Teton Valley Housing
Teton County Joint Housing Authority

Teton Valley Housing Progress Report

November 2, 2026

MISSION & VISION

The mission of Teton Valley Housing (Teton County Idaho Joint Housing Authority) per Article III of the Amended and Restated Bylaws:

> ***The mission of Teton Valley Housing shall be to create diverse, permanently affordable housing opportunities in Teton Valley.***

The vision of Teton Valley Housing from the 2025-2027 Housing Action Plan:

> ***To facilitate the development of diverse, permanently affordable housing options within city limits that will support public service agencies, enhance the local economy, add vibrancy to downtowns, and help preserve the rural character of the area.***

NOVEMBER 2026 UPDATE

175 Front Street →

175 Front Street continues to track with the baseline schedule, with completion anticipated for October 1, 2027, pending confirmation of any impacts to the overall construction schedule. Per the October 30, 2026 construction update from Northwest Real Estate Capital Corp., rough framing is approximately 97 percent complete. Fourth-floor framing is nearing completion, roof truss installation and sheathing are underway, all windows and bathtubs have been delivered to the site, and installation of shaft liners has begun. Plumbing rough-ins are progressing on Levels 1 through 3, along with electrical and fire sprinkler work throughout the building. On the site, concrete ribbon curbs have been placed along portions of the parking lot and alleyway, and footing excavation for the trash enclosure has begun.

Over the next two weeks, the work will focus on completing roof framing and beginning the roofing installation, along with building wrap, parapet detailing, and shear wall and third-party framing inspections. The contractor has reported minor scheduling impacts related to material availability, paving coordination, and the trash enclosure layout, which are being addressed as construction progresses. The construction budget stands at $7,330,759, with $977,803 spent to date and no variance reported. Of the $366,005 contingency, $10,667 has been drawn.

Teton Valley Housing, as the property owner, signed the Electric Line Right of Way Easement needed to bring permanent power to the site, and the Executive Director hand-delivered the signed original to Fall River Rural Electric Cooperative for recording. Northwest Real Estate Capital Corp. intends to begin talks with Teton County on a contract to finish the three Teton County employee units.

The project will deliver 26 homes: 23 income-restricted rental apartments serving households between 40 and 80 percent of area median income, together with 3 units reserved for Teton County employees.

Signal West →

Signal West remains in pre-development. The September 2025 conceptual design, twelve deed-restricted ownership townhomes on the 1.136-acre parcel in Driggs, remains the basis of the project, and the focus is on financing for the next phase. Commission Treasurer Chuck Watters and the Executive Director are reviewing a proposal from Polaris Modular and will return questions to the company. To support that review, the Executive Director prepared a conceptual pro forma for a factory-built version of the project for comparison with the site-built estimate from Headwaters Construction.

QWHIP Authorized Administrator →

Build-out of the Qualified Workforce Housing Incentive Program continues in Teton Valley Housing's role as Authorized Administrator for the City of Driggs. Following the October 7, 2026 work session with Navigate Community Housing Solutions, the focus remains on the systems that carry a deed-restricted home from application and qualification through occupancy and long-term compliance. The Executive Director will demonstrate the lottery draw procedure for the program at an upcoming Commission work session.

The program website remains behind a sign-in and is not yet public. Commissioners received preview access on October 7, 2026, and access has since been extended to staff of the City of Victor and the City of Tetonia for review. Lottery entry forms and interest forms submitted through the site go directly to the Stewardship Database.

446 E Little Avenue →

In late September 2026, the water heater expansion tank at 446 E Little Avenue failed, and the tenant found standing water in the crawl space. Top Notch Heating & Plumbing stopped the leak, replaced the tank, and reinsulated the crawl space ductwork ($1,666.00), and Home Pride Restoration and Cleaning completed the water mitigation ($1,875.00). The emergency repairs and mitigation totaled $3,541.00, within the $5,000 emergency limit in the Executive Director Spending Authority Policy. Commissioners were notified by email on October 1 and October 2, 2026.

The Idaho Counties Risk Management Program (ICRMP), Teton Valley Housing's insurer, has responded to the claim. The deductible is $10,000, so the loss falls below the deductible and no insurance recovery is available. Ratification of the expenditures is on the consent agenda at this meeting.

Governance and Policy →

The Governance Committee held its regular meeting on October 21, 2026. The work session covered three items: a proposed Public Comment Policy for Commission meetings, an amendment to the Executive Director Spending Authority Policy, and the 2027 committee structure. Of these, only the amended Executive Director Spending Authority Policy comes before the Commission at this meeting.

City of Tetonia →

The City of Tetonia has asked Teton Valley Housing for comment on three related matters, and Navigate Community Housing Solutions is assisting on each. On October 26, 2026, Teton Valley Housing sent comments to the City's planning consultant, Ashley Koehler, on the workforce housing data, goals, and objectives in the Comprehensive Plan internal review draft, with copies to the Mayor, the City Clerk, and Commissioner Kat Brand. The same day, in answer to the City's question about a model ordinance, the Executive Director sent the City of Driggs Qualified Workforce Housing Incentive Program documents approved by the Driggs City Council.

On October 27, 2026, the Executive Director attended the City's service provider question-and-answer session with the developer of the Pinnacle Peaks at the Tetons subdivision, which proposes 150 lots on 38.3 acres: 90 single-family lots and 60 townhome lots. On October 30, 2026, Teton Valley Housing submitted its response to the City's request for comment on the revised preliminary plat (SUB2025-3). The comments are limited to the proposed workforce housing component. The applicant's draft Development Agreement designates three townhome lots, 2 percent of the 150 lots, as "Affordable Lots" for households earning up to 120 percent of area median income, secured either by oversight from a housing authority or by a ten-year resale covenant. The response notes that the draft sets no method for pricing the homes, no buyer eligibility, and no party to administer and enforce the terms; that Teton Valley Housing is not a party to the draft agreement and has not agreed to the role it describes; and that the resale covenant expires after ten years. For the City's consideration, the response describes deed-restricted homes rather than lots, an initial maximum sale price set by an adopted methodology, eligibility limited to the Teton Valley workforce with buyers selected by lottery, a permanent recorded deed restriction, and an Authorized Administrator designated by intergovernmental agreement, with the City of Driggs Qualified Workforce Housing Incentive Program as a model.

Comments on the related Annexation, Master Plan, and Comprehensive Plan Amendment for the surrounding 389 acres are due November 13, 2026.

City of Driggs →

On October 6, 2026, the Executive Director and City of Driggs Community Development Director Jade Krueger presented an update on the Qualified Workforce Housing Incentive Program to the Driggs City Council, and on October 14, 2026, they presented to the Driggs Planning and Zoning Commission. The monthly coordination meeting between Teton Valley Housing and the City of Driggs was held on October 14, 2026.

City of Driggs Mayor August Christensen and the Executive Director have scheduled a walking tour of workforce housing in Driggs for November 11, 2026.

Teton School District No. 401 →

On October 19, 2026, the Executive Director attended the October meeting of the City, County, and School District collaboration convened by Teton School District No. 401. The agenda included the District's proposed School Growth Contribution Program. The group meets next on November 9, 2026.

Sherman Park (The Courier) →

On October 15, 2026, the Executive Director toured Sherman Park in Victor with Pete Snavely of the Snavely Group. The 90-unit workforce housing project, named The Courier, is under construction, with leasing anticipated in spring 2027. Fifty-five of the units are deed-restricted with a local preference: 23 at 80 percent of area median income, 16 at 100 percent, and 16 at 120 percent. Teton Valley Housing is not the developer of the project. Pete Snavely has offered a tour of the units for the Commission, and the Executive Director will follow up on a date.

Submitted by:



Jerod Pfeffer
Executive Director, Teton Valley Housing