

Memorandum

REPORT TO: City Commission

FROM: Mark Bond, Community Engagement Manager, One Valley Community Foundation

SUBJECT: Regional Housing Coalition WARD Policy Analysis

MEETING DATE: October 7, 2025

AGENDA ITEM TYPE: Administration

RECOMMENDATION: Receive the Presentation from Mark Bond on the RHC WARD Policy Analysis

STRATEGIC PLAN: 1.1 Outreach: Continue to strengthen and innovate in how we deliver information to the community and our partners.

BACKGROUND: Convened by One Valley Community Foundation, the Regional Housing Coalition (RHC) plays a pivotal role in driving transformative collective change in Gallatin County's housing landscape. By uniting diverse experts and decision-makers such as government leaders, housing developers, banks, realtors, employers, and others, the RHC ignites collaboration and innovation to tackle the region's pressing challenges of housing attainability and stability head-on. Learn more at onevalley.org/regionalhousing.

A key goal of the RHC is to provide credible, objective, and data-driven public education to ensure everyone in Gallatin County has equitable access to reliable information so they can make informed decisions on public issues. The WARD Initiative is one such public issue. The RHC determined that providing information on the WARD Initiative, grounded in the experience and expertise of affordable housing practitioners in the coalition, would positively contribute to the public conversation both on WARD and on affordable housing more generally.

The RHC formed a workgroup to study the WARD initiative language and to provide additional context according to the experience of local affordable housing practitioners. WARD is an initiative that connects two issues – water conservation and affordable housing production. The RHC has a wealth of ground-level experience on the latter, but less so on the former. In the interest of contextualizing any policy analysis within the experience of housing practitioners in the RHC, this workgroup made the decision to focus our analysis on the housing component of the initiative, and how the initiative may affect growth and development patterns – and housing prices – both in Bozeman and in Gallatin County.

UNRESOLVED ISSUES: None identified

ALTERNATIVES: As per the Commission

FISCAL EFFECTS: None

Attachments:

[RHC WARD Analysis.pdf](#)

Report compiled on: September 30, 2025