



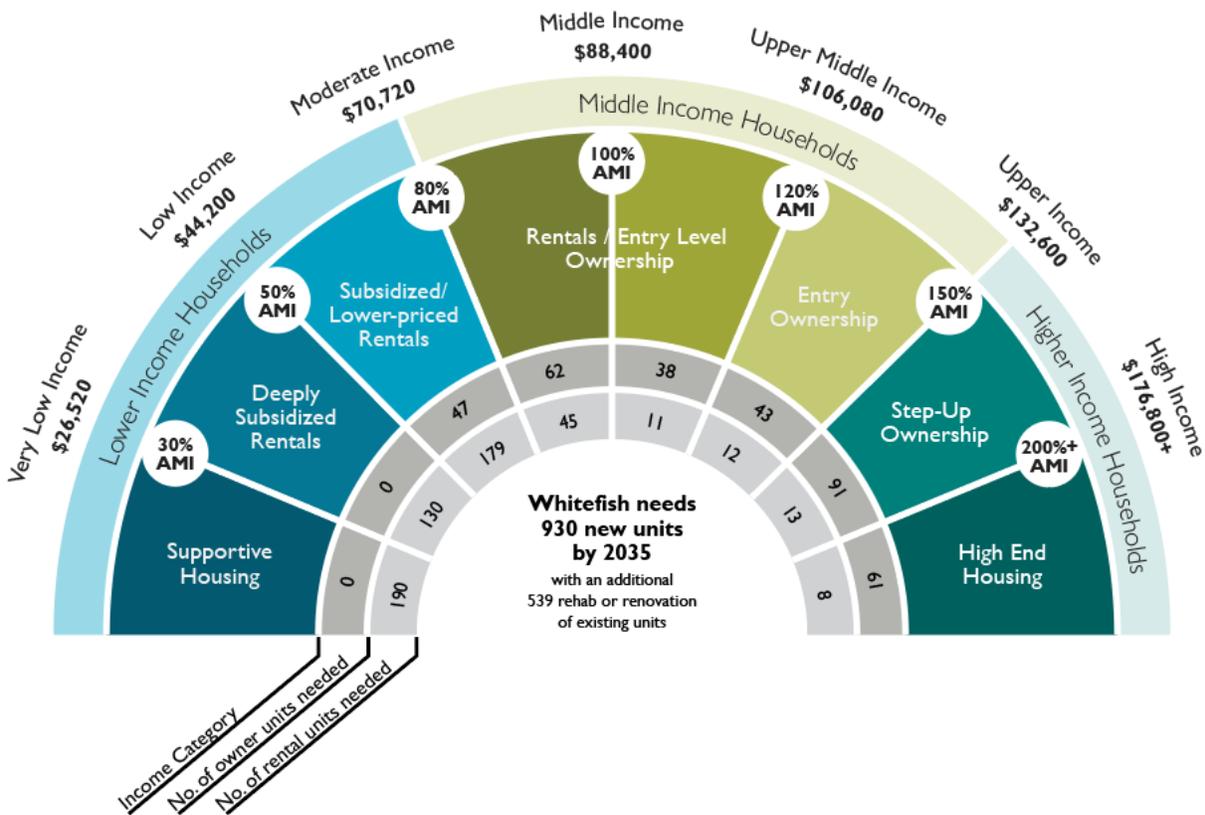
# INTRODUCTION TO THE WHITEFISH LEGACY HOMES PROGRAM SUMMARY SHEET - UPDATED 10-22-25

## Purpose:

Facilitate the creation of permanently affordable workforce housing in the City of Whitefish

## Why:

The 2025 Whitefish Housing Needs Assessment shows 930 new units (588 rental/342 ownership) are needed by 2035, with an additional 539 rehab or renovation of existing units.



## What is the Whitefish Legacy Homes Program?

The Legacy Homes Program is a voluntary incentive-based inclusionary zoning program where a development provides **10%** of the total number of units for long-term affordability within a development for people with moderate income in exchange for certain incentives. Options for providing affordable housing include integrating housing within the development, paying a fee in lieu of housing, developing units off-site, donating land or any other acceptable options.

### What is AMI?

AMI is the 'Area Median Income' established by the federal government annually by County. The 2025 AMI for Flathead County for a 2-person household (the average in Whitefish) is \$82,100. This is also referred to as 100% AMI.

### What is Affordable?

- Mortgage no more than 30% gross monthly income for households making 80-120% AMI
- Rental no more than 30% gross monthly income for households making 60-80% AMI

### What Types of Projects Have the Option of Participating in the WF Legacy Homes Program?

- Subdivisions
- Residential Planned Unit Development (PUD)
- Residential Conditional Use Permits (CUP)

### Incentives for Developers/Builders:

*Reduction* in parking, lot sizes, lot width

*Increase* in building height, density, lot coverage

*A streamlined* development approval process for smaller projects

## WHITEFISH LEGACY HOMES PROGRAM

### ***DETAILED OVERVIEW***

#### Purpose of Program

To facilitate the creation of permanently affordable workforce housing in the City of Whitefish.

**10%** = the percent of homes or rentals deed-restricted for affordability as part of the project

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- Subdivisions
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#### Pricing

Based on needs identified in the 2025 Housing Needs Assessment, residential **ownership** units will be targeted for 2-person households earning **80.01-120%** AMI, as published annually by the U.S. Department of Housing and Urban Development, and rental units will be affordable to households earning **60-80%** AMI.

The following represents rentals and home pricing based on April 2025 AMI. These numbers will change annually based on updated AMI information from U.S. Department of Commerce:

AMI	Category 1 – Rental Units	Category 2 – Ownership Units
60-80%	\$1,385-\$1,846/month: 2-bedroom	
Average 70%	\$1,615/month: 2-bedroom	
80.1-120%		\$250,298-\$375,447: 2-bedroom
Average 100%		\$312,873: 2-bedroom

### Characteristics of Deed Restricted Units

- On-site and interspersed with market rate units with exemptions, as appropriate
- Same type of units as rest of development (if a mix, then proportional to rest of development)
- Owner/renter mix matches rest of development
- The bedroom mix for the deed restricted units will align with the bedroom mix of the market units provided it is responsive to the needs identified in the Workforce Housing Needs Assessment
- Phasing of the deed-restricted units will match phasing of the rest of the development

The sizes of the deed restricted units may vary in a development, but must meet these requirements:

Rental	Minimum SF	Average SF
Studio	350	450
1 Bedroom	550	650
2 Bedrooms	725	825
3 Bedrooms	900	1000
Ownership	Minimum SF	Average SF
Studio	400	500
1 Bedroom	700	1,000
2 Bedrooms	800	1,150
3 Bedrooms	1,100	1,300

Deed-restricted units will be architecturally compatible with surrounding development; exterior finishes will be compatible and consistent with the materials and finishes used on market rate units. Adequate storage space must be provided.

### Compliance

A Housing Mitigation Plan will be submitted as part of the development permit application; it will detail how the proposed development will meet or exceed the LHP requirements and its contents will become conditions of the development permit approval. The proposal should clearly demonstrate how it meets or exceeds the requirements of the LHP and helps the City

achieve its housing goals as established in the Strategic Workforce Housing Plan. Alternatives may be considered on a case-by-case basis.

### **Options to Provide Legacy Homes**

There are several options to provide Legacy Homes including:

- On-Site Housing is the preferred method to integrate affordable housing throughout town
- Fee In Lieu of Housing can be paid for all or a portion of the affordable housing
- Off-Site Housing can be considered in situations where this is preferable
- Land In Lieu may be considered provided the value of the land is commensurate in value. Considerations may include access to infrastructure and proximity to services.

### **Incentives for Meeting and Exceeding the Requirements**

As an offset to providing deed-restricted housing as part of a market-rate development, the LHP offers a shopping list of incentives to effectively reduce certain development standards. A project meeting the requirements could make use of the incentives below.

Incentive categories include:

- Reduce parking requirements by 20%
- Increase building heights by 5-feet (no more than 3 stories)
- Increase density by 20%
- Increase percent maximum lot coverage by 10%
- Reduce minimum lot size by 20%
- Reduce minimum lot width by 10%

Additionally, an Administrative Conditional Use Permit is the land use permit process for small projects, as recommended in the Strategic Housing Plan. Along with the Administrative CUPs, additional review criteria for multi-family and mixed-use projects are required. These review criteria include building orientation, parking lot design, grading/tree retention, open space and neighborhood scale.