

**Welcome**  
Big Sky Chamber of Commerce

**Housing**

**Where we are...how  
we got here**



# Idea Exchange Goal

Discuss ideas to address housing options as an economic development tool for Big Sky.



# Idea Exchange Focused on What Makes a Community Livable

- Matching Housing with Job Centers
- Options for People of All Ages, Incomes and Abilities
- Proximity to Parks, Schools, Transportation
- Energy Efficient
- Mixed Use, Walkable Environment
- Compact Development Protecting Green Space
- Access to Healthy Food and Health Care Providers
- Complete Streets



# High Level of Community Interest

|                      |                  |                   |                  |                     |                  |
|----------------------|------------------|-------------------|------------------|---------------------|------------------|
| Alan McClain         | Josh Greene      | Lee Griffiths     | Mariah Jimmerson | William Farhat      | Josh Greene      |
| Bill Simkins         | Judy Slate       | Laura Sampson     | Taylor Kissell   | Bruce Brensda       | Mindy Nowakowski |
| Billie Tomlinson     | Kevin Germain    | Mindy Nowakowski  | Whitney McKenzie | Whitney Brunner     |                  |
| Brian Wheeler        | Lisa Beczkiewicz |                   |                  | Ginna Hermann       |                  |
| Brianne Rogers Dugan | Martin Johnson   | Mike DuCuennois   | Heather Grenier  | Christine MacDonald |                  |
| Christine MacDonald  | Norm Plaistowe   | Stephanie Bissell | Angie Rutherford | John Hass           |                  |
| Dan Turvey           | Philip Kedrowski | Taylor Bissell    | Matthew Kidd     | Ryan Hamilton       |                  |
| Danielle Miller      | Ryan Hamilton    | Daniel Boman      | Bayard Dominick  | Mike Scholz         |                  |
| Dax Schieffer        | Shawna Winter    | Emily O'Connor    | Terry Smith      | Inventory           |                  |
| Denny Lenoir         | Suzan Scott      | Mike Scholz       | Joe Skinner      | Dax Schieffer       |                  |
| Eric Amundson        | Tim Trzinski     | Britany Taylor    | Pierre Martineau | Shawna Winter       |                  |
| Jennifer Madgic      | Tim Skop         | Kris Turvey       | Thomas R. Atkins | Emily O'Connor      |                  |
| Joe O'Connor         | Tracy Menez      | Catherine Gilb    | Jerry House      | Bill Simkins        |                  |
| John Haas            | Whitney Brunner  | Al Malinowski     | Charity Fechter  | Ryan Hamilton       |                  |
|                      | Victor DeLeo     | Brittany Ellis    | Jim Hart         |                     |                  |





# Resort Tax Funding 2013/2014

- Economic Planning Systems Commissioned
- Primary tasks:
  - Best Practices from Other Communities
  - Tools Available to Big Sky
  - Recommend Plan to Community



# Progress thus far...through March 2014

- Task 1: Project Initiation
  - Stakeholder interviews
  - Existing conditions
- Task 2: Housing Data Analysis
  - Economic and demographic conditions
  - Housing market conditions and forecasts
- Task 3: Best Practices
  - Policy and financing options
  - Comparable resort communities



# Housing Target Population

## Workforce Housing Needs

Part-Time & Seasonal Workforce  
(e.g. Lift Operators, etc.)

Service Workforce (e.g. Retail,  
Service, etc.)

Community Workforce (e.g.  
Teachers, Fireman, Police, etc.)

< 50% AMI  
Income: \$30,000 or less  
Rent: \$700/month or less

50 to 100% AMI  
Income: \$30,000 - \$60,000  
Rent: \$700 - \$1,450/month

100 to 140% AMI  
Inc: \$60,000 - \$80,000  
Home Price: \$180K to \$260K

Employee Housing (Dormitory/Lodge  
Units)

Rental

Ownership (TH, Duplex)

Private Housing Solution

Community Housing Solution





# Market Conditions

## Economic Conditions

Median household income: \$58,400

Affordable home price \$180,000

Average home price (2013): \$738,000

## Demographic Conditions

Household growth (2000-2012)

+ 420 resident households

+ 670 2<sup>nd</sup> homes (1.5 times)

Ownership rate: 56 percent (U.S. = 65 percent)



# Preliminary Findings

- Housing Costs
  - Area Median Income (AMI) of \$58,369
  - Median housing value of \$380,000 (not avg. sales price)
  - 6.5 times income
- Community Character
  - 2 out of 3 houses are largely vacant (i.e. seasonal use)
  - Not enough residents to support community facilities/events
- Commuting Patterns
  - 2/3 of workforce commutes in
  - Largely from greater Bozeman/Belgrade area
- Employee Shortages
  - Primary motivating factor
  - Increasing issue as economy improves



# Comparable Communities

## Telluride

- Program
  - Guidelines adopted 1994
  - Goal is to house 60% of employees locally
  - Primarily rental housing
  - 50% for 80 to 100% of AMI (2 person HHs)



# Jackson/Teton County

- Program
  - Program began 1992
  - Goal to house 65% of local employees
  - At least 33% units below 100% AMI
  - Local charitable housing trust and housing authority partner for greater impact



# Aspen/Pitkin County



- Program
  - Began in 1974
  - Aspen/Pitkin County Housing Authority created in 1982
    - Goal to house 60% of workforce
    - Most comprehensive program
    - Benefits from additional funding sources
    - Challenge finding sites and getting projects entitled
    - Current focus on ownership projects



# Vail



- Program
  - Guidelines adopted 1996
  - 727 deed restricted rental, 175 ownership units
  - Few remaining sites for new development
  - A lot of existing unit purchased and not returning to the resell market

*“The Vail Housing Authority estimates that the business community benefits in the amount \$10,530 per worker/year for each of the 1200 Vail housed/ and Vail employed individuals using employee housing. This amounts to \$12.6 million per year in cost-of-business savings. In addition, employees residing in Vail are expected to add roughly \$6.0 million in additional retail sales as a result of increased local spending”*



# Park City

- Program
  - Policies adopted 1995
  - 485 deed restricted units built – 80% rental
  - 136 units under development
  - Mountainlands Community Housing Trust has built 135 workforce housing units
- Award winning project 2013  
Urban Land Institute



# Park City Innovation in Design





# Next Steps

- Task 4: Findings and Draft Report
  - Housing and financing plan
  - Implementation steps



# Thank You

Questions?

Kitty Clemens

Executive Director

Big Sky Chamber of Commerce/Visit Big Sky

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# Six Livability Principles

The Partnership for Sustainable Communities established six livability principles that will act as a foundation for interagency coordination:

## **1. Provide more transportation choices.**

- Develop safe, reliable and economical transportation choices to decrease household transportation costs, reduce our nation's dependence on foreign oil, improve air quality, reduce greenhouse gas emissions and promote public health.

## **2. Promote equitable, affordable housing.**

- Expand location- and energy-efficient housing choices for people of all ages, incomes, races and ethnicities to increase mobility and lower the combined cost of housing and transportation.

## **3. Enhance economic competitiveness.**

- Improve economic competitiveness through reliable and timely access to employment centers, educational opportunities, services and other basic needs by workers as well as expanded business access to markets.

## **4. Support existing communities.**

- Target federal funding toward existing communities—through such strategies as transit-oriented, mixed-use development and land recycling—to increase community revitalization, improve the efficiency of public works investments, and safeguard rural landscapes.

## **5. Coordinate policies and leverage investment.**

- Align federal policies and funding to remove barriers to collaboration, leverage funding and increase the accountability and effectiveness of all levels of government to plan for future growth, including making smart energy choices such as locally generated renewable energy.

## **6. Value communities and neighborhoods.**

- Enhance the unique characteristics of all communities by investing in healthy, safe, and walkable neighborhoods—rural, urban, or suburban.

