

Ryan Zinke's Contributed To Montana's Housing Crisis By Turning His Properties Into AirBnBs

Significant Findings

2023-Present: Montana Had An Affordable Housing Crisis.

- ✓ The Governor of Montana said that “affordable and attainable housing is...the No. 1 issue facing working families in Montana.”

AirBnb, In Particular, Raised Local Housing Costs Because It Reduced The Supply Of Housing For Local Residents To Serve Air Bnb Travelers.

- ✓ The Economic Policy Institute found that the presence of Airbnb raised local housing costs.
 - o Airbnb reduced the supply of housing because property access was shifted from local residents to Airbnb travelers.
 - o Those who benefitted from Airbnb were disproportionately white and high wealth.

Zinke Had Multiple Properties That He Owned And Were Rented Through AirBnB.

- ✓ Zinke's wife, Lolita, had multiple Airbnb postings for properties in Whitefish, Montana.
 - o Zinke's Whitefish Lake AirBnB Rented for over \$16,000 a month.

Ryan Zinke And His Wife Lolita Were Listed On The Property Records For Nine Deeds, One Of Which Appeared To Be In A State Of Disrepair And One Which Appeared To Be A Cleared Lot.

- Ryan Zinke and his wife Lolita were named on the property records for nine separate deeds.
 - o One of these properties was in a state of disrepair.

Montana Has An Affordable Housing Crisis

The Governor Of Montana Said That “Affordable And Attainable Housing Is...The No. 1 Issue Facing Working Families In Montana”

Montana Governor Greg Gianforte Said That “Affordable And Attainable Housing Is...The No.1 Issue Facing Working Families In Montana.” “I think affordable and attainable housing is probably the No. 1 issue facing working families in Montana,’ Gov. Greg Gianforte said at a press conference in April.” [Missoulian, [5/15/23](#)]

HEADLINE: “Nowhere To Go: Montana's Affordable Housing Crisis.” [Missoulian, [5/15/23](#)]

HEADLINE: “Montana City Grapples With Rise Of Unhoused People Living In Vehicles.” [PBS News Hour, YouTube, [4/21/24](#)]

AirBnb, In Particular, Raised Local Housing Costs Because It Reduced The Supply Of Housing For Local Residents To Serve Air Bnb Travelers

The Economic Policy Institute Found That The Presence Of Airbnb Raised Local Housing Costs

The Economic Policy Institute Found That The “Single Biggest Potential Cost” From Airbnb Derived From Higher Housing Costs For City Residents. “The single biggest potential cost imposed by Airbnb comes in the form of higher housing costs for city residents if enough properties are converted from long-term housing to short-term accommodations.” [Economic Policy Institute, [1/30/19](#)]

The Economic Policy Institute Found That The Costs To Renters And Local Jurisdictions Would Likely Exceed The Benefits. “The economic costs Airbnb imposes likely outweigh the benefits. While the introduction and expansion of Airbnb into U.S. cities and cities around the world carries large potential economic benefits and costs, the costs to renters and local jurisdictions likely exceed the benefits to travelers and property owners.” [Economic Policy Institute, [1/30/19](#)]

Airbnb Reduced The Supply Of Housing Because Properties Shifted From Local Residents To Airbnb Travelers

Airbnb Reduced The Supply Of Housing Available To Local Residents To Accommodate Airbnb Travelers. “The largest and best-documented potential cost of Airbnb expansion is the reduced supply of housing as properties shift from serving local residents to serving Airbnb travelers, which hurts local residents by raising housing costs.” [Economic Policy Institute, [1/30/19](#)]

Those Who Benefitted From Airbnb Were Disproportionately White And High Wealth


Those Who Benefitted From Airbnb Were Disproportionately White And Had High Amounts Of Wealth. “Property owners do benefit from Airbnb’s capacity to lower the transaction costs of operating short-term rentals, but the beneficiaries are disproportionately white and high-wealth households.” [Economic Policy Institute, [1/30/19](#)]

Numerous Properties Owned by Zinke Were Rented Through AirBnB

Zinke’s Wife, Lolita, Had Multiple Airbnb Postings Their Whitefish Properties

Zinke Was Married To Lolita Zinke. “Lolita ‘Lola’ Zinke, a Santa Barbara native and wife of Donald Trump’s former Interior Secretary Ryan Zinke, broke a bottle of Champagne over the hull of the future USS Santa Barbara in Mobile, Alabama, this weekend, proclaiming, ‘For the United States of America, I christen thee ‘Santa Barbara.’” [Santa Barbara Independent, [10/18/21](#)]

There Was A Profile “Lolita” That Appeared To Be Lolita Zinke Who Listed The Snow Frog Inn. [Air Bnb, accessed [5/2/24](#)]



Lolita
Host

10
Years hosting

Lolita hasn't updated their profile yet


Lolita's interests, fun facts, and other highlights will show up here once they've added some.

Lolita's confirmed information


- ✓ Identity
- ✓ Email address
- ✓ Phone number

[Report this profile](#)

Lolita's listings



Rental unit
Snowfrog Inn and Gardens



Condo
Our Montana Retreat at Bay Poin...

[Air Bnb, accessed [5/2/24](#)]

- **The Snow Frog Inn Was Owned By Ryan Zinke And His Family.** “Plans for a new bed and breakfast will go before the City of Whitefish on Monday during a public hearing. Ryan Zinke and his family are working with the Whitefish Planning board to get approval on a bed and breakfast. The Snow Frog Inn will feature six bedrooms for guests, a kitchen, a living room space and lodge area where customers can relax.” [Montana Right Now, [5/31/13](#)]
- **Zinke Listed Snow Frog LLC As A Position On His Personal Financial Disclosure.** [U.S. House Clerk, Ryan Zinke 2023 Personal Financial Disclosure, filed [5/13/23](#)]

SCHEDULE E: POSITIONS

Position	Name of Organization
Partner	Continental Divide International (CDI) LLC Whitefish MT
Partner	Snowfrog LLC Whitefish MT
Partner	Double Tap LLC Whitefish MT

[U.S. House Clerk, Ryan Zinke 2023 Personal Financial Disclosure, filed [5/13/23](#)]

Lolita Zinke Had Three Air Bnb Postings For Various Properties in Whitefish. [Air Bnb, accessed [4/30/24](#); Air Bnb, accessed [4/30/24](#); Air Bnb, accessed [4/30/24](#)]

Snowfrog Inn and Gardens

[Share](#) [Save](#)



Entire rental unit in Whitefish, Montana

4 guests · 2 bedrooms · 2 beds · 1 bath

★ New



Hosted by Lolita
10 years hosting

This centrally located upstairs apartment in downtown Whitefish offers two bedrooms, one bath, a full kitchen, a living room with a fireplace, and dedicated work space. The property also provides Laundry facilities, and is beautifully decorated in upscale furnishing. With its proximity to town and the Whitefish River, residents can easily enjoy all the amenities and outdoor activities the area has to offer.

Add dates for prices

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest	

[Check availability](#)

[Report this listing](#)

[Air Bnb, accessed [4/30/24](#)]

Our Montana Retreat at Bay Point on Whitefish Lake

[Share](#) [Save](#)



Entire condo in Whitefish, Montana

8 guests · 3 bedrooms · 5 beds · 2 baths

★ New



Hosted by Lolita
10 years hosting

Enjoy exclusive access to 600 feet of private homeowners beach and unwind in the indoor pool after a day of exploring. Introducing our stunning 2-bedroom, 2-bath condo on Whitefish Lake! This retreat comfortably sleeps 8, featuring two Murphy beds for added flexibility. Complete with a fully equipped kitchen, with luxurious furnishings throughout. Welcome to your perfect Whitefish getaway!...

CHECK-IN 5/1/2024	CHECKOUT 5/6/2024
GUESTS 1 guest	


Those dates are not available

[Change dates](#)

[Report this listing](#)

[Air Bnb, accessed [4/30/24](#)]

Our Montana Retreat at Bay Point on Whitefish Lake Share Save



Entire condo in Whitefish, Montana
8 guests · 3 bedrooms · 5 beds · 2 baths
★ New

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10 years hosting

Enjoy exclusive access to 600 feet of private homeowners beach and unwind in the indoor pool after a day of exploring. Introducing our stunning 2-bedroom, 2-bath condo on Whitefish Lake! This retreat comfortably sleeps 8 featuring two Murphy beds for added flexibility

Add dates for prices

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest	

Check availability

Report this listing

[Air Bnb, accessed [4/30/24](#)]

Zinke's Whitefish Lake AirBnB Rented For Over \$16,000 A Month

Zinke's **Whitefish Lake AirBnB Rented For As High As \$18,600 For One Month.** "In the ad, Tranel showed an Airbnb listing entitled "Our Montana Retreat at Bay Point on Whitefish Lake," which is a two-bedroom, two-bathroom home listed by a host named "Lolita" (Lolita Hand is Zinke's wife). In the ad, the cost breakdown shows an "accommodation" cost of \$16,800, a cleaning fee of \$200 and an Airbnb service fee of \$1,537 for a month-long stay, with a "monthly stay discount" of \$2,520 for a total pre-tax cost of \$16,017 for one month. When attempting to book the rental for the month between March 5 and April 5, 2025, AlterNet found an accommodation cost of \$18,600, a \$200 cleaning fee and a \$732 service fee. [AlterNet, [8/27/24](#)]

Ryan Zinke Was Listed On The Property Records For Nine Deeds, One Of Which Appeared To Be In A State Of Disrepair

Ryan Zinke Was Listed On The Property Records For Nine Deeds

Zinke Was Listed On The Deed For Nine Properties. [Flathead County Assessor, accessed [4/3/24](#); [4/3/24](#); [4/3/24](#)]

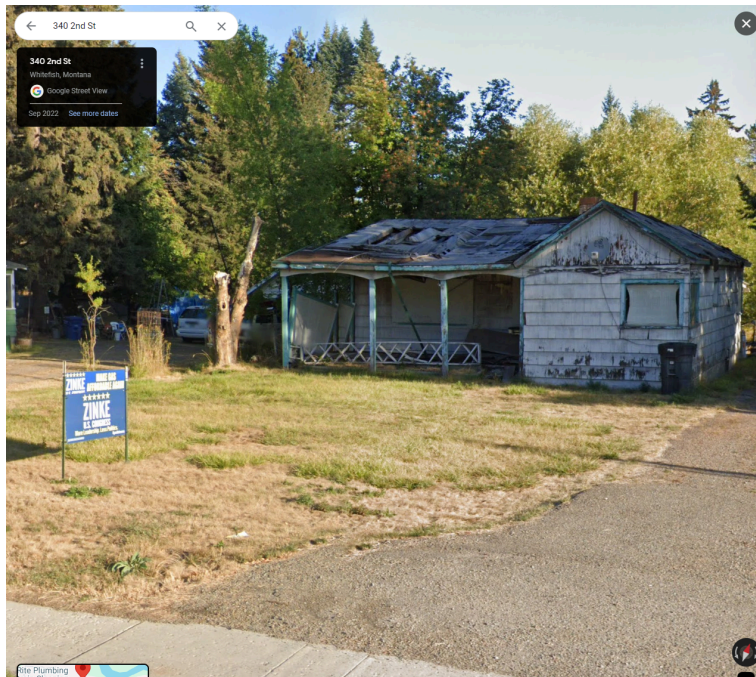
PROPERTY ADDRESS	OWNERS
300 Bay Point Drive, Unit 15 B, Up Whitefish MT	Ryan and Lolita Zinke

300 Bay Point Drive, Unit 15 B, Down Whitefish MT	Ryan and Lolita Zinke
409 W 2 nd St Whitefish MT	Continental Divide International CDI LLC NOTE: This is property Zinke listed when serving in MT State Senate. May be where he lives.
415 W 2 nd St Whitefish MT	Continental Divide International
Multiple Physical Addresses, Whitefish MT 59937	Continental Divide International
Hendrix Tr, Lot 3 Ex Tr A Block 1, Whitefish MT 59937	Double Tap LLC
928 Bitterroot Dr MT Tr 1CJ IN L 6	Ryan Zinke Jaime Zinke Randy AKA Justin Zinke
Ht) Lupfer Heights Lot: 12 TRS: T31, R23, Sec. 03 Legal: LUPFER HEIGHTS	Lolita Zinke (Wife) Konrad Zinke (Son) Frederick Arthur Wolfgang Zinke (Son)
410 W 3rd St, Whitefish MT 59937	Ryan Zinke and Lolita Zinke

[Flathead County Assessor, accessed [4/3/24](#); [4/3/24](#); [4/3/24](#)]

One Of These Properties Was In A State Of Disrepair

Zinke Owned A House That Appeared To Be In A State Of Disrepair. [Google Maps, “340 W 2nd St, Whitefish MT, accessed [4/30/24](#)]



[Google Maps, “340 W 2nd St, Whitefish MT, accessed [4/30/24](#)]

General Information		
Property Number	07-4292-36-2-04-08-0000	
Assessment Code	0000848800	
County	Flathead	
Levy District	07-0334	
Neighborhood	207.246.0	
Situs Address	340 W 2ND ST, WHITEFISH, MT 59937	
Legal Description	HENDRIX TR, S36, T31 N, R22 W, BLOCK 1, ACRES 0.86, LOT 3 EX TR AASSR# 0000848800	
Owner Name	DOUBLE TAP LLC	
Property Last Updated	1/6/2024	
Value History		
Year	Market Value	Taxable Value
2022	\$194,500	\$2,626
2023	\$344,400	\$4,649
2024	\$344,400	\$4,649
Property Characteristics		

[Montana.gov, accessed [5/2/24](#)]

- **Zinke Was A Partner With Double Tap LLC.** [U.S. House Clerk, Ryan Zinke 2023 Personal Financial Disclosure, filed [5/13/23](#)]

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