

CHAPTER 14

HOUSING ANALYSIS

Types of available housing in the City of Victor has been on the increase over the last 15 years. The percent of total housing built between the years 1980 and 1990 was equal to 9.6% of the total. 49% of the City's housing was constructed between the year 1990 and the year 2000. 14% of Teton County's housing is considered seasonal, recreational or occasional use type housing.

In 1980 there were 119 housing units in the City. In 1990 this number had risen a mere 25 units to 144 total units. However, by the year 2000 the number of housing units had grown to over double the 1990 number to reach a level of 330 units available.

It is interesting to note that the median value of a home in 1980 in Victor was \$32,500 dollars and median rent was \$127 dollars. Ten years later it had climbed to \$50,000 dollars with a median rent of \$283 dollars and by the year 2000 the median value had climbed to \$133,000 with median rents at \$679 dollars.

This rapid increase has created an affordable housing crisis in the City with there being a lack of housing for the service industry workers commuting from the Jackson Hole market area.

GOALS AND POLICIES

HOUSING GOALS
1. Encourage an adequate number of housing units at price ranges affordable to the region's households and a variety in housing location.

Policy No. 1: Encourage opportunities for a diversity of housing choices.

Policy No. 2: Encourage development of high-quality housing that is safe, sanitary, attractive and affordable.

Policy No. 3: Support the development and maintenance of affordable housing throughout the community. Support existing and new partnerships that encourage and provide for affordable housing as appropriate.

Policy No. 4: Encourage the development of housing for those with special needs including but not limited to the elderly, mentally ill and disabled.

Policy No. 5: Allow accessory-dwellings in appropriate areas throughout the City, subject to design standards, to encourage additional housing opportunities.

Policy No. 6: Encourage upper-story housing in commercial area.

Policy No. 7: Consider medium and high residential densities in areas where infill and redevelopment are encouraged.

Policy No. 8: Consider a variety of residential densities in new neighborhoods.

Policy No. 9: Encourage the restoration and improvement of homes in historic neighborhoods and homesteads

Policy No. 10: Permit multifamily housing development only in the areas where central water and sewer can be extended.

Policy No. 11: Encourage more Affordable Housing and promote home ownership through self-help programs.

Policy No. 12: Encourage singlewide mobile homes to locate in mobile home parks.

Policy No. 13: Continue supporting programs that promote repair and maintenance of existing housing stock.

