

Project #1

Affordable Housing Building Plan Library



What Is It?

- **Pre-reviewed residential plans** designed to make smaller, attainable housing easier.
- **Competitive design process** inviting architects, designers, builders, and other qualified professionals to submit housing concepts suited to Helena.
- **Complete construction documents reviewed by the City** before being added to library.
- **Online access for homeowners, builders, nonprofits, and small-scale developers** to compare designs, estimated costs, and site requirements.
- **Reduces barriers to housing production** by lowering design costs, simplifying permitting, and providing access to reduced permitting costs for approved model plans.
- **Connects property owners directly with designers;** allows design firms to retain ownership of their plans.
- Approved designs can be **licensed for use on individual properties**, creating a repeatable model that can support more housing production
- **Pre-reviewed does not mean site pre-approved.** Each project would still require property-specific zoning, setbacks, utilities, foundation, drainage, etc





City of
Helena

Phase 1: ADUs and Small Residential



Detached ADUs



Small Detached Homes



Backyard Cottages



1-2 Bedroom Cottages



Accessible / Aging-in-Place



Other Small-Footprint Housing



Phase 2: Missing Middle Housing



- Duplexes;
- Cottage courts;
- Small multiplexes where permitted;
- Townhouse or attached housing prototypes;
- Small-lot homes; and
- Other housing forms identified through Helena's housing and land-use policies.



Process and Timeline

1. Call for Design
2. Design Review and Selection
3. Construction Documents Developed
4. Plans Published in Library

Ready to begin immediately





Benefits

This program seeks to increase housing choice, reduce construction barriers and City plan-review fees, support neighborhood development and expand housing affordability opportunities.

The program will provide pre-reviewed building plans, expedited permitting pathways, and public access to high-quality residential designs, while maintaining neighborhood compatibility and compliance with all zoning and building standards.