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### **“A Montana Ski Town and Solutions to its Persistent Housing Crisis”**

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# "A Montana Ski Town and Solutions to its Persistent Housing Crisis"

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**Results: Affordable housing can be accomplished**

Based on my analysis, affordable housing can be accomplished through the following-

- Utilizing the snow lot for Multi-family housing will allow for many options in the future.
- By the use of container ships and the materials used. These once pieces of waste can be utilized to provide sustainable and low cost alternatives to home building.
- Shipping containers costing as low as \$1500 and building a luxury home with these containers can cost as low as \$100,000.
- City Plans/Growth Policies, support incentive affordable housing
- Guiding design principles
- With energy efficient units and means of alternative energy the small housing community can be completely self sufficient.
- a underground heated parking garage can generate revenue and public parking alternative.

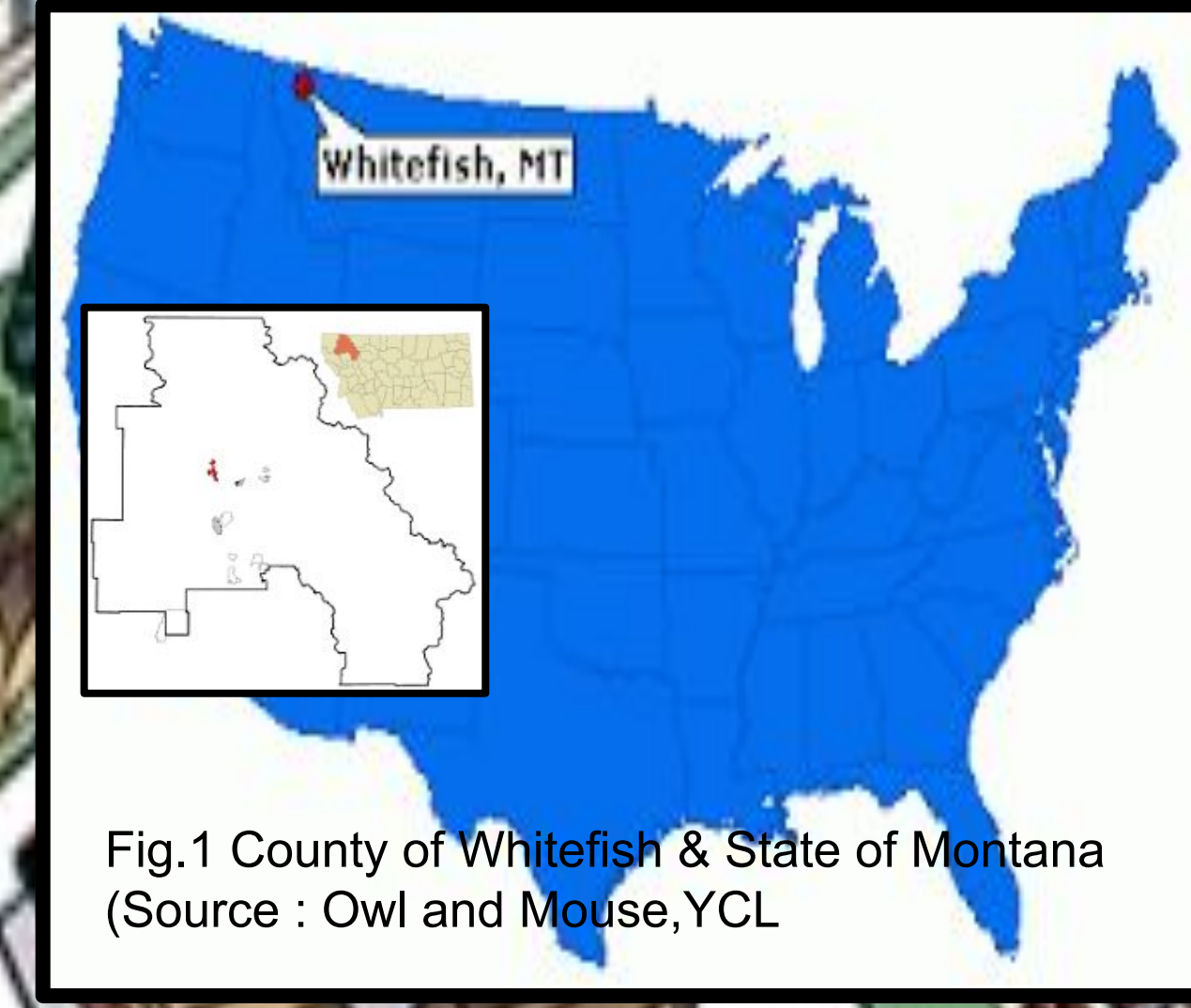
**Introduction:**

The Snow Lot Site located near downtown Whitefish, Montana is a potential site that could be designed and developed in ways that would help to address the lack of sustainable multi-family housing. With a plan to develop for future growth and longevity, The City of Whitefish and ski towns across the American West are forced to tackle major socio-economic dilemmas while they respond to a shortage in current and future affordable housing.

At present, town planners are attempting to deal with the ever-growing demands of a rapidly changing economy and housing for an expanding workforce while at the same time taking sustainable measures to ensure positive longevity and affordability in this mountain town.

As the City of Whitefish grows, pressing questions arise: How can the Snow Lot (as it is locally called) be designed to support the objective of providing housing? What are suitable sites for expanding affordable housing options in Whitefish? As we look into the city needs we have to understand the history of this ski town's evolution and persistent employee housing challenges and consider how to transform a snow dump into an affordable sustainable multi-family housing complex

**SNOW LOT**



**Statistics Population and Household Demographics**

Whitefish is a City in Flathead County, Montana with a population of 6,692. There are 3,032 households in the city with an average household size of 2.16 persons. 41.66% of households in Whitefish are renters. Income and Rent Overburden in Whitefish

The median gross income for households in Whitefish is \$51,122 a year, or \$4,260 a month. The median rent for the city is \$677 a month. Households who pay more than thirty percent of their gross income are considered to be Rent Overburdened. In Whitefish, a household making less than \$2,257 a month would be considered overburdened when renting an apartment at or above the median rent. 43.07% of households who rent are overburdened in Whitefish.

Data derived from 2010 Census and 2015 5-Year American Community Survey. 1 Margin of Error: ± 12.38 percentage points.

**What is the Problem?**

The ski town of Whitefish faces dilemmas associated with economic growth, land use change, and the lack of affordable housing. Attracting employees to stay and supporting low-cost resort town living are challenges.

**Create Affordable Multi-Family Housing**

- The 2016 Whitefish Area Workforce Housing Needs Assessment indicated that about one-third of homes in the Whitefish area are owned by non-residents.
- From 2000 to 2010, the population growth of Flathead County had a 22% increase, and since 2010 the population has continued to grow at a rate of between 0.36% and 2.1% per year.

**Methodology**

- Phase I.** - Identify snow lot as a potential site for affordable housing location.
- Phase II.** - Aerial Photography identify.
- Phase III.** - Draw plans, create prints.
- Phase IV.** - Create Sketches and blueprints in Sketch3d.
- Phase V.** - Final example of art rendering for proposed lot.

<b>Total Affordable Apartment Properties</b>	7
<b>Total Low Income Apartments</b>	276
<b>Total Rent Assisted Apartments</b>	154
<b>Percentage of Housing Units Occupied By Renters</b>	41.66 %
<b>Average Renter Household Size</b>	1.86
<b>Total Population</b>	6,692
<b>Housing Units</b>	3,032
<b>Average Household Size</b>	2.16
<b>Median Household Income</b>	\$51,122 ± \$9,596
<b>Median Rent</b>	\$677 ± \$169
<b>Percentage Of Renters Overburdened</b>	43.07 % ± 12.38p



Fig. 4.1 Sketch 3D Container Shipping Home (source: Donnie McBath 2018)



Fig. 4.2 Sketch 3D Container Shipping Home (source: Donnie McBath 2018) phase IV



Phase V. Fig.5 Luxury Container Ship Home (source: Alder Building 2016)

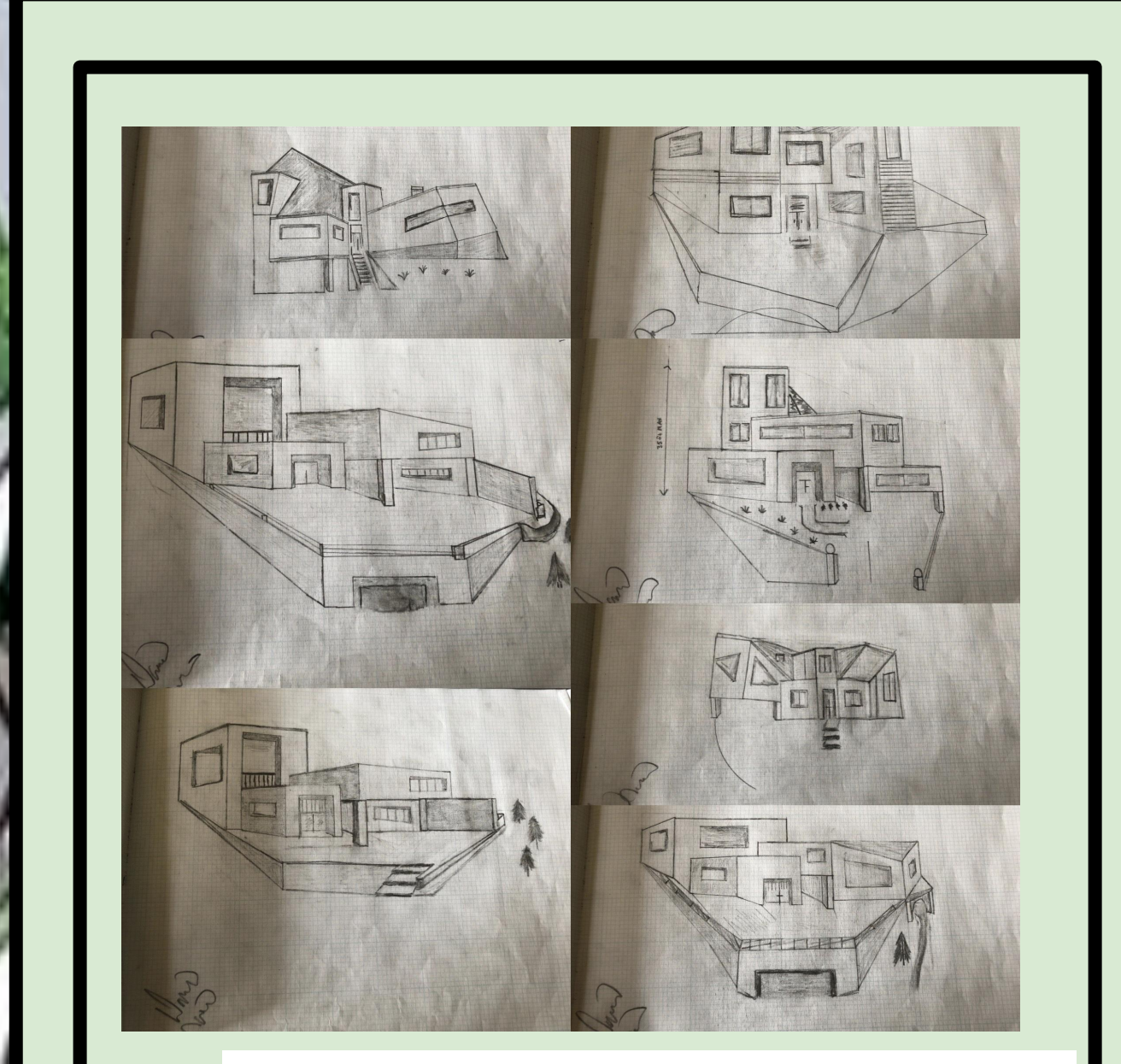


Fig. 2.1,2,2 Sketch 3D Con.Ship Homes (source: Donnie McBath 2018) phase III

**The Snow Lot 1.64-acre plot**



Phase I/ II Fig. 1.1,2 (top images) Ariel Snow Lot (Source: D. McBath, 2018)

Fig. 1.2,3 (bottom images) left Container Alder Building, Right Whitefish Ski Resort 2016

**Literature Cited**

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