

Myth vs. Fact: Housing in Idaho

CLEARING UP THE MOST COMMON MISCONCEPTIONS ABOUT NEW HOMES

Myth 1: New housing will ruin neighborhood character.

Fact: Missing middle homes (like duplexes and fourplexes) are designed to blend in. With clear design standards, they look just like larger houses and fit seamlessly into Idaho neighborhoods.

Myth 2: New homes will overwhelm schools and roads.

Fact: Infill housing grows gradually, a few homes at a time. That makes it easier for cities and schools to plan ahead. Housing near schools and jobs actually reduces traffic and long commutes.

Myth 3: Only big developers build these homes.

Fact: Most ADUs and small projects are built by local contractors, homeowners, and small businesses. Legalizing housing gives Idaho builders and families the chance to meet local needs.

Myth 4: ADUs are too expensive and complicated to build.

Fact: ADUs are one of the most affordable housing types. With simpler permitting, right-sized fees, and financing tools, they can be built quickly and cost-effectively.

Myth 5: Housing reform will lower property values.

Fact: Studies show housing choice can raise property values by adding livable space, creating income potential (like ADUs), and stabilizing neighborhoods.

Why This Matters

Misinformation fuels opposition to new homes. By sharing the facts, we can build support for policies that give Idahoans more housing choices and stronger communities.