

## Sources:

1. Source: Steamboat Springs School District. (2024b, August). Whistler Park development fact sheet [Press release]. Retrieved April 1, 2025, from [https://resources.finalsite.net/images/v1722894830/steamboatschoolsnet/tqo9lhnmodgayvrqqz8u/housingfactsheet\\_english.pdf](https://resources.finalsite.net/images/v1722894830/steamboatschoolsnet/tqo9lhnmodgayvrqqz8u/housingfactsheet_english.pdf)
2. Teacher salary in Steamboat Springs, CO. (2025). Indeed.com. Retrieved April 6, 2025, from <https://www.indeed.com/career/teacher/salaries/Steamboat-Springs--CO>
3. Calculation for Teachers Salary:
  - a. Financial experts recommend spending no more than 30% of gross income on housing.  
  
 $30\% \text{ of } \$50,273 = \$15,082/\text{year, or } \sim \$1,257/\text{month available for housing costs.}$
  - b. Estimate Monthly Cost for a \$500,000 Home  
  
Down payment: 5% (\$25,000 — a more accessible amount) Loan amount: \$475,000.  
Interest rate: 7%. Loan term: 30 years. Taxes & Insurance: ~\$500/month (conservative).  
Monthly mortgage estimate using a mortgage calculator: Principal + Interest = ~\$3,162/month. Add taxes/insurance = ~\$3,662/month.
  - c. Compare to What is Affordable  
  
What you can afford = \$1,257/month. Actual estimated monthly cost = ~\$3,662/month.  
Income needed:  $\$3,662/\text{month} \times 12 = \$43,944/\text{year}$  just for housing.  $\$43,944 \div 0.30 = \sim \$146,480/\text{year}$  income to afford this house under the 30% rule.
  - d. How Many Hours per Week Would a Person Need to Work?  
  
Currently earnings are about \$24.17/hour (based on 40 hrs/week) To earn \$146,480/year:  $\$146,480 \div \$24.17 \approx 6,060 \text{ hours/year. } 6,060 \div 52 \text{ weeks} \approx \sim 117 \text{ hours/week}$
4. Mercer LLC. (2021). Healthcare's lower-wage labor shortage. <https://www.mercer.com/content/dam/mercer/assets/content-images/north-america/united-states/us-healthcare-news/us-2021-healthcare-labor-market-whitepaper.pdf>
5. Quick Maps. (n.d.). <https://data.hrsa.gov/maps/quick-maps?config=mapconfig/MUA.json>
6. Hock, E., Blank, L., Fairbrother, H., Clowes, M., Cuevas, D. C., Booth, A., & Goyder, E. (2023). Exploring the impact of housing insecurity on the health and well-being of children and young people: a systematic review. Public health research (Southampton, England), 11(13), 1–71. <https://doi.org/10.3310/TWWL4501>
7. Chen, K. L., Miake-Lye, I. M., Begashaw, M. M., Zimmerman, F. J., Larkin, J., McGrath, E. L., & Shekelle, P. G. (2022). Association of Promoting Housing Affordability and Stability With Improved Health Outcomes: A Systematic Review. JAMA network open, 5(11), e2239860. <https://doi.org/10.1001/jamanetworkopen.2022.39860>