



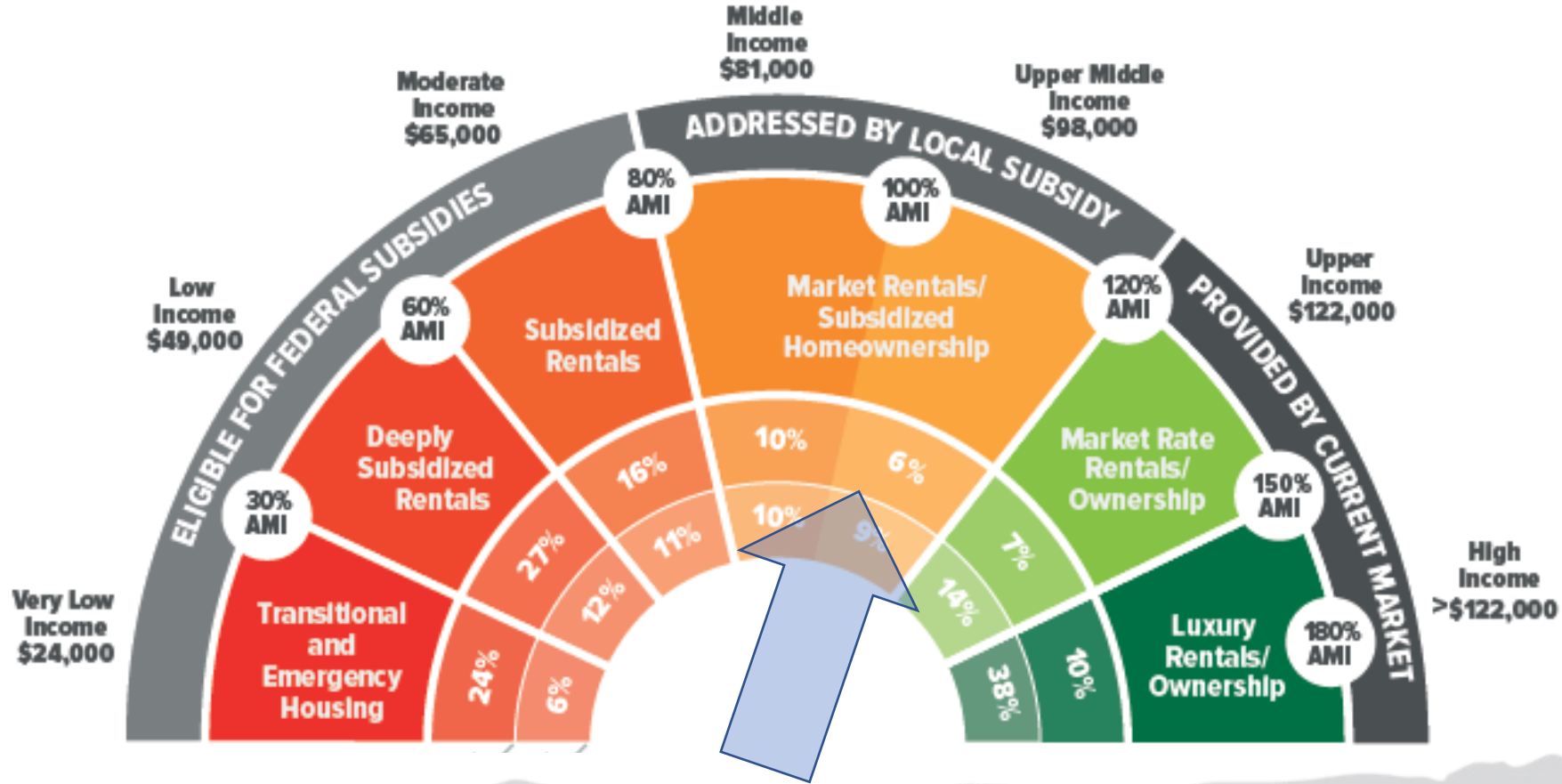
Prospera
BUSINESS NETWORK

Business
+Community



Paul Reichert
Executive Director
preichert@prosperamt.org

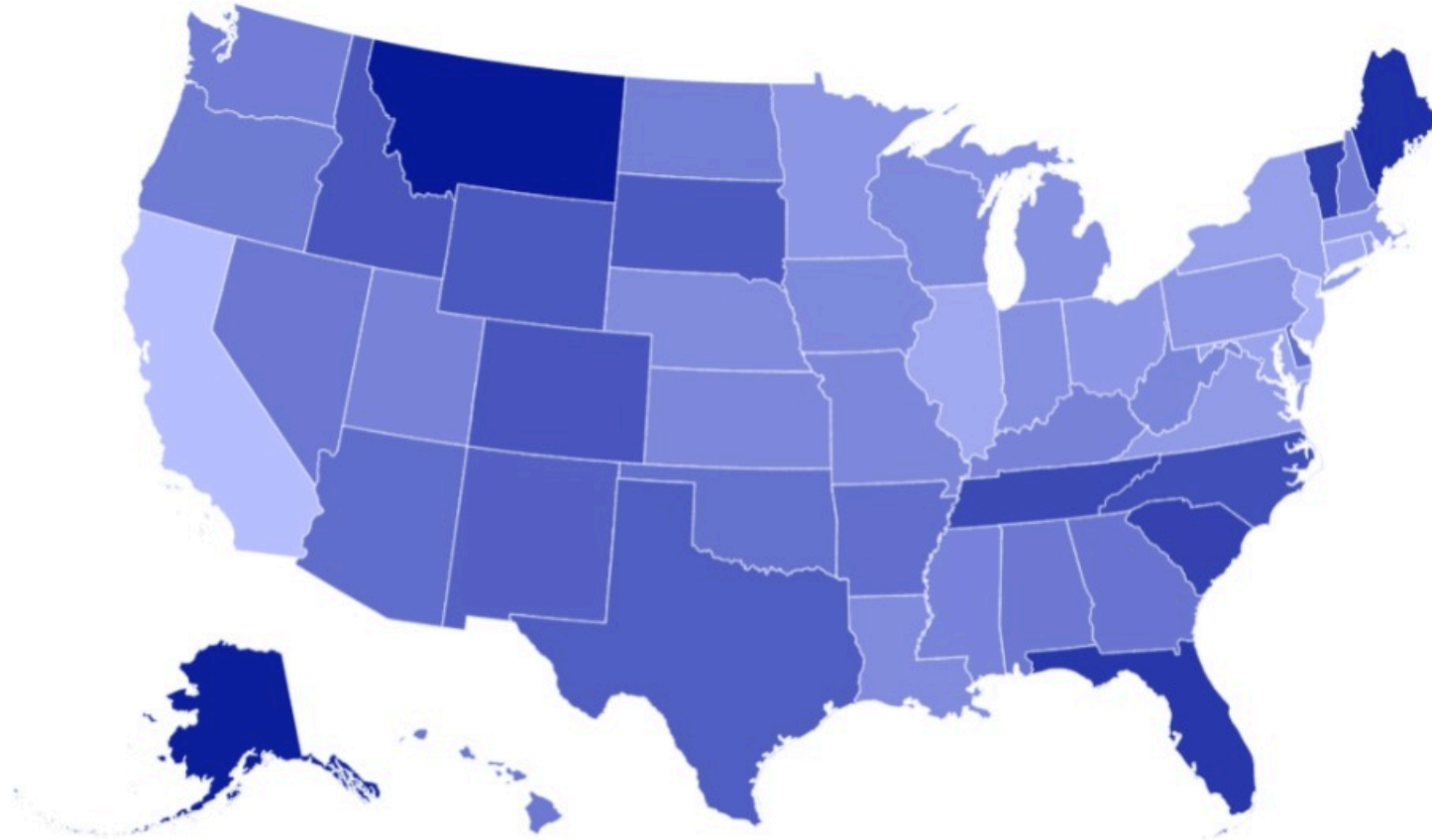
Housing Affordability by Area Median Income (AMI)



Bozeman Median Home Price in December 2021, \$720,000. Up 67% since 2019.

Headed to Montana or Fleeing Cali?

Net Moves Per Capita: -6.01 10.88

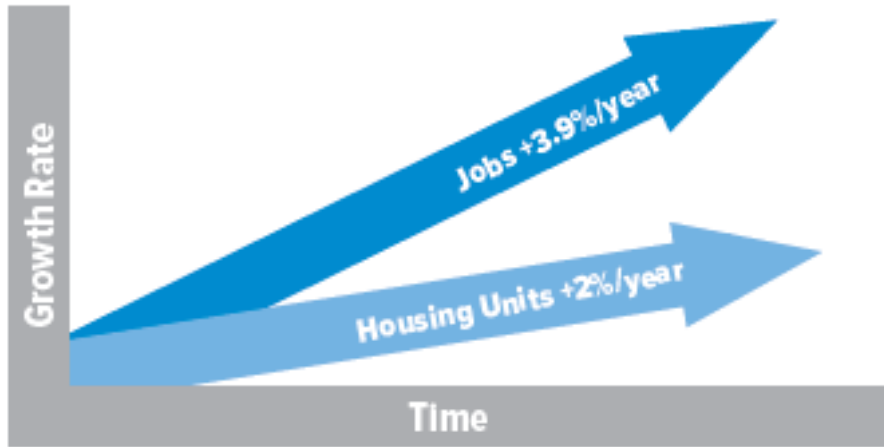


Note: We looked at the net inflows for all states and compared those on a state by state basis to the state population size in order to get a ratio that accounted for varying state sizes. We then ranked each state from the highest to lowest net inflow rate. • Source: U.S. Census Bureau 2020

moveBuddha

Growth Rate

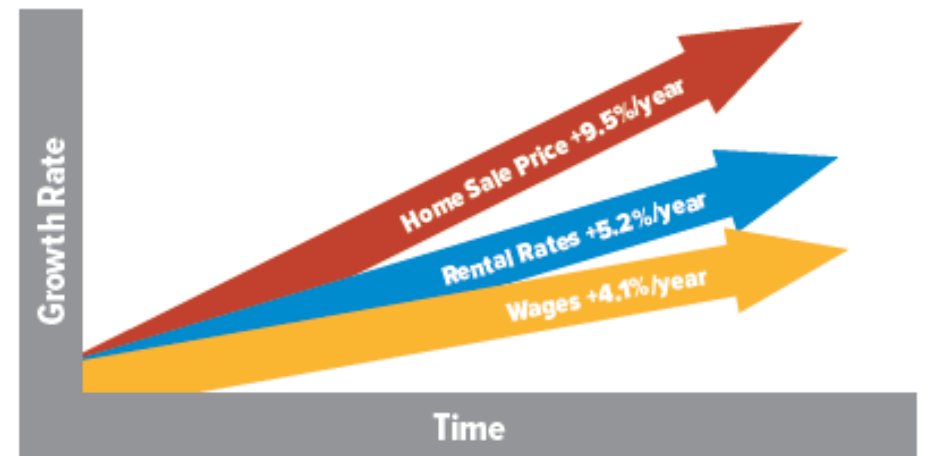
Jobs and housing unit growth rates are not on the same path.



6,815
additional,
new housing
units
are needed to
accommodate the
increase in jobs.

Growth Rate

Wages, housing prices, and rental rates are not on the same path.



50% of
RENTERS
in Gallatin County
are cost burdened.

24% of
HOME OWNERS
in Gallatin County
are cost burdened.



COURTESY OF DAVID PERLSTEIN

Sean Hawksford took to the corner of Main and Willson last week to make a plea for someone to sell him a home.

Bozeman man takes his house search to streets



Amber Hogan lost her rental in Kalispell after the owner decided to sell. "I didn't think I would be able to find a place on my salary," she said. "I sort of took it as a sign that it was just time to move on from Kalispell." Credit: Justin Franz

by Justin Franz
06.03.2021



REAL ESTATE

Out of house and home

As home prices soar and people move in, Flathead Valley residents are stymied by a dwindling supply of rental properties. For Kalispell's Amber Hogan, that means pulling up roots and leaving Montana.



TRYING TO KEEP UP

Despite 2020 gains, tech sector struggles with housing crunch

By JULIANA SUKUT
Chronicle Staff Writer

Bozeman tech company Zoot Enterprises was hiring for 20 positions last week. Nearly all of them were at the software company's Billings office.

"Billings has been one of our big expansion points," said company president Tony Rosanova. "We're leveraging that because of the cost of Bozeman. We're hiring staff into Billings because the price of homes is lower."

Despite offering child care for employees at the Bozeman office, and other amenities within the office, it isn't enough to draw or retain talent with Bozeman's housing pressures, Rosanova said.

For Mike Myer, CEO of the Bozeman software company Quig, new hires are given the option to work remotely anywhere. While they prefer Bozeman-based candidates, a remote hire clears up the issue of housing.

While Bozeman's high cost of living has been an ongoing issue, it was exacerbated by the pandemic — in part from out-of-state remote workers moving in.

Anecdotally, Will Price, founder of Next Frontier Capital, a Bozeman investment firm,

knows of hundreds of remote tech workers who have moved to Montana during the pandemic. People working at Facebook, Google or Airbnb.

The phenomenon has made national headlines, with stories in the New York Times and the Wall Street Journal examining the flood of digital workers moving to mountain towns.

Bozeman's tech industry helped the area become affluent and has been a draw for national and even international tech companies, but now businesses are struggling to hire as the cost-of-living balloons.

With a year of extreme growth for some, tech companies are now grappling with Bozeman's rising wealth disparity and housing crisis, in part engendered by the tech sector itself.

"We don't want to follow the same negative path as Silicon Valley, or other places with extreme income inequality or lack of affordability," said Christina Henderson, the executive director of the Montana High Tech Alliance. "How can we part of the solution?"



For many of Montana's tech companies — which provide anything from website and software design to biotechnologies — the pandemic was a boon for business.

At the start of 2020, MyVillage, which franchises independently owned, in-home child care and educa-



PHOTOS BY RACHEL LEATH/CHRONICLE

Tony Rosanova, president of Zoot Enterprises, poses for a photo on Aug. 11, 2021, in their Bozeman office.

tion facilities, provided services to Montana and Colorado. By the end of the year, the company was in 48 states.

The exponential growth was due in part because of a pandemic-induced need for home-based child care.

"Somewhere in June supply and demand for us exploded," said Erica Mackey, who co-founded the Bozeman company in 2017.

Although the year was marked with uncertainty, navigating health orders and managing her 20-something employees, Mackey's

company was poised to roll with the punches presented by COVID-19.

"We were always partly remote, had a lot of the infrastructure and communication systems in a virtual setting already," she said.

Quig, a company that helps businesses interact with customers via text messaging, saw about 300% year-over-year increase in revenue in 2020.

With businesses closing down phone centers, and more people shifting online, the product took off.

LETTING LOOSE

People were using a beer bong, peeing in trees

POLICE REPORTS | PAGE A7



Bozeman Health to build housing near airport

By **JULIANA SUKUT**
Chronicle Staff Writer

Bozeman Health plans to build a workforce housing development outside of Belgrade near the airport in an effort to help retain and attract new employees in Gallatin County's increasingly expensive housing market.

The development, announced Monday, will be the first workforce housing project of this scale the health system has undertaken.

The development is planned to be built in partnership with ERES Capital, a real estate investment and development firm.

Construction on the 15-acre workforce housing development could begin as early as summer 2022 and be completed toward the end of 2023.

ERES Capital CEO Mike Elliot said many details on the development are still being ironed out and that initial plans have not yet been submitted to the city of Belgrade.

Bozeman Health plans to initially build approximately

100 units in partnership with ERES Capital, according to the Monday announcement.

The development is planned to be in the Yellowstone Airport Plaza, a former gravel pit south of the Bozeman Yellowstone International Airport at Gallatin Field that is being redeveloped into a more than 50-acre mixed-use site with tentative plans for hotels, restaurants, a movie theater and bowling alley and some housing developments.

Construction on the 15-acre workforce housing development could begin as early as summer 2022 and be completed toward the end of 2023.



SAMUEL WILSON/CHRONICLE/REPORT FOR AMERICA

More **HOUSING** | A7

The Bridger Mountains tower over Bozeman Health Deaconess Hospital on Nov. 19.

ERES Capital and Charter Realty & Development Corp. Bring New Workforce Housing Complex to Bozeman Market

- Located in Yellowstone Airport Plaza, a new mixed-use center
- The two-phase multifamily project will serve the growing corporate housing needs of Gallatin County
- Phase 1 construction will begin summer, with completion slated for the second half of 2023
- Features 170 units, totaling 440 beds



ERES
CAPITAL

Prospera
BUSINESS NETWORK
Business
+Community



Local Action:

- **Bridger View, 62 homes. Headwaters Community Housing Trust**
- **HRDC plans 120 unit emergency housing project**
- **Big Sky Land Trust completes new deed-restricted housing**
- **Big Sky Community asks “homeowners” to rent to employees instead of vacationers**
- **HRDC completes tiny house project**
- **300+ housing units planned for Gallatin Gateway area**
- **And area organizations and trade groups making financial commitments for more...**



The Tamarack

1,000 SF – 2 bed, 2 bath

the Tamarack is the perfect Foothold for first time homeowners, young families, or an older couple looking to downsize.

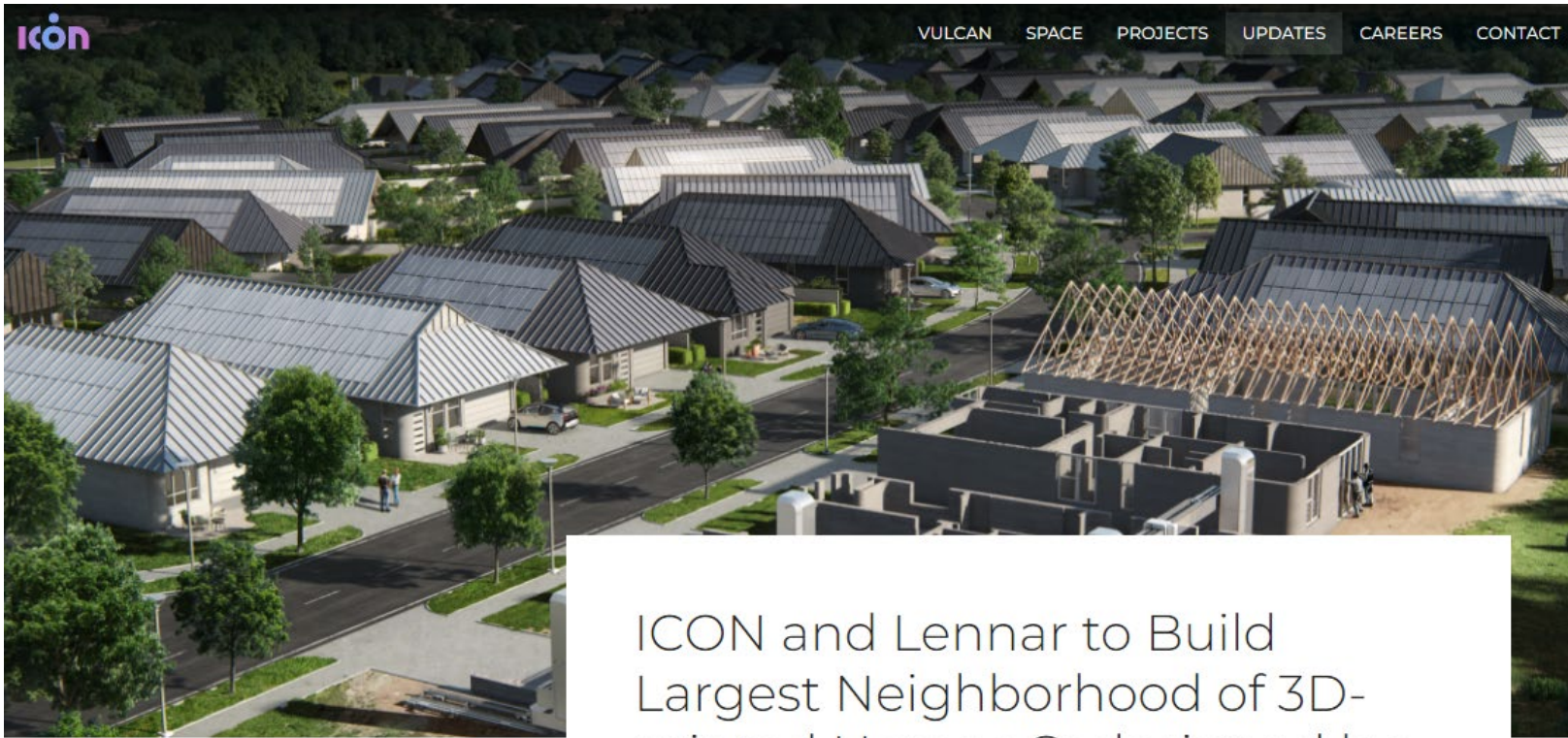
A thoughtful layout allows plenty of space for a working from home or hosting guests, while keeping a small footprint.

The Tamarack can be integrated with a garage, a car port, or a deck, or you can attach the Pika for a combined Single Family Home + ADU.

Tamarack without a garage starts at \$200,000

Or with a garage, starting at \$250,000





ICON and Lennar to Build Largest Neighborhood of 3D-printed Homes Codesigned by BIG-Bjarke Ingels Group

BY
ICON Team

POSTED
2021-10-26

Innovative 100-home Community Breaks Ground in Austin Area in 2022

Lennar, one of the nation's leading homebuilders, and ICON, a construction technologies company pioneering large-scale 3D printing, today announced a commitment to build the largest community of 3D-printed homes to date using ICON's innovative robotics, software and advanced materials. Breaking ground in 2022, the 100-home community will be codesigned by the acclaimed architecture firm, BIG-Bjarke Ingels Group.

The announcement deepens a relationship that began with Lennar's investment in Austin-based ICON's recent \$207-million financing round and offers a promising path toward delivering affordable, technology-driven homes that meet rising demand.





Prospera
BUSINESS NETWORK

Business
+Community



Paul Reichert
Executive Director
preichert@prosperamt.org

