

Memorandum

REPORT TO: Economic Vitality Board

FROM: Brian Guyer

SUBJECT: Explaining the Land Trust Model for Affordable Housing

MEETING DATE: May 6, 2026

AGENDA ITEM TYPE: Policy Discussion

RECOMMENDATION: None

STRATEGIC PLAN: 4.5 Housing and Transportation Choices: Vigorously encourage, through a wide variety of actions, the development of sustainable and lasting housing options for underserved individuals and families and improve mobility options that accommodate all travel modes.

BACKGROUND: Lila Fleishman, Community Development Director for HRDC, will provide the Board with an educational presentation on Community Land Trusts (CLT). CLT's have been present in Bozeman since the mid-90's and provide participants in Bozeman's workforce with opportunities at homeownership otherwise unavailable to them. Lila will discuss how CLTs function, where they are being utilized, why they work particularly well in communities like Bozeman, and how they leverage public investment efficiently to preserve affordability. HRDC utilizes the land trust model in their homeownership efforts across Gallatin, Park and Meagher counties, including noteworthy projects like Meadowview in Big Sky and the Humble Homes and Willow Springs projects in Bozeman.

UNRESOLVED ISSUES: None.

ALTERNATIVES: None.

FISCAL EFFECTS: None.

Report compiled on: April 21, 2026