

Memorandum

REPORT TO: Economic Vitality Board

FROM: David Fine, Economic Development Manager
Brit Fontenot, Economic Development Director

SUBJECT: Consider a Zoning Recommendation for the Fowler Affordable Housing Project

MEETING DATE: August 6, 2025

AGENDA ITEM TYPE: Policy Discussion

RECOMMENDATION: Provide a recommendation to the Bozeman City Commission.

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: The Fowler Housing Project is an exciting opportunity to explore the potential for affordable housing on City-owned land along Fowler Avenue. This property, purchased by the City over 10 years ago and currently part of Gallatin County, offers a rare opportunity for the City to guide development in a way that reflects community needs and priorities.

In December 2024, the City Commission approved a task order allowing our consultant to begin that planning work. By taking the lead on zoning and annexation, the City can ensure that the process reflects community values and priorities before developers submit plans. This is a rare chance to create housing that fits local needs. The City's intent is to eventually create an request for proposals for a development partner.

Currently, the project is in the early planning stages. The property has not yet been annexed into the City. A work session for the Fowler Housing Project is scheduled for the City Commission on August 12. Economic Development staff is looking for feedback from the Economic Vitality Board on the proposed zoning.

UNRESOLVED ISSUES: None as this project is in the early planning stages.

ALTERNATIVES: As recommended by the Board.

FISCAL EFFECTS: None.

Report compiled on: July 31, 2025