is moving forward with plans to build the infrastructure needed to support more home development.

West Yellowstone is constructing a new wastewater treatment plant, creating capacity for future home development.

Belgrade is currently constructing a \$40 million mechanical waste-water treatment facility that will initially double treatment capacity so that homes can be built to meet population growth.

FUNDING

Some private businesses are in discussion about how to best pool financial resources to contribute to land purchases or defray construction costs of affordable home building.

Large employers like Bozeman Health are making significant investments in housing.

Big Sky's Real Estate Collective is engaging local REALTORS to voluntarily commit 1% of commissions to affordable housing.

The City of Bozeman's Midtown Urban Renewal District allocated tax increment finance dollars to 90 subsidized affordable homes in Bozeman's Midtown called 9Ten.

COMMUNITY VOICES:

"Every group must be involved. And individuals, too. While government has a role it cannot be solely responsible. Individuals must adjust their perspective of how Bozeman will change. Businesses must pay wages that provide sufficient money to afford decent housing. Government can support diversifying housing opportunities. I have seen an increased level of participation in our community and they're starting to understand how these changes are occurring and the government processes, which opens up greater understanding of how they can participate."

A SEAT AT THE TABLE PARTICIPANT

WANT TO GET INVOLVED?

Do you know about a project or community effort to address housing and affordability needs? Email tanya@onevalley.org to share.



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HOUSEHOLD COSTS

Family Promise has just completed construction of its Early Learning Center for 96 children. They also provide scholarships for families so they can afford childcare costs, and maintain employment.

Greater Impact provides split firewood to families to offset utility costs. They also provide car repairs.

Love INC provides personal and household items to offset household costs.

HRDC IX provides a variety of services including financial counseling, Streamline Bus services, Low Income Energy Assistance program, and more to help households remain housed or find a home or shelter.

NEW HOMES

More than 1150 homes – or 3500 beds – dedicated to workforce housing are planned over the next 5 years in Big Sky and Gallatin Gateway, projects of Big Sky employers.

Timber Ridge will be 30 income-restricted rental homes for older adults in Bozeman.

Arrowleaf & Perennial Park is 232 family and senior homes co-located with Family Promise’s Early Learning Center and Community Health Partner’s clinic.

Headwaters Community Housing Trust is developing 31 permanently affordable “Missing Middle” workforce homes.

Northeast Neighborhood Association is developing 3 units of workforce housing in Bozeman called Wildlands.

Bozeman Cohousing is building a planned community of 40 smaller private homes and a large community house.

In Three Forks, numerous affordable, attached housing types such as condominiums and live/work units have been built in the past year.

HRDC is in pre-development phases to build 3 community land trust homes in West Yellowstone.

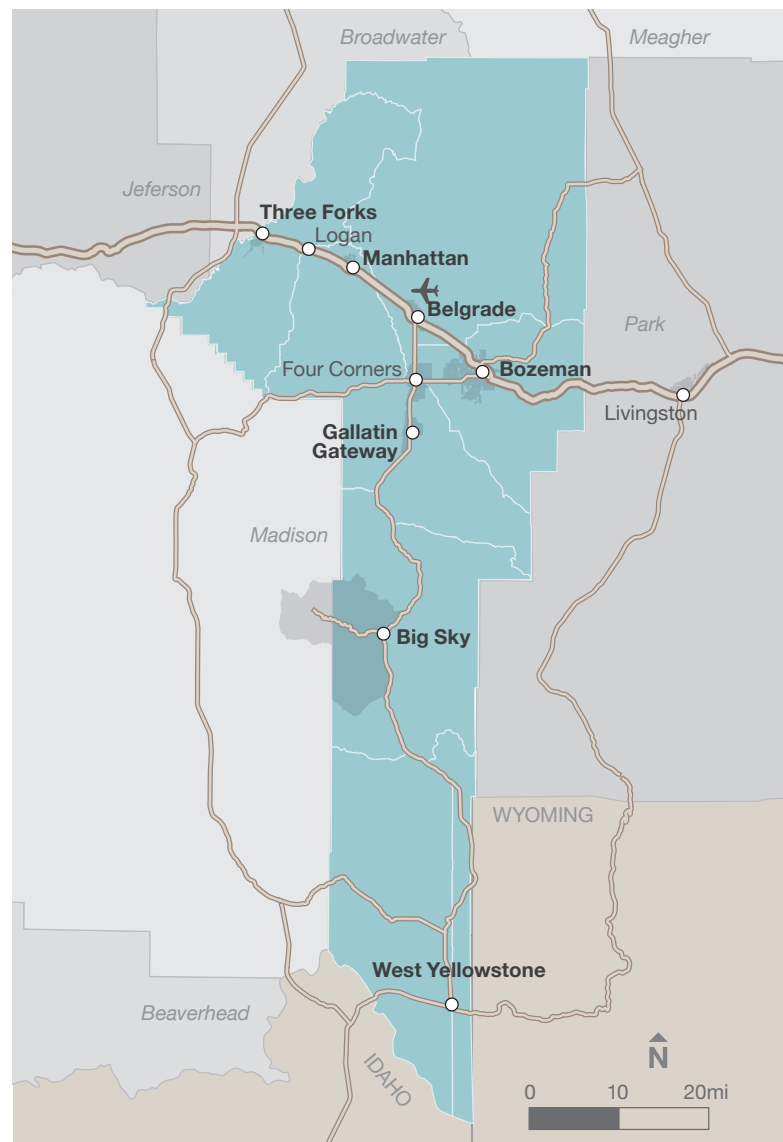
The Greater Impact Housing Team is working on Community First Village, with some housing in the form of tiny homes.

The town of West Yellowstone has purchased 80 acres from the Forest Service. They are considering the development of 20 acres for workforce homes held in a land trust.

The City of Belgrade issued building permits for 630 dwelling units in 2021. 287 of those were for single-family homes, and the rest were multi-household.

Gallatin County seeks to develop workforce housing on the empty parcel behind the Gallatin County Rest Home.

Big Sky Community Housing Trust received Federal dollars to construct 25 permanently affordable apartments in Big Sky.



POLICY

Big Sky Housing Trust is working to develop a toolkit to provide information and guidance to Home Owners Associations to restrict short term rentals, and promote long term rentals.

The City of Bozeman is conducting an Affordable Housing Code Audit, which could result in changes to the Unified Development Code (UDC), zoning map, and development review process to remove regulatory barriers to the creation of affordable housing.

Three Forks will soon be adopting a new growth policy that recognizes the growing cost of housing; the Town will then create new policies, such as updated zoning ordinances, that promote more affordable housing types.

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West Yellowstone will be undertaking a process to update its zoning code.

The City of Belgrade is working with a consultant to revise its zoning code. Recommended changes so far include provisions for accessory dwelling units (ADU’s) and reduced setbacks, and potentially building height increases in other residential zones.

Gallatin County’s growth policy was adopted in 2021, and provides objectives related to housing needs.