



GATEWAY COMMUNITIES:

AFFORDABLE HOUSING ISSUES & PLANNING SOLUTIONS IN TETON VALLEY

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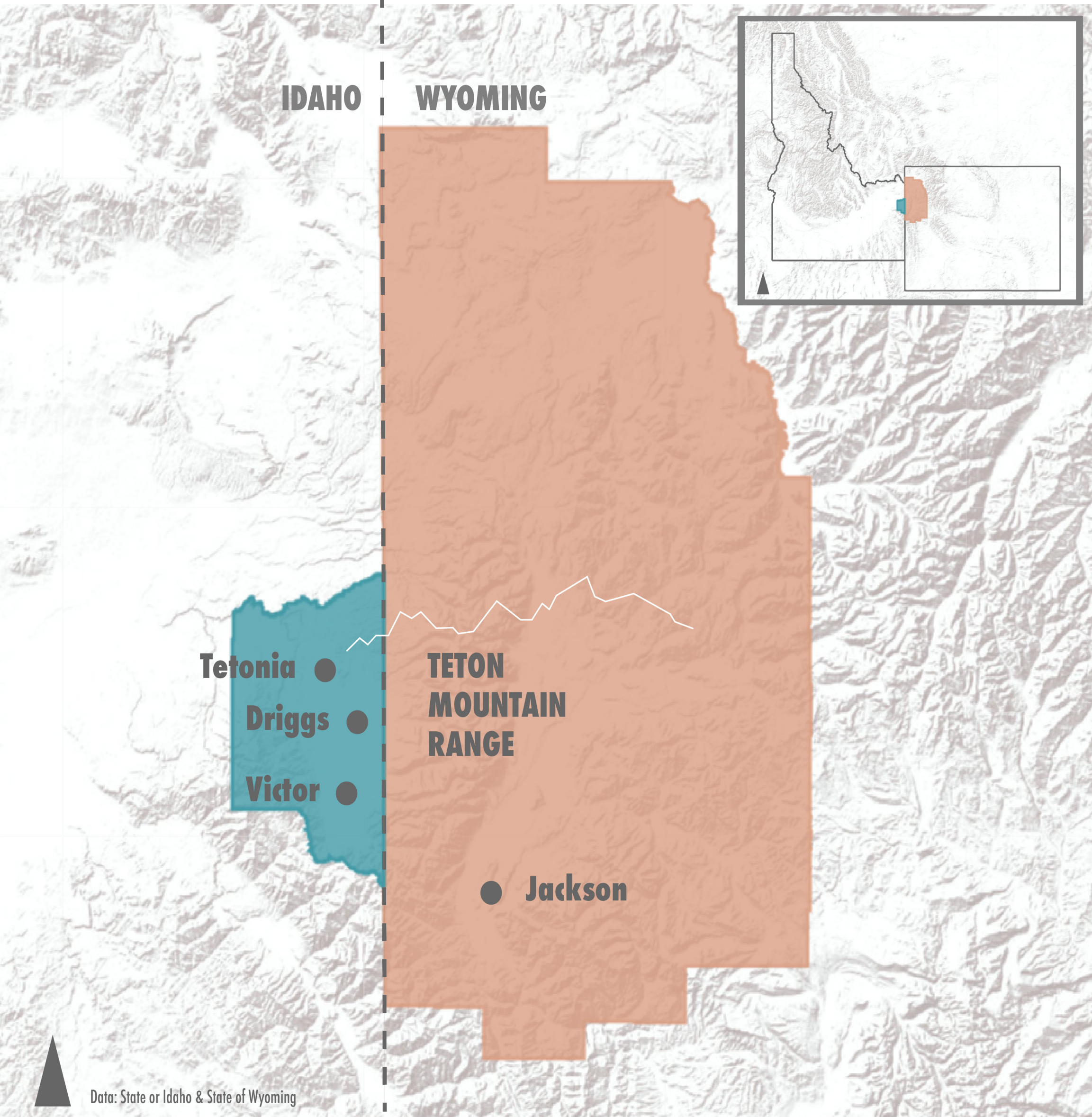
Prepared For:
VALLEY ADVOCATES FOR RESPONSIBLE DEVELOPMENT



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PROBLEM STATEMENT:

The Teton Valley is defined by its vast natural spaces, outdoor recreation, and charming small towns. Due to the tourism industry and influx of amenity migration to the area, Teton Valley locals are facing an affordable housing crisis. Valley communities are seeking policy recommendations that protect existing affordable housing options which will enable more locals to live comfortably in their communities.



HOUSING CONDITIONS:



MEDIAN HOME PRICE:

\$4.4 Million
Teton County, Wyoming

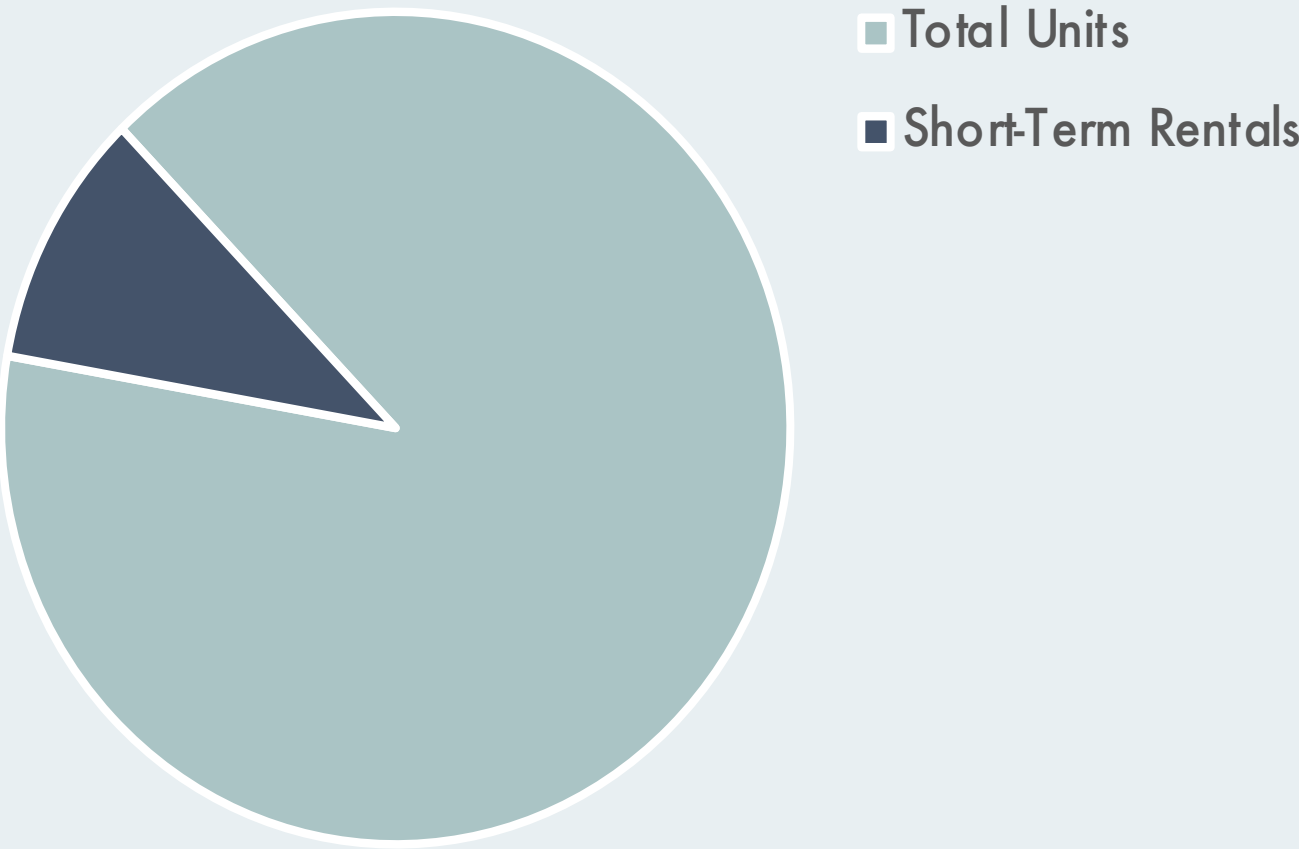
\$750,000
Teton County, Idaho



HOUSING NEED BY 2027:

4,700 units are need to meet demand over the next 5 years.

Share of Short-Term Rental Units
In Teton Valley



RECOMMENDATION:

	Added STR Regulations	Deed Restrictions	STR Conversions	ADU Restrictions	Overlay Districts	Down Payment Assistance
Teton County, WY				X		
Jackson			X			
Teton County, ID	X	X			X	X
Tetonia	X				X	
Driggs				X	X	
Victor	X				X	

Recommendations are informed by existing conditions of Teton Valley. Successful case studies from other gateway and resort communities informed possible policies and programs Teton Valley communities can consider adopting.

