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**Available market rentals in Teton Valley** Based on data from Teton Valley Rental Inventory  
(April 2017 – August 2017)

	Room	1 bedroom unit	2 bedroom unit
<b>Avg Rent</b>	\$489/month	\$800/month	\$1,309/month
<b># Listed per Week*</b>	7.67 listed	2.5 listed	5.5 listed
<b>Wage for Affordability</b>	\$8.46/hour	\$13.86/hour	\$22.66/hour
<b>Salary for Affordability</b>	\$17,596.80/year	\$28,828.80/year	\$47,132.80/year (88% AMI)
	3 bedroom unit	4 bedroom unit	5 bedroom unit
<b>Avg Rent</b>	\$1,598/month	\$1,575/month	\$2,190/month
<b># Listed per Week*</b>	3.5 listed	1 listed	1.8 listed
<b>Wage for Affordability</b>	\$27.66/hour	\$27.26/hour	\$38/hour
<b>Salary for Affordability</b>	\$57,532.80/year (108% AMI)	\$56,700.80/year (106% AMI)	\$79,040/year

\*Some may be listed multiple times.

**Affordable rentals in Teton County, ID** Based on US Census data

AMI: \$53,474 for family of four (2011-2015)      60% AMI: \$32,084 for family of four

TCID AH units serve people at 60% and below AMI.

Conservative calculation: At least 20% of TCID households would be eligible for AH units

- 729 households (of 3,605 households, or 20%) earn less than \$25,000, which is 46% AMI for 4-person household
- 1,168 households (of 3,605 households, or 32%) earn less than \$35,000, which is 65% AMI for 4-person household
- Total of 5,498 housing units (3,605 occupied housing units) and total of 1,107 rental units

AH rental units make up about 1.70% of the housing stock or 9% of the rental stock

- 96 income-restricted rental units out of 5,498 housing units
- 96 income-restricted rental units out of 1,017 total rental units

**Notes from apartment managers**

Fox Creek Apartments, Driggs

48 income restricted 2- and 3-bedroom units (up to 60% AMI); 7 market rate units

- About 20 families on each waitlist (one for 2 bedrooms, one for 3 bedrooms)
- Have been telling people the wait is 1-1.5 years

- Have not had notices for a while

Teton View Village Apartments, Victor

32 income-restricted 2- and 3-bedroom units (up to 60% AMI)

- Have 14 people on the waitlist for 2 bedrooms, 17 people on the waitlist for 3 bedrooms
- Recently went through the 30 person waitlist for a 2 bedroom and people either had found housing, had a change in income and were no longer eligible for affordables, or were in a current lease (or something similar) and could not move immediately. 14 people chose to remain on the waitlist.
- Have seen an increase in applications. Since the end of March, about 40 people have applied for an affordable rental and 2 have moved in.

Teton Court, Driggs

16 income-restricted one-bedroom apartments

- Full with no vacancies, although two may be moving. 4 or 5 people on the waitlist.
- Renters rarely move out, as most are handicapped or on Social Security so once they get in, they do not tend to move.
- Property manager does not give potential renters an estimate for the waitlist.

Since May 2016, CRC has provided the following out of our Quality of Life (QOL) funds (total of \$8,320.72)

- \$2,991 for rent payments to 12 families
- \$400 for mortgage payment for 1 family
- \$245.19 for emergency hotel nights for 2 families

43% of QOL funds used on housing issues.

\$10,969 → 39.9% of QOL on housing

\$3,591 rent

\$400 mortgage

\$385 in hotel

\$4,376 on housing issues