

**WHAT ARE SOME OF THE COST
OFFSETS AND INCENTIVES FOR
DEVELOPERS AND BUILDERS?**

- WHU lots can have less costly interiors, subject to Livability Standards established by the WHPA
- Impact fee deferment schedule based on a sliding scale of adjusted unit pricing
- Allowance for zero lot lines and smaller lot sizes
- Reduction in parkland requirements
- Waiver process available

NOTES:

**FOR MORE INFORMATION CONTACT
THE WORKFORCE HOUSING PROGRAM
ADMINISTRATOR AT (406) 582-2260
OR VISIT THE WEBSITE AT
WWW.BOZEMAN.NET**

BOZEMAN PLANNING AND



COMMUNITY DEVELOPMENT

**CITY OF BOZEMAN
WORKFORCE HOUSING PROGRAM
P.O. Box 1230 20 EAST OLIVE
BOZEMAN, MT 59771**

**HOW DOES THE CITY OF
BOZEMAN WORKFORCE
HOUSING PROGRAM
AFFECT DEVELOPERS AND
BUILDERS?**



Increasingly home ownership has become more difficult for the average family to afford. To help with this housing problem the City of Bozeman passed Workforce Housing Ordinance #1710, the result of years of coordination with developers, builders, local citizens, community groups, and governmental organizations.

WHICH DEVELOPMENTS ARE AFFECTED?

Effective July 1, 2007 any site plan:

- 5 acres or more
- 10 residential lots or more
- Multiple developments by the same applicant adding up to 5 acres or 10 lots aggregate within a 12 month period

Will be evaluated during the development review process to determine Workforce Housing Unit (WHU) eligibility

WHAT ARE THE LOT CALCULATIONS?

Applicable subdivisions shall provide 0.4 WH units per each net development acre, after factoring in land for roads, parks and other requirements. The WHU unit lots are to be sold for no more than \$12/square foot, adjusted each July 1st by the Workforce Housing Program Administrator (WHPA). For example:

Total Subdivision Acreage:	48 acres
- less Roads/Alleys	- 18 acres
- less Wetland/Drainage	- 5 acres
- less Park	<u>- 5 acres</u>
Lot Acreage	20 acres

20 acres x 0.4 = 8 WHU lots

WHAT ARE THE WHU LOT TYPES AND REQUIREMENTS?

- D, HH4 Single Family Detached
3 BR, 1.5 BA, 2751-3000 SF lot
- D, HH3 Single Family Detached
3 BR, 1.5 BA, 2500-2750 SF lot
- D, HH2 Single Family Detached
2 BR, 1.5 BA, 2500-2750 SF lot
- A, HH4 Single Family Attached
3 BR, 1.5 BA, 2500 SF lot
- A, HH3 Single Family Attached
3 BR, 1.5 BA, 2500 SF lot
- A, HH2 Single Family Attached
2 BR, 1.25 BA, 2500 SF lot
 - WHU lots must be actively marketed with the other lots
 - WHU lots must be built in a timely manner
 - WHU lots may not be easily identifiable from the curb
 - WHU lots must meet FHA and Fannie Mae standards
 - WHU lots are subject to standard inspection from the City Building Department and the WHPA



WHAT ARE THE VARIOUS DEVELOPMENT SITE LOCATION REQUIREMENTS?

- On-site Development: as mentioned previously as 0.4 WHU per net acre
- Off-site Development: includes the use of banked lots and existing housing, as approved by the WHPA and the City of Bozeman.
- Use of Banked lots: same number, type and size of lots as the On-site option, but they are allowed to be created in different locations within the city limits.
- Conversion of Existing lots: using market rate lots to meet the requirements of the WH program
- Cash-in-Lieu: an option to not building WHU lots calculated as three times the prescribed WHU value
- Individualized Program: a plan proposed by the developer or builder subject to review by the Community Affordable Housing Advisory Board and the City of Bozeman.