

[MEMBERSHIP DIRECTORY](#)[JOB BOARD](#)[EVENTS](#)[ABOUT](#)[BECOME A MEMBER](#)

SWMBIA OPPOSES THE WARD WATER INITIATIVE

A HOUSING MORATORIUM
DISGUISED AS WATER POLICY



The Southwest Montana Building Industry Association (SWMBIA) strongly urges Bozeman residents not to support or sign the WARD ballot initiative. While it may sound like a responsible water conservation proposal, this initiative is a housing moratorium in disguise, but it would stop homes from being built, block affordable housing, and jeopardize our water future.



MEMBERSHIP DIRECTORY

JOB BOARD

EVENTS

ABOUT

BECOME A MEMBER

THE PROBLEM WE

Bozeman is home. But for thousands of renters, young families, and workers, **it's slipping out of reach.**

At a time when we need real solutions, a small group is pushing a harmful initiative under the guise of “water protection.” It’s called WARD, and it would make it nearly impossible to build new homes in Bozeman.

The people it hurts most? Teachers, nurses, construction workers, first-time homebuyers, long-time locals just trying to stay in the town they love, and more!

WHAT WARD ACTUALLY DOES

What WARD Requires

33% of homes must be deed-restricted “affordable” even in market-rate projects

What This Means for People

Most developments will never pencil out—fewer homes for everyone

[MEMBERSHIP DIRECTORY](#)[JOB BOARD](#)[EVENTS](#)[ABOUT](#)[BECOME A MEMBER](#)

“Affordable” is defined up to 160% AMI & 99-year restrictions

Sounds good, but doesn't help working families who are already priced out

Bottom line:

WARD isn't a water policy. It's a ban on building homes.

WHAT HAPPENS IF WARD PASSES?

Home prices rise even faster – Less supply means more competition and higher costs

Affordable housing dies on the vine – Over 1,000 units currently in progress could vanish

Sprawl gets worse – People pushed to rural areas, farther from work and services

Water planning is frozen – Bozeman can't secure new water or adapt to future needs

Real families pay the price – The people who make Bozeman work are priced out

WE NEED SOLUTIONS THAT

[MEMBERSHIP DIRECTORY](#)[JOB BOARD](#)[EVENTS](#)[ABOUT](#)[BECOME A MEMBER](#)

housing and protecting water. Bozeman's
every project offsets its water use.

Let's fix what needs fixing, but not **break what's working.**

SWMBIA supports:

- Water planning that's flexible, efficient, and science-backed
- Housing options for the missing middle—the working families falling through the cracks
- Smart growth that stays within city limits and protects open land
- Collaboration, not confrontation with builders, planners, and the public working together

WHY SWMBIA IS SPEAKING OUT

SWMBIA isn't a political group, we're the ones actually **building the homes, parks, patios, and neighborhoods** where Bozeman families live.

And we're deeply worried.

This initiative wasn't written by housing experts or water planners. It was written **without any consultation** and it could ruin everything we've worked so hard to build.

[MEMBERSHIP DIRECTORY](#)[JOB BOARD](#)[EVENTS](#)[ABOUT](#)[BECOME A MEMBER](#)

**Bozeman deserves solutions that help,
punish.**

WHAT YOU CAN DO

- **DO NOT SIGN** the WARD petition
- **VOTE NO** on this flawed initiative in November
- **STAY IN THE LOOP** – [Sign up for our email](#) list to stay informed about the WARD initiative
- **SHARE THIS MESSAGE** with friends, neighbors, and your community

LET'S KEEP BOZEMAN LIVABLE FOR ALL OF US

Together, we can fight back against policies that threaten our town's future. We can build homes that people can afford, protect our water the right way, and keep Bozeman a place where everyone has a chance to belong






[MEMBERSHIP DIRECTORY](#) [JOB BOARD](#)
[EVENTS](#) [ABOUT](#)

[BECOME A MEMBER](#)

1710 W. IVI
Bozeman, MT 59715

 (406) 595-5520



[CONTACT US](#)

[MEMBERSHIP DIRECTORY](#)

[RESOURCES](#)

[JOB BOARD](#)

[FAQS](#)

[EVENTS](#)

[SWMBIA CARES](#)

[ABOUT](#)

[NO ON WARD](#)

[BECOME A MEMBER](#)

 [MONTANA BUILDING INDUSTRY ASSOCIATION \(MBIA\)](#)

 [NATIONAL ASSOCIATION OF HOME BUILDERS \(NAHB\)](#)

©2025 SWMBIA

WEBSITE DESIGN BY JTECH COMMUNICATIONS