

Q. Please expand on any of your answers concerning why you live in the region or threats to the quality of life in this region.

Teton County, WY	Excellent	Access to public services such as fire are a serious threat that it is majority volunteer and the few paid employees wage is much lower than other government employees in the valley.
Teton County, WY	Excellent	As this past winter season dictated, and we already know, the amount of tourists in the area has risen significantly. The more tourists, the more short term/vacation rentals. The more of those, the less amount of long term rentals for residents. Also there is the matter of building multimillion dollar homes and then the same owner buying up rental property and charging crazy amounts for it. I also dislike a lot of the zoning laws here. My boyfriend and I are currently looking to buy property for which we can build a small, comfortable, extremely eco-friendly home on. Here's the example. Most lots that are available for sale are at least 10+ acres. We are currently looking at a 10 acre piece of land, that we were interested in splitting with another couple that is friends of ours, and we could each build a home. 5 acres each is plenty of land, but you cant build 2 homes because it isn't zoned for it. We aren't trying to start a new subdivision, we want to be away from people, but we can't even do this, which would actually make it affordable for us to build our own home, because of red tape all over the place. I think instead of just changing regulations for zoning, maybe they should hear your plan on a case to case basis. Right now the ONLY way we can afford to own our own home is to build in Victor, and we really don't want to do that.
Teton County, WY	Excellent	Both my husband and I moved here (separately, when we were single) to work in jobs that are related to the national park service (Grand Teton). We both enjoy the outdoors, wilderness, but also are culturally connected (he performs in an improv troupe, I sing in a choir). We like being able to stay connected to the arts and attend concerts, enjoy good restaurants, but also be able to get to amazing hiking, kayaking, mountain biking in a 30 or less minute drive.
Teton County, WY	Excellent	Cities need to understand and account for the 'home office' employee. As a home office employee for a US-based multinational, I like to believe I'm having a positive impact on the region by 1. Not taking local, high-paying (however few there may be), and 2. Acting as a 'permanent tourist' by spending money brought in from outside the region. When it comes to housing, however, I almost had to leave the region due to numerous restrictions (deeds, etc.) on many rentals in the Jackson area.
Teton County, WY	Excellent	Concept of Threats are highly subjective, situational and attitudinal. Choices and individual action are more determinative than objective condition.
Teton County, WY	Excellent	Dense development is ruining the desirability in certain areas. People do not want to live on top of each other and want to have a space of their own.
Teton County, WY	Excellent	Growth threatens the the concept of Wyoming.
Teton County, WY	Excellent	Even though affordable housing is not a personal problem for me, it is a community problem about which my spouse and I are deeply concerned. Having a large proportion of the workforce commute from distant communities is unsustainable in many ways—economically, environmentally, and socially. As a volunteer emergency responder, I feel the effects (and so does my employer) when I respond to an emergency call only to have to wait 30 minutes to an hour or more for a 'responsible party' to arrive from Alpine.
Teton County, WY	Excellent	Fire service is volunteer and very busy in the summer very slow in the winter makes it hard to keep volunteers either complete burn out or no intereser
Teton County, WY	Excellent	Good schools, good healthcare, great opportunities for those who are willing to work full time.
Teton County, WY	Excellent	Health care costs at St Johns too high
Teton County, WY	Excellent	Housing needs are a serious concern for residents in Jackson. As the home prices increase, the workforce is being pushed out of the market. My husband and I make just enough over the Housing Authority/Trust limits to be able to afford a home. And market rate? Forget about it. Wages in Jackson/Teton County do not equate to affording anything in Jackson or the near vicinity. Homes in Jackson are purchased by wealthy investors now. Neighborhoods are changing and losing the community feel due to second home owners/rental market. Short term rentals will only compound this problem. The workforce is getting squeezed out, and this is a huge concern for the vitality of Jackson in the future.
Teton County, WY	Excellent	How hard it is to get affordable housing, no place to live with a pet, lack of control when it comes to homes that have 10 people illegally living in a 2 bedroom home. Very hard to have a home business (no foot traffic) without ridiculous government restrictions. We should not have to live an hour away to work. Also, the local government seems to think a bus will solve that. In a town based on tourism, hours and days of work are extremely varied and the lack of consistency with the bus system doesn't solve the transportation issue. The bus is set up for 9-5 workers Monday thru Friday.
Teton County, WY	Excellent	I am afraid that housing will become too expensive to live here and raise a family, that I will have to move.
Teton County, WY	Excellent	I am concerned that too much focus and emphasis in Teton County, WY is placed on hispanic families and students and they (community, public services, and education) are not as focused on the rest of the people/families that live and work here who are not hispanic.
Teton County, WY	Excellent	I appreciate the tradition of ranching that came into this region and had the unintended consequence of holding open lands open. While it is no longer very viable, and while there are environmental issues with ranching, particularly the movement of wildlife across fenced pastures, I still hope it continues to be a part of this valley and the social culture, as people who are tied to the land that way, are valuable resources. Their ranches are valuable resources. The western flavor of Town is appealing, as are it's historic characteristics that harken back to this lifestyle. I love that we have Elk Fest, and honor hunting. I hope we never get to be too new age urban, even though we need to accommodate more people in this small space, we can do so smartly, to protect our views, open space, wildlife habitat, and everything that makes this place so incredibly beautiful and special.
Teton County, WY	Excellent	I came here as a traveling RN. I have been asked to come on as a staff member, but the cost of housing makes that impossible at the rate the hospital pays.
Teton County, WY	Excellent	I don't think finding a job with a good pay is a problem at all. The problem is finding people to work these jobs who have housing. Just looking at the paper it's pretty evident that the number of jobs is greatly exceeding the amount of housing available. It's just ironic that the people who live and run this town can't find housing, and also can't afford it.
Teton County, WY	Excellent	I feel like there is a huge amount of down town development. Jackson has lost its small town appeal. I've lived here over 52 years, and I understand we need to expand the things that are offered. However, the real issue I have, is there are a lot of empty shops and office spaces. Why are we allowing more building, when there is a large amount of empty retail space. And why are we allowing tall buildings in the downtown core. The town has a height limit, but it seems all the new construction is somehow getting exceptions to this rule. It isn't pretty. Why have rules, if they are not being enforced. I know I can't have it the way it was when I was a kid, but I'd like to be proud to bring my great-nephews to Jackson and say this is where I grew up.
Teton County, WY	Excellent	I feel the most serious threat to Jackson is affordable housing because currently workers cannot afford to live close to where they work. This creates, among other things, increased traffic, a community disconnect and developmental sprawl as bedroom communities develop.
Teton County, WY	Excellent	I have lived in this region for a long time because of it's beauty and wild life. There are too many people moving here who are not concerned for the wild life. Speeding and killing animals and leaving trash around.
Teton County, WY	Excellent	I just had a baby last year - I would like to have another child and raise my family here. We live a block away from where I work and can walk everywhere. With my husband working from home, we are out growing the 2 bedroom house we are renting right now, and it's hard to imagine being able to afford renting a place more expensive. We are on the list for the affordable housing and hope to be able to own a home in Jackson.
Teton County, WY	Excellent	I know we have the tools in place..... comprehensive plan, LDRs, and non-profit organizations, that will make sure that wildlife protection and proper planning will go forward in a transparent and well thought out process.

Teton County, WY	Excellent	I live her for the geography and recreation. The over development is a treat to those things.
Teton County, WY	Excellent	I live here because my family and husband's family live here and because it is a safe place to raise children.
Teton County, WY	Excellent	I live here because not only do I have family here, but have been fortunate to operate my own business. I worry about the fact that I may never own a home and may need to move where housing is affordable. With an already high cost of living, and landlords raising rent, I worry that myself and friends and family may never get ahead.
Teton County, WY	Excellent	I live here because of the great people, access to beautiful hiking/skiing. I believe that biggest threats to the quality of life in the area would be: using up the resources to build large empty houses, or any large scale development/sprawl, threats to wildlife, water supply & fresh air. Large population growth will be a threat to the natural world eventually, so as humans multiply we will degrade the earth. I appreciate that the town of Jackson makes sure that when developers build high-end housing they also build affordable units.
Teton County, WY	Excellent	I live in Jackson because it is a great place, close to amazing recreational opportunities. It's awesome being away from the hustle of a big city. Living in east Jackson is great because I can walk/bike most places, including work and downtown very easily. I am lucky to have a professional job and 'got' an affordable home that my wife and I own so we have some roots here now. I couldn't imagine living anywhere else and whenever I leave town for a trip, it's always such a great feeling when you get back and you are 'home'.
Teton County, WY	Excellent	I live in Jackson for quality of life and am very concerned about growth impacting that.
Teton County, WY	Excellent	I live in this area because I respect the environment, the peace and security of the land, the values of the residents who understand what a gem we have in this country and our surrounding park lands. I am concerned when we bring in outside consultants with big city/east coast views on how things should be. While outside views are sometimes helpful to us in expanding our own horizons, I have found many of those consultants (as well as many new comers) do not get a feel for the surrounding country and the community but, instead, impose their own views from outside--views which are not necessarily compatible with our way of life. The animals preceded us in this valley and deserve our respect in all our development. Corporations, like the recent Walgreen Hillside debacle, should be held to higher standards here than in other places. That slide could have been avoided!!!
Teton County, WY	Excellent	I love living here. I love my life and my job here. However, I recognize that I cannot afford a home and a family with my current salary. There would be serious sacrifices that I will have to make in order to have a family here and they would not benefit my children or family. When I am ready to have a family, whether I can afford a house will determine if I am able to stay and work here.
Teton County, WY	Excellent	I rented in Teton County, Wyoming and Teton County, Idaho for eight years before being fortunate enough to purchase an affordable home in Wilson. I am thankful everyday I do not have to worry about increasing rent rates and moving every six months to a year any longer. By purchasing a home I am able to become more involved in the community knowing I have the ability to be part of this community for as long as I chose to live here. Affordable housing is an imperative part of the future success of this community.
Teton County, WY	Excellent	If you look in the Jackson paper classifieds right now there are over 75 jobs available in Jackson but there are less than 10 places to live. I live in Jackson and if my lease came due today and my landlord didn't let me renew, I would be forced to move out of the area. I have a good paying full time year round job. I would like to buy a house in Jackson but I can't afford it. Our household income is just slightly above the top range to qualify for most affordable homes and we aren't even close to being able to afford a home on our own. We continue to rent but it is very difficult to find a place to rent. I think there will be even more workforce housing issues if Jackson allows more short term rentals. Who will work the service industry jobs in Jackson if there is no place to live?
Teton County, WY	Excellent	In order to live in Teton County, WY, many of us accept lower than market pay and higher than average cost of living. Despite being highly educated and working in a high-skills job, I hardly make enough to pay my student loan payments and still feed myself after paying rent. The rental market is trending towards lucrative vacation rentals and property values are far to high for the average citizen to afford, so we are pricing out our own community members.
Teton County, WY	Excellent	Increased land development is a serious threat to the quality of life in the area. It should be possible to increase the availability of high quality, affordable housing by cleaning up land already in use (trailers and jury-rigged shacks) and building new 2- or 3-level dwellings on the same footprint.
Teton County, WY	Excellent	It is a great community of people who support eachother but it is threatened by the fact that the average person can't afford to live here.
Teton County, WY	Excellent	It is ok to keep a special place special and not to give in to demands to build more hotels and more housing, if we ruin it, it will collapse. And no one will want to visit or live here if the animals are dead, and we destroy the environment
Teton County, WY	Excellent	It is sad that many grown children, who grew up here in Jackson, can't afford to stay here due to the cost of housing. The parents who were lucky enough to buy a home years ago, have to Skype to continue to see their children and grandchildren.
Teton County, WY	Excellent	It seems that due to the 'transient' nature of our town, the pay rate for most jobs can be below average, which makes it hard for many to afford to live in town or stay here long. Without reasonably priced rentals/housing, the employees working in the town will continue to leave due to financial stress. This effects the quality of all service industries (food, emergency, tourism) offered in Jackson, which could possibly hurt our economy.
Teton County, WY	Excellent	It's a difficult balancing act between land conservation, money-generating tourism and the ability for workers to be able to live in the community. But I do believe that without a strong and diverse population of people who live and work year-round in the community, we will lose our connection to this place and stop protecting the natural and cultural heritage that makes this region so unique.
Teton County, WY	Excellent	My employer gives me a \$600 monthly stipen to adjust for the cost of living in Jackson vs. their headquarters.
Teton County, WY	Excellent	My husband and I have lived in the valley for 5 years. We are an asset to the companies we work for and I believe that we add a lot to the valley as well. We participate in local events and support local charities. We both make a combined income of \$95k a year so we are unable to qualify for affordable or attainable housing. Additionally, we cannot afford to buy a house on the free market. We are willing to live as far south as Hoback, as far north as Kelly and as far West as Wilson, however, we cannot seem to find any housing in our price range. We are going to try to make a living here but if we still can't afford to buy a house in 3 years we will be moving out of the valley.
Teton County, WY	Excellent	My wife said, 'I've lived where you wanted us to for 30 years, now let's go where I want to live. I'm glad we did !
Teton County, WY	Excellent	only real threats around here are large cats, avalanches, bears, and rich folk driving up the cost of living and wasting natural resources for huge homes that are completely unnecessary
Teton County, WY	Excellent	Please send an e-mail to jacktvr@gmail.com with this question. I dont have time for the required essay right now and I think its important for you to get the survey back now.
Teton County, WY	Excellent	Population growth can be a threat if it is not dealt with appropriately; e.g., adequate housing, infrastructure, etc. Good planning can help mitigate some of the negatives of population growth, turning it into more of a positive (indicative of healthy environment, good economy...).
Teton County, WY	Excellent	Thankful that only 3% of land in Teton County, WY is public land
Teton County, WY	Excellent	The ability to get away from the crowds in many directions is very important. The population density is low and I find that very desirable. Many trails are becoming busier that threatens the area.
Teton County, WY	Excellent	The biggest threat to those living in this region is the lack of affordable housing. Local businesses simply cannot possibly hire the workforce they need to operate at their best because there is NOWHERE for people to live! More affordable housing needs to be built so that Jackson residents can

live comfortably and have more longevity here. If this cannot happen then we will continue to be struggling to keep up with the increased number of visitors the valley is seeing.

Teton County, WY	Excellent	The cost of living here is unquestionably high for no reason. It is an artificially created problem because people from here do not care for outsiders, except tourists and second home owners who have millions of dollars to spend on over-inflated prices and less-than average service quality. Land and home prices are a joke for what you get for your money. Working people, those who truly want to work and earn a decent living, should not be living in trailers on a small patch of dirt. This area is a great example of high cost for everything in exchange for very poor service and average homes and property.
Teton County, WY	Excellent	The economic projections for this community do not look good for a middle-working class.
Teton County, WY	Excellent	The Hole lost it's soul long ago. Town elected officials refuse to slow the growth, enforce housing limits and regulations, and are selling Jackson out from under the community. There will be no workforce at this rate. Money money money... The number one problem here is the lack of housing for the workforce. With a population of just 9,000 and a visitor flow of 4 million per year, it is crucial to bring in outside work for the seasonal periods of employment. Understaffing = lower quality service for guests = diminished guest satisfaction and recommendations for future trips.
Teton County, WY	Excellent	The only threat I see is if the government doesn't allow the market to correct itself. If housing costs rise or places fill up, people won't be able to get places to live, employers won't be able to find workers, wages will go up, people will make enough to afford the higher housing costs.
Teton County, WY	Excellent	The quality of life is amazing in this region and I feel so grateful that I made it happen in mine. I have shared it with my family and a great many friends and acquaintances and so can EVERYONE else that lives in this region. I have watched people come and go from this region since 1980. If you want to stay, set your goals and WORK FOR IT!!! The opportunities are available if you seek them. EVERYONE has a 'talent' that can leads to success. If we all encourage our associates to 'exploit their talents' to a positive end our community would flourish!!! Instead of this bologna questioner, why don't you ask yourself at 'The Chamber of Commerce' which by the way, who's mission is to promote 'commerce' AKA business. WHAT DO YOU AT THE CHAMBER NEED TO DO TO HELP 'OUR' COMMUNITY?
Teton County, WY	Excellent	The size and type of development is definitely a concern. I personally prefer smaller communities, but love the amenities that tourists sustain. I feel that recreation and land use need to be managed in a smart way with a lot of vision and that we need to make a big investment in improving trail heads to provide for growing visitors and locals. We also need to work together as a community to have a vision for who and how we want those lands managed... How will we deal with increasing conflicts from growth in population, visitors, and interest in trails. I hope the answer involves a greater investment in maintaining those important assets, especially on Forest land. I think there are many ways we could increase our density in town to provide more housing and more affordable housing. I worry about too cumbersome development regulations and the expense in providing such options. We own a small house on an interesting sized AR lot, which could be developed to provide more housing... We wield love to do this, but would need a lot of help to understand the very cumbersome process that doesn't directly connect with the land we own. I hope the new regulations are more clear. As a home owner, I very much seethe value in short-term rentals... I don't necessarily see them as a threat if they can be contained or benefit the community at large... Taxing? Credits for supplying local housing? Thanks for doing this!look forward to seeing the results.
Teton County, WY	Excellent	There are 6 pages of job openings in the paper and 0 places for rent. I know many people who would like to move to the area but there are no options. Additionally none of the businesses in the area are properly staffed because they cannot find employees who can afford to move to Jackson. I plan to live in Jackson, as long as I have housing, but once that is no longer available, I will be forced to leave the area. I would like to own a home, but I know that is not a possibility here due to the EXTREME cost. This does not make for a sustainable community.
Teton County, WY	Excellent	There are threats to living in this area because it is becoming unfeasible to find housing, not to mention affordable housing. I have more friends than not that have struggled to find housing and end up camping, couch surfing, or settling on unsatisfactory housing just to continue living in this wonderful area
Teton County, WY	Excellent	There seems to be places for people to live, but they the 1% ers. We need to house our working class- the lifeblood of the community. The very wealthy are hardly here and take up vital space for us to house the workforce.
Teton County, WY	Excellent	This town has a lot of working class people; however, everything is geared toward the super rich which makes it hard for people to make it here.
Teton County, WY	Excellent	Too many people ruin the atmosphere, quality of living and the environment
Teton County, WY	Excellent	Too many plane flight, tourists, second home owners and the impact on infrastructure such as roads, traffic, solid waste management. The airport is maxed out in carrying capacity and our roads are challenged to handle the increase in automobile traffic.
Teton County, WY	Excellent	Too much growth. Everyone says that wildlife is their top priority but then they make selfish decisions (bike path in the park, desire for pack rafting, up zones, poaching the bike path when it is closed, inviting big box stores etc.) that causes harm.
Teton County, WY	Excellent	Traffic is awful in the summer. We are trying to give more and more people the opportunity to live here yet we still have the same number of roads here. With more people comes the demand of more workers and more housing and more schools - already overcrowded. If we build and build, we lose the quality of life that makes this place a desirable place to live.
Teton County, WY	Excellent	We chose to live in Jackson over Teton County, ID because of the strong schools, services (hospital, doctors), and recreational opportunities for our family.
Teton County, WY	Excellent	we live here because of the hunting opportunities, my husband owns a guide service and makes a reasonable living at it.
Teton County, WY	Excellent	We live in a free market economy where innovation and hard work get you what you need to survive. Subsidized housing threatens the balance of our economy by allowing businesses to exist when they don't pay a living wage. For our economy to work we must patiently adhere to the rules that define capitalism. There is only room for subsidies when there is an imbalance in cost of living relating to salaries that are scaled on statewide costs of living.
Teton County, WY	Excellent	We need affordable workforce rentals so people can save for future homeownership. If people want to own they need to prioritize their lives, work harder than the person next to them and be a little frugal. 97% of the County is public so in 5 minutes and anyone can be out of town enjoying the outdoors. The town and county need to develop a master plan that allows for development of the privately held land and diversification of our economy. Too much reliance on tourism and construction.
Teton County, WY	Excellent	We need the year-round work force to actually live in Teton County WY so they feel a part of the community and contribute to its success... police officers, EMS, nurses, sheriff deputies, teachers, etc. The middle income folks with some assets don't receive the benefits of housing help (affordable, attainable housing), but can not afford free market... We are losing these folks. Teton County does a great job with transportation, education... we need more jobs that pay better, not more hotels that require a lot of low paid staff. I don't have an answer to the house difficulty... folks with good jobs also want home ownership with yards and pets.
Teton County, WY	Excellent	Weather (seasonally) prevents access to Idaho Falls Regional Medical Center medicine... While my family is lucky to be able to own a home, I find my community disconnected by the general cost of living-- long-term friends leave town because they can't own, or if they can, they can't afford other needs, or they are unable to find work that pays enough to afford even rental costs here. It makes for a disjointed sense of community when the working class population, my peer group, cannot make ends meet and must leave even though they don't want to.
Teton County, WY	Excellent	Will we turn into a town without real residents? As land becomes more coveted, prices don't allow the working class to live sustainably in the area.

Teton County, WY	Very good	Affordability. It's challenging to make the finances work here. I have a good job, full-time and benefits, and on top of that I work a second job, and own a small business to make ends meet. I am a hard worker and took a pay cut to live in Jackson. The majority of my income goes towards my rent, rarely can I contribute to my savings and never as much as I would like. I LOVE this area but it is defeating to look to the future and know I may not be able to own my own place.
Teton County, WY	Very good	Affordable housing has become a huge problem again - akin to what we were seeing in 2007 / 2008
Teton County, WY	Very good	At a certain point workers will not be able to live here or will have to work so much just to stay here that they won't be able to enjoy the place and they will leave and will not be replaced. Without workers the economy will come crashing down.
Teton County, WY	Very good	Availability and affordability of workforce housing in Jackson is a big threat to the quality of life. I live in a house with 6 roommates because I cannot afford to live in Jackson otherwise, even with a full time job. I have looked into moving to a home with fewer roommates, but the threat of not finding anything as affordable as my current housing situation has kept me from moving.
Teton County, WY	Very good	Becoming a condo and town home paradise for second and third home owners instead of a working town.
Teton County, WY	Very good	Biggest issue is a small number of affluent and influential people are keeping this town the way they like it. Weird fear of 'big box stores' and allowing for easing of short term rental options is a problem. Also the price of housing is ridiculous forcing good people to work multiple jobs and or live as vagrants on national forest lands. Many of us cannot see paying 3 or 4 times for the same house in Jackson or Teton Co. Crazy!
Teton County, WY	Very good	Changes to scenery or natural environment. The Budge hilside for example there should have never been an ok to cut into the hillside for the development of Walgreens. It destroyed the look of this area and the Budge's home is a total mess because of this. Was there not another piece of property that could have been purchased to build a Walgreens?
Teton County, WY	Very good	Climate change is real. I would like to see our community leading the region and joining forces with the most progressive communities in the country and world to continue to seek mitigation and stabilization of carbon and other greenhouse gas emissions to the atmosphere, retooling of commercial, agricultural, educational and personal living to focus on becoming a new generation of climate conscious citizens of the planet, such that our children have a reasonable place to call home.
Teton County, WY	Very good	Confused by statements. Does availability mean lack of or too much therefore hard to answer
Teton County, WY	Very good	Far too often well established or new regulations regarding growth and development are dismissed mainly due to extremely wealthy individuals or developers who contest these regulations, or completely ignore them. Sadly many elected officials (council members and commissioners) just roll over and let this abuse just go on!
Teton County, WY	Very good	For a town that relies on tourism and the large labor force required by tourism, the housing options available are nowhere near adequate.
Teton County, WY	Very good	For the most part, the quality of life boils down to the quality of people in the area. Put more specifically, the work ethic and values of the people contribute most to the quality of life anywhere. I would not be the first to tell you that the inappropriate cost of housing drives many quality people out of the region. I have lived here off and on for 15 years and have seen many quality people have to leave, or not be able to come, b/c of housing cost.
Teton County, WY	Very good	For the threats to quality of life I picked neutral for those that I think are fine as is. I chose moderate threat for the two categories that could use improvement.
Teton County, WY	Very good	Housing costs are absurd. If I ever move it'll be to own my own place
Teton County, WY	Very good	Housing needs to be available and affordable!
Teton County, WY	Very good	I always wonder how long I will live here because of housing
Teton County, WY	Very good	I am a federal fire fighter, my wife works the county health dept. We can't afford to buy a home in Teton County WY. We live in Park housing.
Teton County, WY	Very good	When I switch back to working for the US Forest Service we will be hard pressed to find a decent place to live that we can afford.
Teton County, WY	Very good	I am a registered nurse the cost of living here and lack of affordable housing may force me to move to a different region. Working class people who don't have trust funds have a very difficult time living here because the cost of everything is so high.
Teton County, WY	Very good	I believe affordable housing and employee housing is being over emphasized in the region. Not everybody that works in Jackson 'deserves' a house in Jackson. Everywhere else in the country people are required to commute to work. Instead of requiring all commercial developments to have an employee house for each employee, we should be further expanding our public transportation to commute our workforce from Alpine, Victor and etc..
Teton County, WY	Very good	It's nonsense to make a hotel give up a \$300 room per night for a low wage employee, when our lodging overlay is not even close to capacity in downtown Jackson. Although I can't afford to buy a house right now in Jackson, I will someday.. It won't be through affordable housing with limited growth, I can assure you that
Teton County, WY	Very good	I believe that the housing costs turn away middle and/or working class families, eventually resulting in either inappropriate housing or a town full of empty mansions with most of the workers commuting (and destroying our air!).
Teton County, WY	Very good	I enjoy living here for the outdoors and all the recreational opportunities to be had. I do not live beyond my means. I understand a lot of land around Jackson is tied up in National Forest or Park, however I feel normal middle class people should be able to afford a home in the place they live and work year round. I know how beautiful this valley is, so I understand why you would want to build a second home here. However, what exactly are they doing to better our community besides the couple weeks they are here?
Teton County, WY	Very good	I feel lucky to live in such a beautiful community with a vibrant economy. Housing availability is a problem here. Intelligent public policy is a solution. I suggest consulting bright urban planners with rural sensibilities.
Teton County, WY	Very good	I live here because I am at peace in the mountains and like the degree of infrastructure that exists in the area. I have not found many basic services that are lacking...
Teton County, WY	Very good	I live here because my job brought me here, and it pays great. However, there aren't that many full time year round jobs that pay people a wage in this town that they can survive. Housing should be made for affordable for people that make this community thrive, instead of catering to the rich part time residents/vacationers.
Teton County, WY	Very good	I live here because my wife grew up here and I have many close friends who live here. I also enjoy much of what is offered in the way of outdoor activities. The lack of quality affordable housing is the biggest threat that I view the valley has. Especially if you choose to have a pet of any kind.
Teton County, WY	Very good	I live here because of the access to recreational activities, the tight knit community and overall I feel that I enjoy a very high quality of life. I work a 'normal' 9-5 type job within the town and enjoy taking part in community activities and enjoy the company of my close group of friends. I think the area has major issues coming within the next 5-10 years of growth. Separation of wealth is huge one; more expensive homes are being built in town and it's becoming increasingly difficult for 'blue collar' people who work in town to live here. I feel like this is a planning/zoning issue if I had to categorize it. Let the big homes be built outside of town in the county is one thought process and then zone within the town for smaller more reasonably priced real estate (via limiting house size, in SF, on the lot even further). I'm afraid it's too far gone already though. I think this is the most serious threat to the quality of life here, as you have rich people buying land and building homes that do not live here full time. The majority of the people who do live here year round are not these people. At some point, the working class will not be able to afford to live within the town or county (with exception of some affordable housing provided) and will have to move elsewhere (Alpine, Idaho, etc.). This can create major issues for a town's long term economic growth, as if there are jobs but no place to live, this can severely limit the economy. In other areas of the country this has

		occurred, but those places have surrounding areas in close proximity where the working class can live (I grew up in such a place). In Jackson, this is not the case, as the majority of the surrounding land is protected and undevelopable and the nearest options offer long commutes, which in turn degrade quality of life.
Teton County, WY	Very good	I live here because of the quality of life and access to recreational activities. I have a decent job that affords myself to live here but see that changing with the housing situation that we currently have and others that cannot afford to live here comfortable. It also seems that the city can't figure out the traffic and construction issues on a yearly basis. It would also be nice to see other education opportunities in the county as well.
Teton County, WY	Very good	I live in Jackson Hole because I grew up here. I love the area and look forward to raising my family here. We work very hard to afford living here as we would in any area of the country. Living in this area is not a right and you need to work hard to make that happen. A drive from Alpine or Victor to work should be of no issue. There are plenty of cities in the country where you must drive, right trains, etc for hours in order to get to work. Those drives to Jackson are at least very beautiful and less than an hour. The only threat to access the activities that I enjoy are by the Federal and local governments shutting down public areas that we all have a right to be able to get to and play.
Teton County, WY	Very good	I live in the region because I moved here in 1973 when it was a small town. I live in this region because I love it. The tourism provides jobs and economy for Teton County. Access to healthcare/recreation areas/bike paths/public transportation are all important to me and these are all available to all of Teton County because of the tourism. I wouldn't have the job I have if there were no tourism. Biggest threat is my living situation. I will probably have to move to be able to afford my own place however I already pay too much rent for the place I live in now. My lifestyle currently fits in well to where I am living however as I get older I know this will change.
Teton County, WY	Very good	I love it here in Jackson. It is not reasonable to believe that there won't or shouldn't be growth and changes to Jackson. With that said, having lived in Los Angeles - Jackson has a long way to go before I would feel my quality of life was threatened in any way. I do believe in protecting what we have in this region of the country however. I have met many people that live in other parts of the world that would cherish the ability to live here.
Teton County, WY	Very good	One of the major threats to that being possible for many of them is the affordability of housing. I moved here with the idea of living in a small town and having access to diverse recreational activities. I think that tourism is necessary for many of the businesses to survive however the heavy traffic is killing the fresh air that I moved here for. I think that having a housing program for locals would be invaluable because there is a shortage of jobs that pay a good wage, however many businesses cannot afford to pay a higher rate. What I want most is for the wildlife and natural vegetation to be preserved and not lost to make room for luxury homes or corporate chains.
Teton County, WY	Very good	I think bus service should be expanded to reach more areas outside of Jackson and TV (if even 2 runs per day)
Teton County, WY	Very good	I think that the lack of affordable housing in Teton County, WY makes it difficult for many of my coworkers to feel a sense of community.
Teton County, WY	Very good	I was born and raised here, my family is still here... yet, I'm not sure I'll ever afford to live here and raise my own family.
Teton County, WY	Very good	If something is not done to make 'affordable housing' more affordable & available we are in big trouble - for example , my family qualifies in Q4 affordable, that's not very affordable. We miss Q3 by \$500. Pretty sad.
Teton County, WY	Very good	If we fail to provide real AFFORDABLE housing for the people that make up the work force in Jackson Hole- we will become a soulless town. People who have lived here for 40 years and people who were raised here are being forced out everyday. The current affordable housing structure in Teton County needs to change. The income brackets they have are skewed. If you make a certain amount of money or have a partner you are in a higher category than you could never EVER get financing for. The office in town harasses people who are dating to apply together which is silly because if you are not married you should not be forced into buying a house with them!! Also \$300,000.00 is not an affordable option. That is a huge mortgage and most can't get financing for that. We need homes and apartments, condos and duplexes that are truly affordable for buyers and renters and it needs to happen now!
Teton County, WY	Very good	Interested in places to live on Idaho side however dislike long commutes since it looked like I would have little time in the evenings and have early mornings. This decision pretty much governed my decision to live in Jackson.
Teton County, WY	Very good	It is nearly impossible to find good, affordable housing here! I would love to find a place more my own that I can afford, but that doesn't seem to be a possibility even in the remote future, and as much as I like my job it won't be enough to keep me here if housing continues to be unavailable.
Teton County, WY	Very good	It is peaceful and beautiful in Jackson with many opportunities for work, play and enjoyment. I moved here from Florida 19 years ago and had a job and housing in 3 days. I haven't been unemployed for more than a week in that time except for taking vacations.
Teton County, WY	Very good	It is very hard for young families to live in this area. Most young families I know that work in Jackson live either in Star Valley or in Teton Valley, Idaho. The cost of renting an apartment is very high for the quality, and the cost of buying a home is just not reasonable. There's no way my family of three would be able to purchase a house in Jackson, which is where I work. My husband and I both are forced to work rather than stay home with our son because we cannot afford to live on one paycheck, even though we both make a very good wage compared to many jobs in the valley. Daycare is so expensive that it almost negates a paycheck, forcing a family to decide if one parent should stay home with a child and forgo health insurance (not a real possibility anymore) or have both parents work and barely make their bills. The other option is to live outside of Jackson and spend 45-75 minutes commuting each way in order to have space and a decent place to live. I live within three blocks of the hospital in Jackson, where I work. I love being so close to work and my son's daycare, but we pay \$1100 in rent (not including utilities) for an apartment that has peeling linoleum floors, no heat in our bedroom (have to use a space heater, which brings more safety concerns), no working fan in the bathroom, no lawn (there is a 'green space' that is completely covered in weeds and no grass that doesn't receive any care), and no maintenance. I have lived in this apartment for 2 years and have never met the landlord. I've had one call for repair that has been addressed, others have not. We pay \$1100 for 720 sq feet of space, no yard, 2 beds 1 bath, and no maintenance. This is the BEST PRICE and BEST APARTMENT we could find within Jackson. Our last apartment was more affordable, but it was a condo and the owner decided to sell it instead of renting it. The only other unit we could find in the complex was being rented out for \$1600 a month. Most of the people in that complex were seasonal workers or young families. How they are able to afford that and food and health insurance boggles my mind. The other big treat to the quality of life is the cost of food. I know many people who drive to Idaho Falls to get groceries because they save 30% and Idaho Falls offers more coupons. We spend approximately \$650 a month just on food, and we only eat out once a week at most at casual dining establishments. I think if Jackson and the surrounding communities of Wilson and Hoback don't expand housing for workers, this will be a dire problem in the next five years. We need more housing set aside for the workforce in Jackson, and the rental prices need to be reasonable.
Teton County, WY	Very good	It seems that given current dearth of housing combined with wages not commensurate with the cost of living, soon Jackson will be left with only the independently wealthy and a few high-level executives, developers or salespeople, which will seriously hurt the possibility of diversity, socially as well as culturally.
Teton County, WY	Very good	Its simple. There are low paying jobs available but no where for people to live! That is why people stay for a summer or a winter and leave. There will never be a good solid work force to provide services the way things are here in Jackson. ITS HORRIBLE!
Teton County, WY	Very good	I've chosen to live in the region because of the National Parks, National forest and public lands, recreation opportunities and clean, beautiful environment. The greater Yellowstone area is one of the cleanest and most natural area in the lower 48 states, and keeping it that way is important.
Teton County, WY	Very good	Degrading the resources here would be a mistake that could not be reversed.
Teton County, WY	Very good	lack of ability for Teton County Idaho and its cities to build a strong and appealing infrastructure: roads, amenities, human services, etc. I think this is due to lack of adequate funding and incompetent strategic vision among many of our public servants.

Teton County, WY	Very good	lack of housing for longtime residents. too many 2nd homes allowed to sit empty for most of the year, taking up a good chunk of the valley, as you know.
Teton County, WY	Very good	low wages and high housing costs most of our friends have moved because of the cost of housing and economy!
Teton County, WY	Very good	money triumphs over maintaining a balance of nature and people. 'Longtimers' end up having to sell their property to retire and live; 'newcomers' (the richest) will pay anything to buy+ redevelop a beautiful property.
Teton County, WY	Very good	My biggest concern is the difficulty of finding affordable rentals/real estate in light of the absurd number of vacation homes occupied no more than 2 weeks of the year. Who are we catering to? Because if these trends continue, the only people who will be able to afford housing in this community will be those who can afford a second or third home. Its similar to my experience living in NYC, rents skyrocketed, and the only businesses able to afford 'prime' spots were major corporations such as Starbucks and Citibank, this is devastating to cultural continuity.
Teton County, WY	Very good	My biggest concerns are the real estate market for first time home buyers and the expansion of Jackson Hole Mountain Resort's tactics and structure.
Teton County, WY	Very good	My main concerns surrounding continuing to live here beyond 10 years revolve primarily around my concerns about raising a family here. The natural amenities and small community feel are a huge draw but the growing disparity between the haves and have nots is a concern for raising children here as is the concern over having enough space to raise a family. I am also concerned about the quality of education available at all grade levels including at the college level.
Teton County, WY	Very good	Need more affordable housing. I would live to buy a house here and even though I make good money, I cannot afford it near Jackson.
Teton County, WY	Very good	No affordable housing. To buy or rent.
Teton County, WY	Very good	No more funding from Federal Government. They have proven irresponsible with money.
Teton County, WY	Very good	Not all of us bike, ski, climb, etc., but appreciate those who do, however, cultural endeavors are more inviting to my family - we garden, walk, and hike. We like things natural and clean. free buses are a plus -
Teton County, WY	Very good	Note: The threats question is a bit confusing. I support increases to things like 'Access to recreational activities (e.g., hiking, fishing)' and want a 'Diverse Economy.' Changes to these things could be a threat.
Teton County, WY	Very good	our ability to house our workforce as supply of land decreases and costs increase will dramatically affect numbers of our workforce that can live in TC, WY and will affect the quality of services we receive. it will have a dramatic impact on the community we are today.
Teton County, WY	Very good	Our community does not recognize the value in our local law enforcement. The pay is sub par and therefore we are not able to recruit/retain good help. New officers are not able to afford rent and therefore can not live in the the community that they work in.
Teton County, WY	Very good	Overall I think Jackson and Teton County as a whole are aware of the value of land not just monetarily but spiritually and recreationally. Not all solutions are perfect, and I think they are being thoughtfully addressed as a whole.
Teton County, WY	Very good	People are always obsessed with bringing more and more tourists here and building bigger and bigger houses. No real people will actually live here in a couple decades.
Teton County, WY	Very good	People whine too much about housing.
Teton County, WY	Very good	People who work in the community should be able to afford a home.
Teton County, WY	Very good	Quality of life is going downhill because too many subdivisions are for the uber-wealthy. They are literally taking over our wonderful area and only live here for a fraction of the time. The greed that comes with these home buyers is unforgivable and unfortunate. This area caters to the rich and famous, the outdoor enthusiasts and forgets about the agricultural and livestock oriented residents and blue collar employees of the community by driving our workforce into outlying areas to find adequate housing. It's ridiculous to include Fremont County, Teton County, Idaho, Sublette County and the Madison County area in an issue that is central to Teton County, WYOMING!!
Teton County, WY	Very good	Rapid growth and lack of planning will reduce open space and make town even more crowded.
Teton County, WY	Very good	The amount of housing available for long term rental is not adequate. We are experiencing severe difficulties at my work place in finding employees due to lack of housing.
Teton County, WY	Very good	the area has chosen to focus on tourism and not those who allow for the tourism. The housing market is a major threat, as those of us who work in this community cannot afford the options available and the conditions of those options are disgraceful. i live in this area for the the access to the parks, the ability to live an active lifestyle, enjoy nature, and firmly believe in the arts. Small businesses are being threatened due to the inflation around us, rents are outrageous, and there is seemingly little that is being done to help those of us who actually live and work here.
Teton County, WY	Very good	The availability of affordable housing is a massive threat. I understand keeping some restrictions on development in order to preserve open spaces, reduce sprawl, etc., but given the current housing emergency, I think the town/county should consider facilitating 'car camping with dignity'. Safe, legal car camping in (very near) town with access to bathrooms, water and electricity. Businesses are already suffering from the lack of housing for their potential labor force.
Teton County, WY	Very good	The biggest threat for those who live in the area is wages that keep up with housing prices. The situation over the past few summers makes it abundantly clear that even people with stable/well paid jobs are either leaving the region, considering leaving the region, or are struggling because of unsustainable housing for working people in Teton County.
Teton County, WY	Very good	The burst of the housing bubble created a window with relatively affordable housing. As a single professional, I feel I missed my opportunity to leverage what assets I did have to take advantage. My perception is that the vast majority of the post recession housing was purchased with cash by individuals with the financial means to do so. Will these individuals choose to live in these homes, convert them to viable rental properties, become deadbeat landlords, tear them down and build something larger, sit on them and wait to sell when the bubble expands again? The future is unclear.
Teton County, WY	Very good	Feeling like I missed the boat to get into the market...if that's what I wanted to do.
Teton County, WY	Very good	The cost of housing compared to the wages in Jackson is not in line with national averages. Rental costs are 50-60% if not more of take-home pay. That makes it impossible to save any money for retirement, thus making us more dependent upon future assistance programs.
Teton County, WY	Very good	The cost of living is very high. Although the wages somewhat reflect these costs, there are so few rental options that the rental cost is increasing. The difficulty in finding housing has increased by a huge, scary amount in the 3+ years I've lived here. One used to be able to find new housing without too much difficulty; the people I know who have moved in the last year have described it as cutthroat competition. This gives way too much power to landlords and homeowners compared to the renters who are a vital part of the economy.
Teton County, WY	Very good	The greatest threat is the number of second homes that are allowed to be built while affordable, viable options for the workforce to build, live and stay here are minimal. A working class family would be hard pressed to afford the building costs and land to build independently. There are few job opportunities that could support the costs associated with building. Businesses have great difficulty finding reliable workers due to the lack of housing options. This area also lacks good options for continued education and health care.
Teton County, WY	Very good	The housing situation here is imploding. The working class cannot afford to buy a home without taking on a serious note (IF they can get approved for the loan). We were lucky to find the rental that we did. If we stay in the area, we'll likely have to join the commuter train and live over in the Teton Valley.

Teton County, WY	Very good	The housing/job ratio is way off. In order for ALL of us to enjoy this community we NEED MORE AFFORDABLE HOUSING to those that truly need it and work hard for it. Who do the rich people think will take care of them and their needs if we don't find more opportunities for the working people. We cannot solve our problems with J1 Visas. We need to attract quality employees, that feel they have long term housing solutions.
Teton County, WY	Very good	The lack of affordable housing, coupled with low wages for the cost of living may doom the service economy, or at least lead to exponentially more traffic to Idaho and Alpine.
Teton County, WY	Very good	The lack of and great need for affordable housing is prominent for me and many of my peers who live in this area. The 'leaders' in this community get too excited and supportive of allowing and encouraging business that create only low-income jobs (i.e. upscale lodging/spas...requires more people that can not afford to live here, which means more affordable housing options are requested/needed). We can't always provide housing to everyone that 'wants' to live here. I'd like to live in San Francisco, southern CA, etc. but I can't afford to live there. I can't think of any area in the US where there aren't some people can't afford to live where they'd like to live...many people move to suburbs because they can't 'afford' to live in Manhattan, loop area of Chicago, Cherry Hills Denver, etc.
Teton County, WY	Very good	The major issue I have is that the town of Jackson seems to be consumed with allowing more hotels and bigger businesses come in without thinking about housing (lack of) and the impact on the infrastructure. I understand that growing our economy is important but if we do not build more roads to accommodate our growing tourism industry, there will be traffic constantly. There needs to be more than one road that people use to get to Teton Village or south of town. The congestion is becoming unbearable for those who work in Teton County. There also needs to be restrictions on owning your home and having short term rentals. There is limited space to build and even more limitations on buying a home (unless you can afford a 500k home on a \$18 per hr wage), which causes the work force to live in old or run down housing for a high cost. The local work force should not have to commute 1.5 hours a day to work in Teton County because they cannot afford housing or simply cannot find it in Jackson. It is truly an injustice and insult to those who work hard to help grow the local economy (and pay taxes) and not be able to live where they work. The extremely wealthy should not be the only ones able to live here.
Teton County, WY	Very good	the 'Old West' atmosphere is slowly fading, the newer buildings look cheap, too modern so in a couple of years they are going to look outdated. Keeping with the wood/log/cabin theme should be promoted, in the long run these homes will outlast the modern 'tin can' looking condos. Then we have to deal with all that cheap metal siding, and cheap materials that were used. There are 'traditional' appearing log homes/cabins/businesses that have been here for years and still look good and have outlasted those cheap 'tin cans' that are being built!
Teton County, WY	Very good	The price of housing verses the wages are way out of balance. As well as the amount of part time wealth that fuels those prices without the part time residents contributing to the well being or infrastructure and services (volunteer fire department, health care etc).
Teton County, WY	Very good	The threat that impacts me the most is the ability to make a decent living. The opportunities are limited and there is not a great deal of support for small businesses. For example, healthcare costs for small business owners (1 person) are still considerable high and the cost of renting space to open a practice is prohibitive. People who own office space charge a ridiculous amount for offices that are run down and not particularly appealing. Additionally, (based on other people's feedback and stories) landlords have been raising rents to an astronomical amounts forcing people to leave their space. Small business owners face many challenges, which makes taking the entrepreneurial leap quite daunting. In my opinion, entrepreneurs give a rich diversity to the region and may need additional support or assistance.
Teton County, WY	Very good	The trend of super-wealthy people developing homes and privatizing land here is THE major problem Teton County faces. They skirt zoning laws. They jack up taxes. They use up resources. And many don't live here full time. I would like to see stricter laws about development, and I would like it if the regular people of Jackson didn't suffer because of wealthy interests in the area. I want our economy to revolve around a sustainable and diverse array of businesses and industries, not centered around serving the wealthy as it is now. We have a WEALTH of wonderful individuals who live in Jackson who we NEED here to make it a vibrant community. I fear we are headed in the wrong direction, serving the desires of the wealthy over everyone else.
Teton County, WY	Very good	The wording on these questions was confusing. For me, the bottom line is that there should be better long-term planning for these areas. There will always be more people seeking to live here, but we need to maintain some core values and some affordable housing and rental stock. This requires significant planning and leadership.
Teton County, WY	Very good	there are definitely not enough places for families to afford living permanently. we can survive renting in small spaces, but that's not a permanent solution for those of us who want to be here long term and be a part of the community.
Teton County, WY	Very good	There are many protections (conservation easements / public ownership of land) in place to preserve the landscape, vistas, and wildlife habitat. However, there are few protections in place to preserve or create housing for working households. The natural landscape here is stunning, but the working people make this place special. There are acute challenges to keep the working people living in this valley to maintain a vibrant and healthy community. An emphasis on the short-term and valuing dollars over people is concerning and probably the biggest threat to the quality of life in Jackson Hole.
Teton County, WY	Very good	There is a problem with housing, when there is regularly 5 pages of help wanted add but only 5 rental housing opportunities in the paper.
Teton County, WY	Very good	There is a serious housing crisis in Jackson Hole, particularly Jackson, Wilson, and Teton Village. In the daily there are over seven full pages of jobs ads for the summer but literally no place for these people to live on this side of the pass.
Teton County, WY	Very good	There is a shortage of open market entry level housing opportunities for young, middle class families trying to make a living in Jackson. We would love to stay, but 500,000-600,000 for a house is prohibitive.
Teton County, WY	Very good	There is a threat to the middle class, as there is throughout the nation, because of low wages. Unless you are a professional, with experience or higher education, it is difficult to attain middle class status.
Teton County, WY	Very good	There seems to be a massive imbalance between available housing and service level jobs in the area. Additionally, the existence of a middle class seems to be shrinking every year. It's all 2nd and 3rd home owners and 18-25 year old service industry kids. We have a serious need for a professional, career oriented job market that. Not SOLELY tourist/service based.
Teton County, WY	Very good	This is a great community, but regular middle class people can't make a good living here. There are plenty of seasonal service jobs, but for people who want to make a good year-round wage (and benefits!) to support a family, it's difficult. We can't afford to buy a home here - few people we know, even with decent jobs, can afford to buy a home here. It's difficult.
Teton County, WY	Very good	This is an easy one. We have 7 pages of help wanted ads, and 5 listings for rentals in Jackson. We are losing talented employees from the line level on up to upper mgmt. because of the lack of available housing, not just affordable options. Something has got to give.
Teton County, WY	Very good	This is home after 13 years here the longest in any town. The town is changing very rapidly with the ability to earn a normal wage decreasing relative to cost of living in the area. The quality of services is going to down and maintaining the home we own is going to become very expensive as plumbers, carpenters, electricians and the like will begin to charge enough to live and make it too expensive for average home owners to continue living here.
Teton County, WY	Very good	Those questions are worded strangely- with strongly disagree & not a threat as the way to rate
Teton County, WY	Very good	Threats to quality of life are: overdevelopment of rural areas, poor county control and care of roads, development approved without adequate infrastructure, poor traffic control of commuters and tourists
Teton County, WY	Very good	Threats: population growth, poor planning, wealthy people influencing policy over fair and smart growth

		To have a vibrant community we must have people living within the community 365 days a year. Second homeowners building as they wish, without contributing to the housing crisis is an issue. It is wrong to ask business owners to foot the bill for employee housing. Aspen, Colorado when faced with these types of housing issues, developed a system in which people building homes of a certain size had to pay into the affordable housing associations to provide for the people making living in Aspen what it is. Affordable housing is not \$500k. The Town Council is severely out of touch. Too many empty second homes sitting empty- not enough housing for those of us who actually live here. In the six units of town homes that I live in, three of them sit empty of 11 months of the year.
Teton County, WY	Very good	
Teton County, WY	Very good	Too many rich people are moving to our community and then want to change it to what they have in New York City, California, Chicago. all the amenities and wealth and expensive things they are used to they want to bring to Jackson. The rich people should stay away. They have ruined our community.
Teton County, WY	Very good	Traffic congestion is an increasing threat to the quality of life to locals, and quality experience to visitors. However, I suspect that the obvious solution of increasing traffic lanes will change the character of the valley, increase wildlife fatalities, and perpetuate more growth. Unregulated growth and all the ripple effects are what IS (not might) going to lead to unwanted changes to our community and the surrounding environment. At the same time a broader economy, better paying jobs and greater access to education are needed to keep our work pool varied and engaged. Those two things are at odds with one another, but I can't off the top of my head how to reconcile them.
Teton County, WY	Very good	WE are a small area and the population grwoning is of concern for qualiatly of air and all the enviorment.
Teton County, WY	Very good	We are loosing all our educated young folks because they cannot afford to live here.
Teton County, WY	Very good	We moved here for a job. We are now at the age where it is difficult to replace our work (60 +). When the economy went sour in 2008 we had to sell our house. If we could move we would due to our current housing situation.
Teton County, WY	Very good	We must attract an industry not tied to construction that will offer well-paying jobs. We must enhance the tourism to our area--and piggyback off YNP/GTNP and Jackson tourism--to create more jobs. We must have good schools and healthcare to attract long-term (year-round) residents. we need more transportation.. and parking for the workers intown & at bus stops... The lots @ K mart have lots of winter commuters to TV.
Teton County, WY	Very good	Smith s parking lot is quite full with employees at all the businesses
Teton County, WY	Very good	We need more affordable housing. My husband and I both have good paying full time jobs and do not have kids. That puts in category 4-5 of affordable housing and the cheapest one is roughly \$400,000+ which is not affordable. Good, hard working people are going to have to leave the valley if something isn't done.
Teton County, WY	Very good	We need some kind of short term rental housing options for short term seasonal employees to work in all our local businesses. Perhaps a dorm for our CWC students that then could be available in the peak summer season months for said short term workers.
Teton County, WY	Very good	We need to find a balance between meeting the needs of the tourists and meeting the need of the community. Are we over-promoting the area at the expense of a vibrant community?
Teton County, WY	Very good	Well someone who wants to work hard and succeed is somewhat looked down upon. The town/county quick list people who work 30 hours a week for affordable housing, so they can work a little and enjoy the outdoors... yet if someone can scrape some money together to start a business and work 80 hours a week to help their family they are hit with affordable housing fees even though they themselves can not own a home. Its pretty comical really.
Teton County, WY	Very good	While jobs, primarily seasonal, are abundant, careers that provide incomes matched to the cost of living are scarce. The often inflated costs for rent make it difficult for the working class to save money to put toward a down payment for a home. There seems to be a missing link in the Affordable Housing categories as provided by the Teton County Housing Authority. It seems that very few Category 4 opportunities exist. Secondly, a number of the properties are not suitable for a family (i.e. 1 bed, 1 bath, 800sq. ft.). Tourism growth is vital to the future of the Jackson Hole workforce. The town/county have adopted the motto 'Community first, resort second'. I feel that community and resort should be viewed as parallel; the health of one is dependent upon the other. We need to make sure that future resort development is suitable for family travelers as this is the valley's core demographic. Limited access to higher education limits local career growth.
Teton County, WY	Very good	With WY and it's property tax laws, extremely wealthy people buy extremely expensive homes in Jackson (also because it's paradise). In turn this raises prices on all homes and rent. So basically, some rich person who wants to spend 2 weeks a year skiing in Jackson, buys a home, ups prices for everyone else, and usually doesn't impact or become a part of the community (because this is 2 week a year vacation home). The affordable housing program in Jackson is so restrictive that many people believe the hassle/restrictions outweigh the benefits. Even still, there are 'affordable' houses available at almost a half million dollars. How the hell is that affordable? Jackson thrives from it's tourism. Servers, baristas, bartenders, cooks, and the rest of the service and hospitality industry are the heart of Jackson, yet these people usually the suffer the most with housing. It's sad.
Teton County, WY	Very good	Workers aged 20-40, who love the community they live in, are unable to find rentals. All rentals that were once affordable because they were slightly run down, are now being purchased and fixed up because there is nothing affordable to buy on the free market that isn't outlandishly priced. Rental units are being drastically cut and nothing new is being built for reasonably priced renting.
Teton County, WY	Good	Affordable housing to people that are the backbone of this community.
Teton County, WY	Good	All over Teton County, officials have lost control of building. Too many obnoxiously large homes cutting into hills surrounding area. Owners are fencing and blocking off access to wilderness and fishing, not to mention wildlife. Such as 3 Creek..it was an elk feeding ground, not the residents/members complain about elk droppings?? Houses in town, square?, don't look safe or nice. What happened to the 'old west' theme? Etc, etc. In my opinion, nothing new in Jackson, especially around the square, could not be eliminated. Anyone who has lived 10 minutes in the winter in Jackson knows that the higher the building the less light and the icier the sidewalks and streets HAZARD. Some communities refuse to connect water and sewage in an effort to curb building of monstrosities.
Teton County, WY	Good	As a responsible pet owner, it is almost IMPOSSIBLE to find rental housing in Jackson city limits. Rentals with safe, fenced yards should be more available to those of us with children and dogs to protect, without being forced to live as far as Alpine or Idaho.
Teton County, WY	Good	As previously stated above and the amount of change that is occurring in this county. Bike paths everywhere that no one uses and that are unsightly. To much emphasis put on the little things and blowing the budget on a prison like bus barn in a wetland that goes against everything Jackson used to be about. This was and should still be Cowboy country and I feel Jackson is changing for the worst and leaving behind the things that brought people here and supported our thriving tourist economy. We have given in to the ways of the modern people or environmentalists beyond the norm and his is seen by me as a detriment to this town and its quality of life.
Teton County, WY	Good	Availability of jobs that pay wages which will sustain a working population in a place where housing is so expensive is a serious threat to the quality of our community's most important positions such as teachers, nurses, and emergency workers.
Teton County, WY	Good	Better diversity of economy would not only help with economic stability, but could also bring more higher paying jobs to an area inundated with low wage retail and hotel jobs along with high rent.
Teton County, WY	Good	Decent paying jobs bring people here, but there is not enough housing for them all. There needs to be a balance. There are too many vacation homes empty most of the year. But the people who work here can barely afford to live here and some even homeless. I know many people with no place to stay, people who have lived here for years, we don't need to bring people to this community we need to take care of the ones who live and work here already

Teton County, WY	Good	Growing prices of properties are not allowing us to buy a house which is our goal. We are a young couple both working in finance. We have one year old son and a dog. We live comfortable but not luxurious. If housing situation won't change couple like us will leave Jackson for better oportunities for growing families.
Teton County, WY	Good	health insurance in WY is OUT OF CONTROL EXPENSIVE. and when it comes specifically to women's health and maternity coverage WY is an EMBARRASSMENT! I am ashamed of my state sometimes!
Teton County, WY	Good	Housing has become such an issue in the last three years that I have lived here, granted some would consider that not a very long time, housing has become an epidemic. Short term and long term issue must be address. With the booming economy in Teton County, Jackson, Teton Village, etc. is growing and quite frankly supply must meet with demand or the economy will only see a downfall. Expansion of the public transpiration system has to grow, and not by means of building a new bus Hubble. Our freeways and gridlock will become more of an issue. Fair and competitive wages need to grow with inflation or else we will have more jobs that pay considerable low to a growing city. More affordable housing, preferably apartment buildings so that more people can live in a space with a fair paying rent.
Teton County, WY	Good	Housing that is close to the areas where we work.
Teton County, WY	Good	I am 68 yrs old and suplement my SS with Nanny job. If I have to leave where I currently live I will not be able to afford living in this part of the country. That is my problem, ie I don't expect this community to subsidize me. I will just have to figure it out.
Teton County, WY	Good	I am a Volunteer with Jackson Fire/EMS, and since moving here have felt very connected to the region and community thanks to my wife's family's roots here but also largely due to the welcoming community. I am most concerned about finding a quality job that will allow me to support a family in the valley, and secondarily about the cost of housing in the valley. Currently I am able to support myself and wife in our own home, but mortgage payments and the costs of a growing family will likely prove very difficult.
Teton County, WY	Good	I am fearful that Jackson is becoming so focused on encouraging tourism (which I don't dispute is a great thing for our economy) and attracting wealthy homeowners that it is forgetting to take care of the lower and middle class residents that make this town run. Lack of affordable housing is, without a doubt, the number one threat to that population, but the lack of jobs that pay a decent wage and lack of affordable health care contribute to the issue as well. We shouldn't be forced to commute an hour or more to work in Jackson so that we can serve tourists and second (or third or fourth) home owners who have the luxury of staying nearby when they come to town. Without us, this place would shut down, and the politicians controlling housing and development policy need to pay more attention to that fact and place more value on year-round, hard-working residents.
Teton County, WY	Good	I am underemployed due to the seasonal nature of work here, even tho I am not in a typically seasonal industry (nurse) I chose to live in Jackson WY and not Idaho or Alpine. I will not risk my life everyday to drive Teton Pass or the Canyon in order to continue to live here. The current housing market for rentals and home ownership; even affordables seems to be gearing itself towards people with no money who do not even have jobs that contribute to this community.
Teton County, WY	Good	I couldn't select the strongly agree or strong threat boxes above but all of my moderate Threat or Agree selctions above should be Strongly Agree and Strong Threat. I have concerns about finding employees to work because there is no housing available and there are too many jobs available in this town. Every service business in this valley is going to experience many challenges this summer.
Teton County, WY	Good	I do have environmental concerns and I still beleive there is enough land to develop housing. There has to be a way to create good affordable housing without negatively effecting wildlife or the plant habitats. I live here because I love the community, the environment, the plant life and wild life, the commitment to the community by organizations that support women and single moms. The people here are amazing
Teton County, WY	Good	I have lived here for 22 years, I work in the service industry and have had to keep two jobs to afford to stay. I moved to alpine for 6 years with the dream of owning my own home. The commute was very hard on my son and I. We had no time for community activities because we were rushing to get home so we could grab dinner and get ready for the next day. I lost my home with the economy crash and moved back to Jackson into a rental condo. I am constantly looking for an available house where my son can have a dog, no such thing exists in Jackson. I would love to own a home here that was a fair price and size. I am a manager and trying to find employees that stay is very challenging. There are pages of help wanted ads and a small column of available houses, something has to change. Do we stop growth? Do we give more affordable housing? Do we stop people from using their homes here as short term rentals? There has to be a drastic change, every summer is getting worse.
Teton County, WY	Good	I have not been around long enough nor learned what may be the consequences of certain actions to have an informed opinion about potential threats to the region.
Teton County, WY	Good	I literally cannot find affordable decent housing this summer. I have no pets, I don't smoke, I have a good paying job and excellent references. I don't want to live with a bunch of roommates. So I'm leaving and moving elsewhere.
Teton County, WY	Good	I live here because of the natural beauty of the region. I have a master's degree in higher education, so the occupational opportunities are limited here. I realized that when moving here. Despite my background, I make much less than I ever have, and I make less than colleagues in my field (a work at a school in Jackson currently). As an educated professional I can barely afford housing here. I currently pay \$1500 (split between 2 people) for a place that is not what I feel is at a level of quality that I would like. Many of the rental options in my price range are old, poorly taken care of, and below the quality I think is appropriate for a mid-30s, professional couple.
Teton County, WY	Good	I live here in Jackson because here are the opportunities to close to work but at the same time it's hard to find an affordable place to live.
Teton County, WY	Good	I live here simply because my spouse's job required him to move here. I will be leaving as soon as he is transferred elsewhere. We are actively trying to get out of this region. I love the parks, I love the trails, but the people and the cost of living are horrible. Jackson doesn't allow food trucks because of the competition to restaurants - are you kidding me? God forbid people have an affordable lunch option here in Jackson while visiting the town square.
Teton County, WY	Good	I live in a tourist community as well as one leaning toward the very wealthy. It is geared towards the rich so for the working class it is incredibly difficult to live here. Many sacrifices need to be made financially. Much of our work force lives 50 or more miles away and commutes due to high cost of living.
Teton County, WY	Good	I love Jackson, the small town, the people, the environment, the animals. I have been looking for a home that suits me since Feb 2013. Lack of variety of housing and reasonable prices is now a threat for me.
Teton County, WY	Good	I love living in Jackson and I have a great job, however I can not afford to live here with the housing being so limited. I would love to plan to settle in Jackson but I know that I could never afford to purchase a house here. Ultimately, if the housing doesn't improve, I will have to leave Jackson and settle elsewhere.
Teton County, WY	Good	I love living in Jackson Hole. The community is great and the outdoor activities are endless. I do not think I will be able to afford an apartment or a home here. I feel like there are more and better opportunities for people with lower income which is great, and people with higher income can afford the expensive properties. I don't feel there is a market for people that make a modest income, a bit higher than the regular lower income, but way lower than a person with a higher income. Also the higher education opportunities are very limited. I wish there were more places like CWC for classes and grad school programs, or even a foreign language school. I would love to learn another language. Nobody in the valley has a consistent program to learn a foreign language, whether is Italian, Spanish or Portuguese.
Teton County, WY	Good	I love the friendly people, the amount of nature and outdoor recreation and excellent schools. I would love to be able to own a piece of land where I could have a goat and some chickens, but am not able to afford it.

Teton County, WY	Good	I love this community. I brought my family here to make a life. I'm in a constant struggle not to be priced out of the life I had last year. We live in the penultimate autocratic US community. Something needs to change.
Teton County, WY	Good	I think one of the biggest issues in the area are the short term rentals. It is really hard for full time year round people to find housing when the landlords want to use the house for weekly summer rentals. In the end, if they just rented their house long term to people then they would make more money because the renters would want to stay longer.
Teton County, WY	Good	I think one of the biggest issues of the area are the limited rentals. So many of the houses here are for 'short term rentals' which causes people who live and work here full time year round to search in other places for homes. If there were less short term rentals and more long term rentals it would probably help out. I understand there is a good amount of 'affordable housing' opportunities but sadly there should be more.
Teton County, WY	Good	I think the most serious threat to me is that my employer, SJMC, pays almost less than \$10/hour than other hospitals/clinics around the nation. It is especially disturbing since SJMC's location is considered to be the most expensive county in the nation. We recently had a potential employee consider committing to SJMC and move but there is hardly any housing and they would be taking a big pay cut. The potential employee was forced to decline the position. It's brutal and sometimes takes away the peace of mind of living in a place like Jackson.
Teton County, WY	Good	I think with the area becoming more and more popular the hospitality industry is going to grow out of control thereby ruining why people come in the first place. Then with all the people needed to run the jobs and the town there are no options for housing and those that are available are EXPENSIVE!
Teton County, WY	Good	I was born and raised here in south park. I have to rent because I no way would ever be able to purchase housing here in Teton county.
Teton County, WY	Good	If I check 'A Major Threat' for 'Affordability of housing for workforce', does that mean that I think the fact that housing isn't affordable is a major threat? Or that making the housing for the workforce affordable is a major threat. The wording is confusing. I chose to believe that it means a lack of affordable housing is a major threat. Because it is.
Teton County, WY	Good	I'm thankful for wic and pregnancy coverage, that's great here. The area is truly and significantly lacking in affordable places to rent for families year round. We need more than 2 bedrooms but those alone would take our entire monthly paycheck. There is not enough housing and it's way too expensive.
Teton County, WY	Good	It is becoming increasingly difficult to make a living (in Jackson) and reside within the town. We are being pushed out because our housing is unaffordable and there is no other options for rentals in town. This is happening to several other lower/middle class families. It is so difficult to set roots in this town or to make a stable living. On the other hand it seems that jobs at this time are abundant however, employers are having a difficult time filling positions because there is no where for people to live.
Teton County, WY	Good	It is very hard for people who work and live here to afford the life style and housing needs. The infrastructure is not made for the amount of traffic that we are getting in town these days. The construction is taking for ever and making things worse and still looks horrible a year and a half later. People are needing to find housing that is over an hour away just to work in Jackson. There have been people who accepts jobs in jackson, but then turn them down because they can't find any where to live. So they move away
Teton County, WY	Good	It's frustrating to see half the homes in the area empty, but having them occupied during peak season . . . especially when housing is 'unavailable' I've lived here for 20 years and I don't want to live in a community where the guy who bags my groceries or works in the ER has to commute an hour to get here and who spends all his money in another county/city. I don't want to live in a community of rich 'second homers.' I want my neighbors to be the people that I interact with in my daily life and who's kids go to school year-round with my kids. I don't want to see the blue collar or middle class priced out of this valley. The loss of 'real' people who do the essential work here will detriment this valley to an extreme extent. When the population becomes transient, the safety of its residents and the level of community caretaking will decline.
Teton County, WY	Good	Money talks
Teton County, WY	Good	Money talks
Teton County, WY	Good	Moved here for a job 9 years ago, opportunities for advancement within my niche field (arts) very limited outside of owning own business or gallery (not my field). Ethnic, cultural and socio-economic diversity also very limited (I would even go so far as to say unwelcome by the community), cost of living very high.
Teton County, WY	Good	My husband and I love Jackson and feel as though we have become a part of the community in the 8 years we have lived here, however we feel we are being forced out due to lack of affordable housing. We have good jobs and make good money. He started the People's Market and I started the roller derby in town. We don't want to leave but feel we no longer have a choice if we want to move on to the next phase of our life. (Buying a house and having kids)
Teton County, WY	Good	My personal opinion is that if we did not encourage illegal immigration, by offering all of the free social services, we would not have a housing problem.
Teton County, WY	Good	My wife and I both grew up in Wyoming (not Teton county) and have found great opportunities here to be close to our families and also work in our chosen fields (the Arts and Non-profits), which would be more difficult in other regions of the state. But feeling like we won't have the ability to buy a home here and establish a family is the biggest threat to us staying long term. So many properties and vacation rentals in the county sit vacant for 6-10 months a year, while members of the local workforce who drive the area and local economy (i.e. service industry workers) cannot even find a modest apartment to rent for a fair price.
Teton County, WY	Good	My wife grew up around here, I grew up in a small mountain town outside of here. We want to live in a small town and love the community here.
Teton County, WY	Good	Restrictive growth policies and favoritism towards big business make it hard.
Teton County, WY	Good	The affordable housing properties for sale are not geared towards single people like myself and so I find myself stuck renting. The only way to afford to rent an apartment is to have a roommate. Landlords have to cover their mortgages, etc., but they keep raising rent. I would like the County to get involved with regulating rent in the area. My landlords charge the same rent for a 2-bedroom/ 1 bath apartment as others elsewhere that have 2 baths.
Teton County, WY	Good	The biggest thing is housing for workers from entry level all the way up to management level. Many workers are coming into the region on J1 work visas to staff the resorts and are being sent home because there is no place to live. Even a decent 2 or 3 bedroom family house for a professional family is almost impossible to find. we looked for two years before just finding something to move into the valley from the Idaho side. I'm not sure what the impact on the tourism industry will be when people start to realize that the resorts here are drastically understaffed. The local paper currently contains 7 pages of want adds and only like 2 rentals.
Teton County, WY	Good	The clear impact of the price of available housing versus the average working persons income is way out of proportion and is very much unattainable for employees who would otherwise be able to build thier future. For instance, my girlfriend and myself make descent money (for normal America) and we cannot come close to buying an open market house here. We are also competing with many, many others in our same situation to get housing that is 'affordable'. Please, ask this question. In what world does 'employment based' restricted deed 'affordable' housing cost \$430,000? Answer = Jackson, WY. And this is in the Western Region, where average home prices have gone up 12.6 percent in the last year, with an average price of 289,300. Open market. It makes one wonder if there aren't better solutions to housing, income, employment, etc. Maybe it is time to move? I don't know.
Teton County, WY	Good	The focus is always on the lower class but the middle working class are the ones that are pushed out of the valley because they can't afford to buy a home here. We desire a home but 'attainable' homes are still not affordable and 'affordable' homes are nice but often small with limitations

Teton County, WY	Good	The gap in between the affluent and the struggling
Teton County, WY	Good	The home that I am currently renting would not pass fire code, it not energy efficient in any way and health inspection would probably fail, I bleach the home regularly due to black mold found when I moved in and just have to deal because I have absolutely not other options.
Teton County, WY	Good	The housing demand is ridiculous and there's so little affordable, good housing
Teton County, WY	Good	The lack of development opportunities in Jackson will actually be it downfall. It will turn into a place that is not able to house a workforce because they wont be able to afford rent. No way are the millionaire homeowners going to be working at the Bistro. but perhaps the working class that applies and qualifies for subsidized section 8 will be working.
Teton County, WY	Good	The pressures of the cost of running a business makes it difficult for some employers to pay their employees reasonable wages, making it very difficult for them to find housing or not to live with 4 people in a 2 bedroom. I feel that some landlords are being self fish and are taking advantage of people by charging enormous rents for poor living conditions.
Teton County, WY	Good	the price of housing and the lack of availability to rent a place to live increases each year
Teton County, WY	Good	The tourism industry is positive in that in Jackson it brings in large amounts of money and helps the community thrive in such a remote mountainous region, but also brings with it a large seasonal workforce, who take up affordable housing away from long term renters, and families living in the valley, as well as allows home owners who rent to jack-up prices, and offer short term vacation rentals out of houses that could be used for long term housing needs. As Jackson is also growing year by year as a popular tourist destination, the infrastructure and traffic needs increase, and seem to be getting to a point overwhelming for this small town. As an employer it also makes it hard to hire people seasonally as they can't find housing, but yet there are hundreds of available jobs.
Teton County, WY	Good	The western lifestyle scenery is being thrown in the trash. There are hundreds of VRBO homes, and just a handful of rentals. Prices are out of control for buyers and renters. The Idaho school system is a joke, I would never want a child to be raised there.
Teton County, WY	Good	There are so many people in the workforce that need housing and a lot of the empty houses that are kept year round by 2nd/3rd homeowner's sit empty. And the housing need for people that are not making enough money to buy in the free market or even qualify for 'affordable housing' seems to be growing. So many people are looking for a place to live - I know several and there is nowhere to go. There won't be many worker's around if there are no places to live.
Teton County, WY	Good	There is a shortage of housing for a great number of the workforce. This is a place where you can enjoy many things about the area. A place that anybody should be proud to call home. A majority of the people that truly enjoy this town cannot afford to live here. Vacation rentals sit empty so that owners can rent them during the busy seasons while a family of four with 2 income earners making \$60,000 a yr can't afford a house to live in. Housing cost are unrealistic. The blue collar workforce that is the backbone of this tourism driven economy can not afford to live in Jackson and instead live in Idaho and contribute there tax dollars and spending to that economy instead of ours.
Teton County, WY	Good	This is a wonderful place to raise children. However, we can't afford to give our child all those opportunities (sports, recreation, etc.).
Teton County, WY	Good	Too many jobs with too few options of housing that is affordable or even available.
Teton County, WY	Good	We are all aware that Jackson is a town for 'rich people'. Affordable housing doesn't guarantee a piece of land for your future generations and there are restrictions. Education options are vast and I don't have children, but know that they all offer a quality experience. I wish either ranchers would sell pieces of their land, we could expand the buildable land in our area and we could make it affordable or decrease the allowable amount of vacation rentals.
Teton County, WY	Good	we are nearing a crisis. The demand for workers versus the housing availability. Sprawl into surrounding rural areas is unacceptable. The core of town must undergo dense development.
Teton County, WY	Good	We can't sustain the tourism and traffic we already have. Development needs to slow down until we have a handle on some of the issues. More development and tourism only increases the problems. We need to consider the impacts to safety and quality of life.
Teton County, WY	Good	We live here to serve at a Christian church plant. I am a preschool teacher and my husband has works for a private club in town. We love the beauty of this area and all that Jackson has to offer in terms of education, medical care, community, and transportation. However, we know that it's unlikely that we will be able to raise our family here because we can't afford the rapidly rising rent in this town. Affordable housing is highly sought after and while Alpine or Victor are options, we don't want to be so isolated from our community and spend such a large part of our day in the car. We will be here are long as it is feasible for our family.
Teton County, WY	Good	We need more affordable housing for the working class. We're being pushed out by millionaires and billionaires and tourists who want to stay here and have people wait on them (service industry), but soon there won't be anywhere for those workers to live.
Teton County, WY	Good	While I clearly could benefit from renting my home to short term/transient visitors, I abhor the idea for four reasons: Degradation of neighborhood character, usurping of worker rental inventory, visitor sprawl, undermining legal innkeeper potential.
Teton County, WY	Fair	Affordable housing with a job that pays adequately.
Teton County, WY	Fair	All of my family has been in Jackson for 6 generations and I want to carry on my heritage with raising my family here.
Teton County, WY	Fair	As a Wyoming native I moved here right after high school, my ability to take part in the natural beauty of Teton and Fremont County has decreased steadily every year. Now I can not afford to take advantage of the area unless I work more than a full time job, and in doing so I do not have more than a few hours a week to relax let alone take advantage of the area.
Teton County, WY	Fair	Do not build more commercial space until you provide rental housing for those who can not find a place to live. Build more affordable rental units.
Teton County, WY	Fair	Eliminate short term rentals in residential areas. Strictly enforce rules on residential units.
Teton County, WY	Fair	HOUSING
Teton County, WY	Fair	Housing being so expensive to own will likely keep Jackson very transient. The amount of rentals and ownership opportunities will also have an issue with keeping people here.
Teton County, WY	Fair	I live here mostly because of the feeling of community and the natural environment. The biggest threats concern our inability for employees to make a livable wage and afford/find housing of any type.
Teton County, WY	Fair	I live in the region because Jackson has a great potential to grow, but at the same time it makes it difficult to live and make a living for medium class workers.
Teton County, WY	Fair	I live in this region because I love the community and the access to the outdoors. The biggest threat right now is housing and adequate paying jobs in the area are almost non-existent.
Teton County, WY	Fair	I live in this region because I LOVE the mountains. That is being taken away from me because I do not have a wage that supports a good balanced life. Housing is too expensive and very hard to find.
Teton County, WY	Fair	In all honesty, there's really nothing special about the general housing in this town - the property managers are usually unfair and lacking in diligence due to the transient nature of the population of this town. The lack of supply and high demand for housing has created a hostile and dispensable atmosphere for renters in general. The properties themselves are in fair condition at best, with many property managers lacking any sense of urgency to try and procure long term renters. As to the reason why housing is so incredibly expensive, many of us are continually perplexed at this

issue, apart from proximity to the Mountain Resort. Perhaps it could be argued that the proximity to the National Park could contribute as well, but there's definitely a significantly large income gap between the two establishments. I would love to continue to live here and pour into my community, but it's becoming increasingly unfaithful to consider living here long term.

Teton County, WY	Fair	It is nearly impossible to find affordable housing.
Teton County, WY	Fair	liked the town without all the modernization. it was a western town, now they want to move the rodeo out of town. too many 'yuppies' wanting to have everything the big city has and we dont need that. live in the big city; let this stay a small quiet town. less is more
Teton County, WY	Fair	One of the major threats is the lack of a community that is bonded and has knowledge of history. Jackson has become transient and while there are many young people who would like to stay and raise families, they are forced to move out. Without a middle class, Jackson has become a community of affluence and low-paying service employment. Non-profits and for profit services that serve low and middle income families are having a difficult time surviving.
Teton County, WY	Fair	When emergency workers can't live in the area, help is too far away. If those that plow the streets, live in Idaho, there's a delay in clearing them after a storm. If 911 workers are working 60 hours a week because they can't recruit staff due to the cost of living, they have no quality of life. If workers generally live an hour away, there's more pollution, more traffic, more accidents. When the community can't afford to do the things offered in Jackson because they're wasting it on rent, what's the point?
Teton County, WY	Poor	Housing and good paying jobs are the biggest threat to quality of life here. If you have a entry level job which is a lot of the jobs that are offered here then your wages are small, compound that with little to no housing and what there is, is very expensive. Low wages + Expensive Living costs = little money to do all the fun things this town has to offer. Low wages make people work multiple jobs to afford to live here, spending all their time working means little time having fun. I could live anywhere and make okay money vs. living here making little money and yet quality of life is better because one can enjoy the perks of living in such a great area.
Teton County, WY	Poor	Jackson is great to me as a skier, but its hard to leave wheni cant live in a house to get my life in order.
Teton County, WY	Poor	This area has priced out all most all of the service workers and will not have any police, fire, EMS or teachers if something does not change. We worry way too much about the environment in a place that only 3% of the land is privately owned. There is plenty of open space around us, let land owners develop their land so we do not lose the character of the valley.