14:03:30 From Liz Sodja - GNAR Initiative Coordinator : Link to join newsletter: https://usu.us19.list-manage.com/subscribe?u=50d85706eafe518359c37f4ab&id=898e4030c6

14:04:15 From Liz Sodja - GNAR Initiative Coordinator : Jake Email: Jake.Powell@usu.edu

14:05:30 From Liz Sodja - GNAR Initiative Coordinator : AICP Continuing Education Credits: https://www.planning.org/events/eventsingle/9207360/

14:07:21 From Liz Sodja - GNAR Initiative Coordinator : More info about the rest of our Boom Town series here: Boomtown link: https://www.usu.edu/gnar/amenitymigrationseries

14:10:01 From Mike Christensen to All panelists : Mike Christensen, Utah Rail Passengers Association

14:11:03 From Charlie Woodruff : Charlie Woodruff, U.S. Green Building Council- gateway communities in the Mountain Region

14:11:04 From Kirk Ross to All panelists : Kirk H. Ross - National League of Cities

14:11:05 From Hannah Pack to All panelists : Hannah Pack, Student, School of Planning and Architecture, University of Utah

14:11:06 From Jennifer Boyer : Yeah VARD!

14:11:07 From Laurence A.G. Moss : Laurence A. G. Moss, PhD

14:11:10 From Kellee Howell to All panelists : Kellee - University of Utah and resident of "Small Town" in Idaho

14:11:10 From Liz Sodja - GNAR Initiative Coordinator : HOST NOTE: Make sure your chat is set up to go to all presenters and participants

14:11:11 From Kreg Lindberg to All panelists : Kreg Lindberg, Oregon State University, Bend

14:11:12 From Liz Bell to All panelists : Liz Bell, Wilburforce Foundation, Seattle

14:11:13 From Eric Ewert to All panelists : Eric C. Ewert, professor of Geography, Weber State University, Ogden, Utah.

14:11:17 From Sami Powers : Sami Powers, National Park Service

14:11:20 From Caroline Hoyt to All panelists : Caroline Hoyt Grand D

14:11:21 From LINDSAY CLARKE : Lindsay Clarke - Resort Municipality of Whistler Planning Department

14:11:25 From Blair Miller to All panelists : Blair Miller - Colorado Preservation, Inc., Denver

14:11:26 From keith liggett : Keith Liggett, Fernie BC Canada, writer.

14:11:32 From Lucia Stewrt : Lucia Stewart - Masters In Public Administration, Montana State University, Bozeman

14:11:35 From Browne Sebright : Browne Sebright, New York City Environmental Justice Alliance

14:11:36 From Claire Spalding : Claire Spalding, NPS Visitor Use Statistics

14:11:36 From karen rockey to All panelists : Karen Rockey - Teton County (WY) Planning Commission

14:11:37 From Kreg Lindberg : Kreg Lindberg, Oregon State University, Bend

14:11:39 From Kris Valdez : Kris Valdez, Eagle County Government, Colorado

14:11:41 From Allison Michalski : Allison Michalski - Idaho Conservation Associate, Greater Yellowstone Coalition

14:11:41 From melanie sloan to All panelists : Melanie Sloan Tahoe Regional Planning Agency, Stateline, NV

14:11:41 From joni m palmer : Joni M Palmer, Minerva Consulting, ABQ, NM

14:11:44 From Ryan Jackson to All panelists : Ryan Jackson - NPS RTCA Anchorage, AK

14:11:45 From Bobby Lipnick to All panelists : Bobby Lipnick, Co-Chair of Eagle County Housing Task Force. Vail, Colorado

14:11:45 From Jack Crompton : Jack Crompton - Mayor Whistler, BC

14:11:54 From Will Rice to All panelists : Will Rice, University of Montana

14:12:06 From Will Rice : Will Rice, University of Montana

14:12:15 From MELISSA LAIDLAW : Melissa Laidlaw, Resort Municipality of Whistler, BC

14:12:16 From Ryan Jackson : Ryan Jackson - NPS RTCA Anchorage, AK

14:12:28 From KENDRA BRIECHLE : Kendra Briechle, The Conservation Fund - Arlington, VA

14:12:34 From Hannah Pack : Hannah Pack, Graduate Student, College of Planning and Architecture, University of Utah

14:12:41 From Jessica Potter : Jessica Potter - Summit County, CO Planning Dept

14:12:41 From Katie Neddenriep : Katie Neddenriep, Elko Convention & Visitors Authority, Elko, NV

14:12:43 From Larry Green to All panelists : Charles Hollingsworth - Calabasas, CA - Partner Capital Solutions Private Investor and Developer

14:12:44 From Chris Bessler : Chris Bessler, Sandpoint Idaho, Keokee media (second try, set to all attendees)

14:12:45 From Tammy Proctor to All panelists : Tammy Proctor, Pender County, NC Tourism Director and PIO

14:12:46 From Flint Timmins : Flint Timmins, Utah Office of Tourism

14:12:47 From Rachel Layman : Rachel Layman with Salmon Valley Stewardship in Salmon, Idaho

14:12:48 From Blair Miller : Blair Miller - Colorado Preservation, Inc. Denver

14:12:52 From Cody Lutz to All panelists : Cody Lutz here with Envision Utah, Salt Lake City

14:13:22 From Bianca Lyon : Bianca Lyon - Utah Office of Tourism

14:13:36 From Larry Green : Charles Hollingsworth - Calabasas, CA - Partner Capital Solutions Private Investor and Developer

14:14:00 From PHILIP GIBBINS : Philip Gibbins - Planner, Resort Municipality of Whistler

14:14:06 From Larry Dean to All panelists : Larry Dean, Concerned ditizen

14:14:23 From Todd Brown : Todd Brown, Town of Telluride, CO

14:14:35 From Pitt Grewe : Pitt Grewe- Utah Office of Outdoor Recreation

14:14:46 From Barbara Bruno to All panelists : Moving in part time, especially, about two years ago.

14:14:48 From Kelly Bricker to All panelists : Kelly Bricker, University of Utah

14:15:43 From Gary Parkstrom to All panelists : Slocan Valley, British Columbia

14:15:53 From Brittany Skelton : Pre-1980 to Ketchum because Sun Valle was North America's first ski resort. But it has ebbed and flowed over the years with an exponential recent uptick due to the pandemic.

14:15:55 From Megan Lawson-Headwaters Economics to Chris Bessler, All Panelists : Hi Chris!

14:19:10 From Patty Richards : What do peaks and valleys in non metro line reflect?

14:19:38 From Liz Sodja - GNAR Initiative Coordinator to Patty Richards, All Panelists : Hi Patty! If you ask this in the Q&A John might be able to answer it after his section or at the end.

14:19:57 From Bud Tymczyszyn to All panelists : will these slides be available after the presentation?

14:20:12 From Liz Sodja - GNAR Initiative Coordinator to Bud Tymczyszyn, All Panelists : Hi Bud! Yes we will post these on our website.

14:20:28 From Liz Sodja - GNAR Initiative Coordinator : HOST NOTE: Slides will be available after the presentation.

14:20:44 From Susan Odum : Susan Odum, University of Illinois Extension, Extension Specialist Community Economic Development Region 3 - southern region of Illinois

14:21:07 From Chris Bessler to All panelists : Hi Megan!

14:31:26 From Axie Navas : Axie Navas - New Mexico Outdoor Recreation Division

14:32:06 From Cassidy Jones to All panelists : Cassidy Jones, National Parks Conservation Association, Southwest Region, Salt Lake City

14:32:39 From Laurence A.G. Moss : Laurence A. G. Moss, PhD, Sr. Researcher, Laurence A. G. Moss, PhD, International Amenity Migration Centre, Santa Fe, NM, USA

14:33:59 From Cory MacNulty : Cory MacNulty - Southwest Region National Parks Conservation Association - UT

14:48:29 From Jeremy Grimm to All panelists : What's the data source for this migration?

14:49:48 From joni m palmer : Dont know

14:49:49 From Jake Powell : Describe the ‚new arrivals‚ in your community?

14:49:53 From Karen Swenson to All panelists : From large metro areas - Portland, Seattle, SF and LA

14:50:10 From Jeremy Grimm to All panelists : Sandpoint, Idaho: Urban transplants from CA, Seattle, Portland, OR.

14:50:11 From Melanie shasha : Coastal and central valley Californian families moving to the mountains

14:50:14 From Lee Baxter to All panelists : VERY WEALTHY (Jackson, Wyo)

14:50:21 From Barbara Bruno to All panelists : Californians who can work from anywhere and find our real estate very affordable ‚ Springdale, Utah.

14:50:23 From harry griffith to All panelists : second homeowners making more frequent. LAX SEA SFO POR

14:50:27 From Karen Swenson to All panelists : People who bring their jobs with them, or have enough money already

14:50:28 From Todd Brown : Metro families seeking escape from COVID concentration, now able to work from home in a recreation environment

14:50:28 From Bob Heneage to All panelists : They seem to be coming from sunbelt parts of the west (SoCal and Arizona)

14:50:29 From marcy demillion to All panelists : East Coast states and CA.

14:50:30 From Toni Metcalf : Toni Metcalf, GM Resort experience, Resort Municipality of Whistler. Typically new arrivals are from the city, ie Vancouver.

14:50:30 From M Sykes : From nearby metro areas (eg. Salt Lake City). They are retirees. They are younger creative types (eg. artists/designers) who work remotely.

14:50:30 From Jennifer Severson : young, techies, white collar

14:50:31 From Susan Odum : more affluent, higher education levels, 35 years of age through retirement age, migrating from larger metropolitan areas

14:50:32 From Charlie Woodruff : Tech workers who have cashed out on homes in metro areas moving to towns with skiing, mountain biking, water sports

14:50:32 From Bobby Lipnick to All panelists : New arrivals in the Vail Valley come from Denver and Texas

14:50:38 From Martin Schmidt : Lots of retirees from the south. Young people from metro areas are coming to Colorado

14:50:41 From Kris Valdez : They are coming from Texas and California who already own second homes. It appears they are making them their primary homes.

14:50:41 From Chris Bessler : California; Seattle; Texas and Colorado

14:50:41 From Andy Smith to All panelists : wealthy, active, educated, remote worker, not dependent on income

14:50:44 From Brittany Skelton : California, Washington and Texas. Older millennial / Gen-X couples and families moving here for lifestyle because they can now work remotely.

14:50:44 From Jack Crompton : Wealthy families who's work is in Metro areas and who have decided the amenities exist for them to live where they do not work or operate a business.

14:50:44 From Elizabeth Moore to All panelists : Many are coming from Vancouver, they're a mixture of ages and apparently, every one of them bought a mountain bike this year

14:50:44 From BreAnne McConkie Gale : 30-50's, white, upper middle class, primarily from San Fran, LA, Seattle, and Portland

14:50:46 From Cassidy Jones to All panelists : Representing my home county (Wasatch, UT): from urbanized parts of Utah, California, some younger many more older folks

14:50:46 From Gavin Feiger to All panelists : San Francisco Bay area (younger, tech people) and existing second homeowners (varies, some younger family memebs so retirees), mostly from northern CA and western NV

14:50:50 From Laurence A.G. Moss : seem to be coming from metro areas, especially the west coast

14:50:51 From Connie Simmons : New arrivals (over the summer) to our local area were recreationists from larger cities (Calgary and Lethbridge) and local people who were seeking recreation access in local parks.

14:50:55 From TRACY NAPIER : metro areas throughout Canada

14:50:56 From Lisa Zumpft to All panelists : New arrivals in Springdale include folks from Midwest , California; boomers with money; and a few young folks who want to work here.

14:50:58 From Hilary Lindh : Whitefish, MT: existing second homeowners are staying beyond the normal season; new buyers are coming from all over the country and purchasing homes sight unseen - we see license plates from every state in the country

14:50:59 From Andrew Mentzer : Valley County, Idaho. One of the highest second home proliferation rates in the country. One of the most voluminous inmigration rates in the country. Lots of young families and high wealth moves.

14:50:59 From Lisa Branner : retirees as well as young location neutral workers, coming mainly from metro areas.

14:51:02 From Dennis Glick to All panelists : Texans and Californians with $s

14:51:08 From Katie Neddenriep : entry-level mining professionals (engineers/geologists); retirees from California seeking fewer crowds and political "alignment"

14:51:10 From Axie Navas : In NM, we're seeing a number of young business owners / creatives from CA and Texas metro areas, and NYC

14:51:15 From Kelly Learned : Our community is 45 minutes from a metro centre - most of the new moves are from there.

14:51:19 From Aaron Wilcher to All panelists : Im woring remotely from bend Oregon. My employer is in Sacramento. I have plans to move around to recreation towns fo rthe next 8-12 months. Ive got skis, a mountain bike, and a laptop

14:51:19 From Doug Self to All panelists : Baby boomers AND young-mobile, from metro west w/ higher home prices, fires and other motivations.

14:51:25 From Will Rice : The common scuttlebutt reports California, though it would appear that it is perhaps broader than that

14:51:29 From Linda Merigliano : For Jackson Hole, new arrivals tend to be from California, Texas. East Coast and other places. tend to be wealthy, retired and looking for outdoor amenities

14:51:31 From Hilary Lindh : Whitefish, MT - also the number of new students in the schools is very high this year

14:51:37 From Andrew Mentzer : We also have very low COVID cases thanks to aggressive local policy implementation

14:51:38 From Jeff Bradybaugh to All panelists : Coming from population centers in the west, particularly west coast to semi-urban developed areas in Utah that offer high degree of amenities/connectivity/etc while having large percentage of public lands

14:51:39 From Brittany Skelton : Increased driving-distance tourists to Ketchum/Sun Valley from Boise/Twin Falls/Washington State & California

14:51:46 From Stephen Trimble : Wayne County, Utah (gateway to Capitol Reef). Older retirees coming from metro areas from New York to California, but probably the biggest number from Salt Lake City.

14:51:46 From joni m palmer : Have seen increase in airbnb ‚Äî visiting NM from all over country

14:51:53 From karen rockey to All panelists : In Teton County anecdotal license plate ID shows TX and CA. Broker feedback indicates families are moving due to ability to work remotely.

14:51:54 From Margaret Bowes to All panelists : New residents coming from other state and in state metro areas where covid numbers are high. Families relocating because their kids are learning on-line and they can telework.

14:51:57 From Toni Metcalf : higher socio-economic families who are moving out of the city (Vancouver), working remotely during this time, but likely looking for a longer term residences. Many are second home owners, but there are also many new arrivals coming in to purchase a home....

14:52:03 From Kellee Howell : Working families that can work remotely moving from larger cities to enjoy smaller communities or buying 2nd homes.

14:52:11 From Dave Williamson : We are new arrivals to Princeville Kauai from Whistler, BC. Whistler BC experienced significant in-migration from Europe, Hong Kong and the US over the summer. Exclusively second home owners. As are we here in Kauai.

14:52:21 From Kirk Ross to All panelists : I am a new arrival to my community. I left DC in May and moved to Little Rock, AR. I am early 30's and have lived in Little Rock before however this time I have now bought a home in a Amenity Community. My new home is near a state park, Wilderness Area, and Family. In contrast to my early 20's I was living down town near the bars and pubs

14:52:43 From Bob Ratcliffe : in last year - driven by both zoomtown and retirement 2nd home- coming from metro areas in region and outside region west coast but also south and midwest- and 2 populations - late 20s/to 30s families and then over 55-65.

14:53:03 From Tara McKee to All panelists : Can data be extracted from DMVs or voter registration roles to see this effect from 2020?

14:53:13 From Dan Smith to All panelists : Most of them are coming from California metro areas to Idaho and Utah. Salt Lake has seen a large surge in tech companies that do not want to be Silicon Valley.

14:54:02 From Aaron Henson to All panelists : Wealthy newcomers from the Bay Area, etc. According to WalletHub, Bend, OR is the second fastest growing city in the US. It‚Äôs the fastest growing medium-sized city in the US.

14:54:04 From Jill Lagan to All panelists : Boulder City being a rural community just outside of Las Vegas, we see many buying second homes to be close to Lake Mead Recreation Area on the weekend. Since COVID, people looking to relocate to get away from the crime and into open space.

14:54:25 From Danya Rumore : In my home region of North Idaho, in recent years there appears to have been a significant in-migration of highly conservative folks from California (particularly Southern California, or so I hear) in addition to what you might consider more traditional amenity migrants. It has made the already interesting politics of North Idaho even more interesting.

14:58:06 From Danya Rumore : Everyone: Spread the word - Sandpoint isnt that great and you don‚Äôt want to move there (just kidding‚ sort of). :)

14:58:23 From karen rockey to All panelists : ;)

14:58:50 From marcy demillion to All panelists : Same for Santa Fe, NM

15:00:42 From Aaron Henson to All panelists : Popular bumper sticker in Bend, OR: ‚Bend Sucks, Dont Move Here

15:01:02 From Chris Bessler : To add to what Danya posted here in chat, yes, we in Sandpoint are seeing alt-conservatives here actively recruiting like-minded people to what they term the "Redoubt" and that is impacting local political discourse (basically with more strife).

15:03:06 From Andrew Mentzer : Can you speak to the importance of land banking for future housing partnerships in mountain towns trying to plan around massive growth? Thanks

15:03:39 From Liz Sodja - GNAR Initiative Coordinator to Andrew Mentzer, All Panelists : Hi Andrew! If you ask this in the Q&A Megan may be able to answer this

15:04:00 From Andrew Mentzer : Thanks

15:04:35 From Danya Rumore : On the topic of housing: In our 2018 study of GNAR communities across the west, 82.7% of our survey respondents said that housing affordability was moderately to extremely problematic for their community. More info about our study and findings here: https://www.usu.edu/gnar/research/planning\_challenges

15:05:39 From Dave Williamson : Andrew, you should take a look at the Whistler Housing Authority model. It is a very good mechanism.

15:06:26 From Andrew Mentzer : Will do, thank you. We have a local housing trust and are working on a land banking strategy at the moment. I'll check it out.

15:07:40 From Hilary Lindh : Hi, Dave Williamson!!!

15:08:36 From Dave Williamson : Hilary! Reach out when you get a chance.

15:12:57 From Steve Cox to All panelists : how do you balance affordable housing for local service workers and housing for higher salary mobile workers?

15:14:17 From Aaron Henson to All panelists : Big hedge funds are buying places like the Skyline Forest just outside of Bend, Oregon.

15:18:27 From Dave Williamson : I think it is a positive direction, that people are looking outward from urban centres for a change. The trend of urban in-migration at the cost of regional centres in BC has been a concern for me for a few decades.

15:20:27 From Danya Rumore : Dave Williamson‚Äô‚Äôs comment makes me think that maybe we can (and need to?) focus on harnessing amenity migration to create strong regional centers throughout the rural west. Perhaps that could be a more sustainable development approach/pattern than reliance on very large urban areas, if done well?

15:21:46 From Laurence A.G. Moss : Few rural communities have the skill sets to really plan for the COVID zoom boom, and so will have to just see what occurs. I doubt they will hold on to the present mobility; not migration.

15:22:39 From Hilary Lindh : While remote workers bring high earnings into town, I'm not sure how existing workers/residents will benefit- they will continue to have low wages with growing cost of housing.

15:23:42 From Dave Williamson : Danya, I absolutely agree with you. I think that by distribution population more evenly across the landscape, we can protect the economic viability of small communities.

15:24:48 From Jack Crompton : The view from your office is pretty nice though... Peter.

15:25:24 From Jessica Schad : Workspaces they can rent?

15:26:00 From Laurence A.G. Moss : In interviewing a small number of the current migrants from the big metro areas, they seem to locating in secondary cities, like Austin, TX, not smaller rural areas.

15:26:04 From Brittany Skelton : Agree with Hilary. We are seeing the same here. When the unemployment rate hit 20% this spring (up from ~3% pre-pandemic) the housing market got even tighter and home prices soared further beyond what a family with the median household income could afford. It wasn't existing residents purchasing the homes during the pandemic.

15:26:04 From Danya Rumore : GNAR communities need to figure out how to get amenity migrants and remote workers to ‚plug into the community‚ in addition to just plugging into the wifi. This means figuring out how to capture tax dollars from people who are earning incomes elsewhere (maybe in other states) and helping incomers feel connected to and invested in the community, such as seeing the need to support school bonds even if they dont have kids in school

15:26:23 From Kelly Learned : Any other communities seeing a trend away from smaller home footprints to larger ones to accommodate 1 - 2 people working from home?

15:26:30 From Susan Odum : Peter's comment - suggests the need for rural regions to develop co-working spaces for those who don't want to continue to work from home.

15:26:35 From Don Albrecht to All panelists : Really good point Danya. Plug into the community.

15:26:58 From Andrew Mentzer : https://workxhub.com/

15:27:44 From Aaron Henson to All panelists : Check out The Haven - Coworking Reimagined: www.worklifehaven.com

15:28:17 From Andrew Mentzer : https://cubmccall.com/

15:29:34 From Doug Self to All panelists : I think if people are moving to live full time, it is not hard to involve those persons, but the challenge is the influx of temporary migrants and 2nd homes converted to STRs.