

Strategies

Land Strategies

1. Land Trust
2. Build affordable Housing on vacant City Owned Land

Strategies for existing Dwelling Units

1. Allow rental basements and other in house rentals within R-1 (both apartments and rooms)

Funding Strategies

1. Residential Demolition permit that requires a contribution to the Affordable Housing Fund if dwelling units are demolished and commercial property or less affordable dwelling units are built.
2. Luxury Tax that goes into the Affordable Housing Fund on dwelling units over 750K or apartments rented for more than 120% of AMI
3. Small employer funding of employee housing through purchasing shares of a larger housing complex
4. Employer financing of ADUs in new subdivisions & existing areas. Employer recoups the financing through affordable rent collected & turns ADU over to property owner once financing is recouped.
5. Increase Short Term Rental licensing fees with proceeds going into the affordable housing fund.
6. Increase assessed valuation of short term rentals or vacation homes with the funds from the increased valuation going into the affordable housing fund.
7. Put 10% of the taxes collected on a house valued at over 750K into the affordable housing fund.
8. Put a surcharge on vacant ag land within the city limits with the surcharge going into the affordable housing fund.
9. Tap the Bed Tax for affordable housing funds since lodging employees are often those at the lower end of the income spectrum.
10. Put a surcharge on lots over 5,000 sq ft with proceeds going into the affordable housing fund.
11. Create a TEDD (Targeted Economic Development District) for affordable housing.

Strategies for New Units

1. Rent to own units
2. Build group living units for singles or couples with a shared kitchen and living area but separate bedrooms with bathrooms.

Other Strategies

1. Do a community “Barn Raising” to construct housing quickly with minimal labor costs
2. Put jail trustees and those required to do community service on a crew to build affordable housing.
3. Promote tiny houses.
4. Build affordable dwelling units with trade school, high school , Gallatin College or other apprenticeship programs.
5. Develop a plan by which the city can create an RFP for development of affordable housing on City owned land
6. Create an agency to match students with those who may have a spare room.
7. Look at housing needs based on housing type rather than just by AMI – One bedroom rental, Group living, Starter homes, 1 bedroom with pet space, etc.
8. Prioritize allocation of City CIP funds to projects that will benefit the creation of affordable housing.
9. Put an employee housing component in economic development such as providing PUD points for providing employee housing.

Incentives

1. Provide city tax breaks to those who provide rentals at an affordable rate

Code Changes

1. Remove design guidelines in the UDC that cause increased building costs
2. Update City engineering standards to allow things like stacked utilities that can allow increased density and result in lower priced dwelling units
3. Create reduced regulation zones where the only regulations are those that deal with life safety issues
4. Streamline the UDC and affordable housing ordinance to encourage building affordable units and starter homes
5. Develop a strategy that allows common ground around Town Homes to be held in common so that you don't have to create condos.

Affordable Housing Fund Uses

1. Use Affordable Housing funds to:
 - a. Create infrastructure
 - b. Purchase land
2. Use CAHAB funds to design plans for easy garage ADUs that are pre approved by the city and available for free distribution from the Community Development Department.