



Jackson & Teton County Annual Housing Supply Plan

A Five-Year Look Ahead at Workforce Housing Supply



2020-2025

Why a Housing Supply Plan?

The 2012 Jackson/Teton County Comprehensive Plan is predicated on three equally important Common Values: 1) Ecosystem Stewardship, 2) Growth Management, and 3) Quality of life. For our ecosystem protection to result in a healthy environment, community, and economy, the community has committed to achieve all three goals and recognizes that the strength of our community character is derived from a commitment to all three Common Values, each in support and reliant upon the others.

The 2019 Growth Management Plan public outreach process confirmed that housing remains the public's top priority.

The key indicator for Quality of Life is the percentage of the workforce living locally. While the Comprehensive Plan was being discussed and adopted, the percentage of the workforce living locally fell dramatically. However, since 2014, that fall has declined, and implementation of the Housing Action Plan has set the community up for success. The plan directs the Housing Director to annually produce a 5-year Housing Supply Program that specifies the amount, type, and location of housing production and preservation projects.

The 2020 Housing Supply Plan lays forth a five-year project and program portfolio that includes capital project partnerships and production and preservation programs.

2020 will bring a new Housing Nexus Study that will provide us with baseline information against which we will track our successes. This data will include resident workforce percentage, type and amount of job growth, wage information, and more.

Did you know that each commuter contributes over 5 metric tons of greenhouse gas emissions annually?

Increased commuter traffic is a significant source of emissions, wildlife/vehicle collisions, and loss of workforce when Teton Pass and/or the Snake River Canyon are closed. Providing local housing for the workforce will directly address these threats.

- Overall emissions are up 17% since 2008
- > 80% of community emissions are travel related



1. Community Indicators: Demand / Pipeline / Goals

Community Indicators: Median Income, Home Sales Prices

For over three decades housing in Teton County has been unaffordable for the working class. That trend shows no signs of changing with housing prices at near all-time highs and incomes, while higher, not rising fast enough to keep pace.

The last year a single-family home in Teton County was affordable for a household earning median family income Whitney Houston was belting out “I Wanna Dance with Somebody” and Tim Brown won the Heisman Trophy (1987).

Last year, to afford the median condominium sales price, a household needed to earn at least \$94,000, or 102% of Median Family Income (“MFI”) for a three-person household, assuming a down payment of \$55,250 (10% of purchase price).

To afford the median single-family home sales price, a household needed to earn at least \$280,000, or 305% of MFI for a three-person household, assuming a down payment of \$164,950 (10% of purchase price).

As of November 2019, the vacancy rate for rentals throughout the valley was less than 6%. Blair Place Apartments had the highest vacancy rate at 13%, which is likely the result of the addition of 53 rental units at Hidden Hollow – all of which are occupied. According to the State of Wyoming, the average rent for a 2-bedroom apartment in Teton County was \$2,274 – the highest in the state and more than double the next closest county (Sublette at \$839). A household needs to earn \$90,000 to afford the average 2-bedroom apartment.

Why use the median?
The median is the number in the middle of a range of numbers. For example, 5 is the median of 2, 3, 5, 6, 50 (13.2 would be the average).

The median is used for housing analysis because the median does not allow an outlier to distort the measurement. An example of an outlier could be an annual income of \$1,000,000 or home that sells for \$10,000,000.

Median Family Income (“MFI”) in Teton County:
1-person \$71,540
2-people \$81,760
3-people \$91,980
4-people \$102,200

Median Sales Price:
Condo: \$552,500
Townhome: \$740,000
Single Family: \$1,649,500

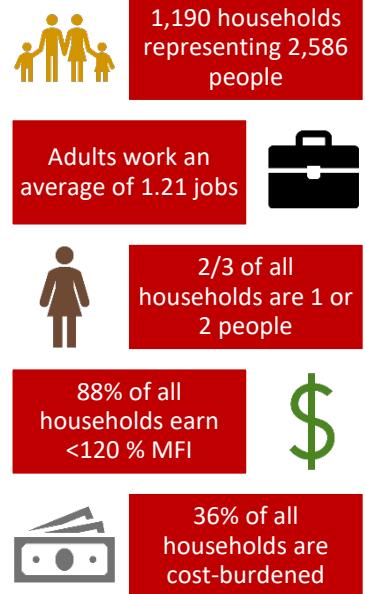
Community Indicators: Intake Form Data + Pipeline

Intake Form

To apply for housing through the Housing Department, households are required to complete an Intake Form and to keep the form updated annually. This form was created in collaboration with Teton Habitat, Jackson Hole Community Housing Trust, Housing Department, and Joint Long-Range Planning staff and has been in use for two years. A detailed snapshot of active Intake Forms is provided as Appendix A. This will be updated and released mid-year.

As of January 3, 2020:

- 1,190 households have active Intake Forms
- Adults in these households work an average of 1.21 jobs
- 2/3 of all households are one or two people
- 1,045 (88%) of all households earn <120% MFI – these households can typically qualify for the Affordable Program and the Workforce Program
- 145 (11%) of all households earn >120% MFI – these households can only qualify for the Workforce Program
- 426 (36%) of all households are cost-burdened, which means they pay more than 30% of their income towards housing – most of these households earn <80% Median Family Income.
- Most households with active Intake Forms live in Teton County.



Pipeline

In 2019 we gained 62 deed restricted units. Four of these units were conversions from market housing. All of these were rentals and only four of these served households earning <80% MFI.

We lost 20 restrictions because they sunset. We were able to purchase a Workforce Ownership restriction on another unit with a restriction that sunset. Nine deed restricted homes will sunset this year. The sunset program is a legacy program that has been inactive for decades. The homes that are now sunsetting are ones in which the owners have lived for 20-30 years, depending on the restriction.

The current pipeline has over 275 deed restricted units in some stage of development. Of these, we anticipate 73 units coming online this year and 125 units coming online next year. A detailed snapshot of the current pipeline is provided as Appendix B. This will be updated and released mid-year.



*Does **not** include 241 deed restricted dorm beds or units lost because they sunset. Does include 41 Teton Habitat units and 143 Jackson Hole Community Housing Trust units.

Community Indicators: Goals, Metrics, Data

Based on current demand and pipeline data, the biggest needs are for one and two-bedroom Affordable Rentals serving households earning <80% MFI and two and three-bedroom Affordable and Workforce Ownership homes serving households earning 80-120% MFI. Staff has identified these two housing types as primary foci for the next few capital projects and programs.

Additionally, with the development of several deed restricted apartment complexes over the past few years, staff has developed an apartment annual report that must be submitted annually for The Grove Phase I, Redmond Street Rentals, Hidden Hollow, and Sagebrush Apartments (once complete). These annual reports, along with annual compliance information that is being submitted on existing restricted rentals, and Intake Form information, provide a fertile data set that can help us better understand who is living in restricted rental units, where they are employed, how much they earn, the rents being charged, the current demand for housing, and other potential threats to quality of life. Additional staff capacity will need to be created to analyze this data.

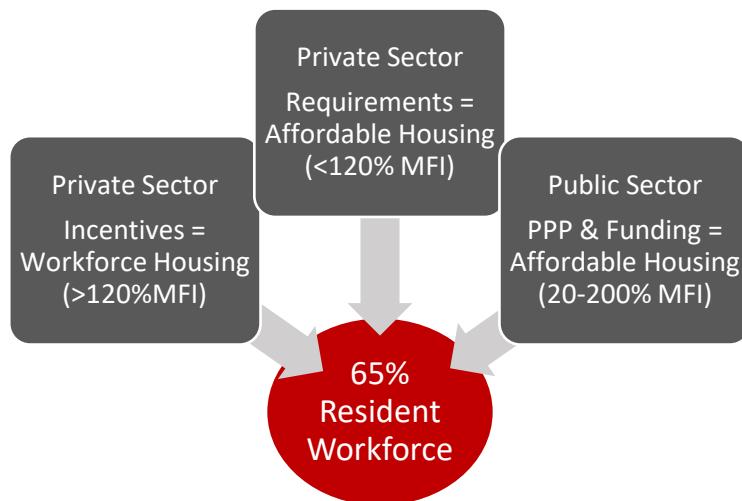
Summary

Housing prices continue to rise at a faster rate than wages, exacerbating a market that is already out of reach for most working individuals and families. In 2019 we saw the addition of 62 new deed restricted units and anticipate approximately 200 more new deed restricted units to come online in the next two years. This is considerable momentum that should be celebrated and leveraged to continue creating workforce housing in the face of ever-present challenges.

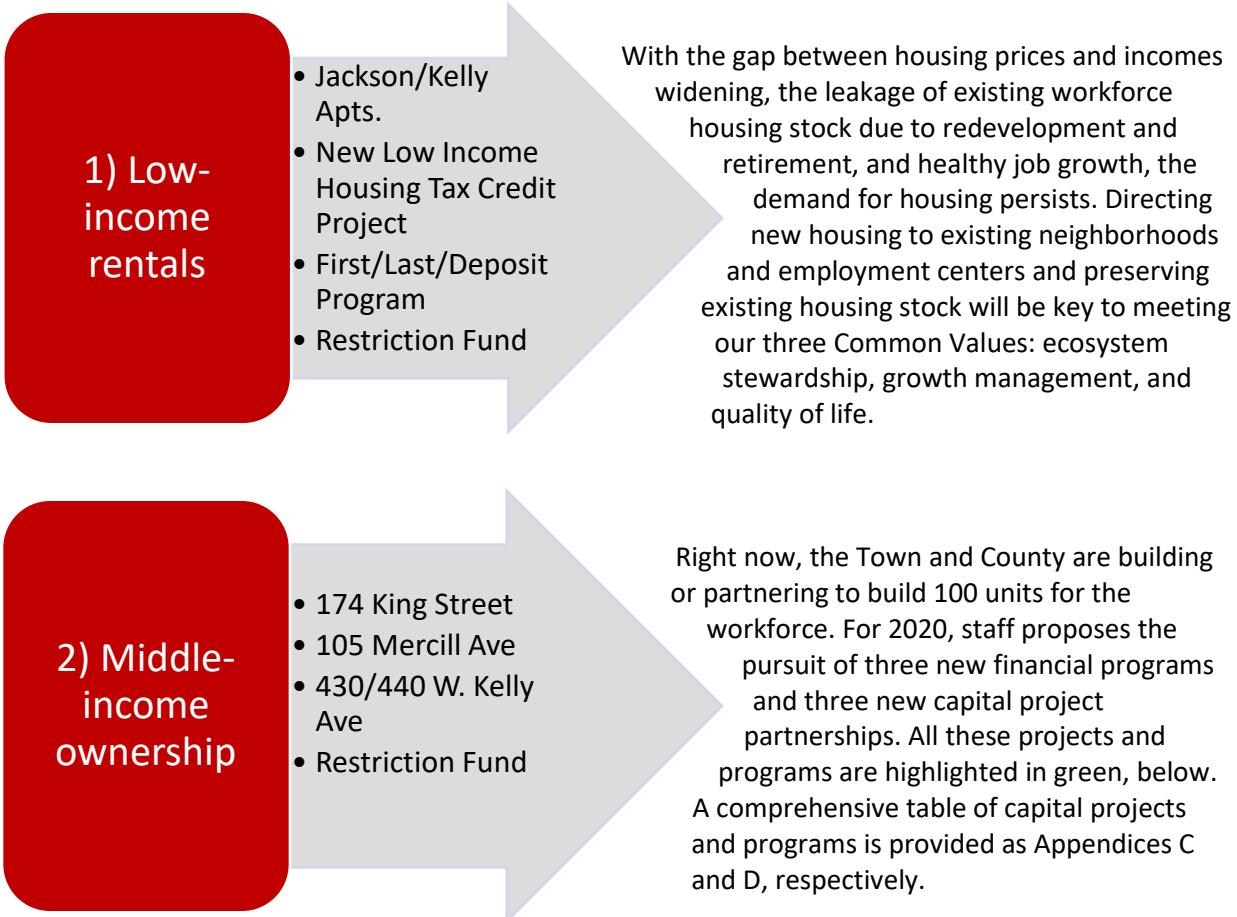
Over the next several years, we will continue to rely on the private sector to build housing through new zoning incentive tools in the Town and updated mitigation requirements, both put in place in July 2018. We have seen initial success with housing being generated by both.

We will also continue to rely on public involvement as the demand for low-income rentals persists and is a clear space in which government should participate given the market's inability to do so. The demand for middle-income ownership housing also remains and is another gap the market is not filling.

As has been noted elsewhere, the need for private sector and public sector participation is critical. Working together, we will have the best opportunity to meet our community's housing goals.



2. Capital Project & Program Portfolio: A five-year look ahead



Five Year Portfolio: Capital Projects & Programs –Timing, Affordability, Size			
Year/Status	Project	Affordability	# Units
Under construction	Grove III Phase 2 & 3 - ownership	<80%	16
Under construction	400 W. Snow King - rental	Employee	26
Planning	174 N. King Street - ownership	<120% MFI	24
Planning	105 Mercill Ave - ownership	<200% MFI	30
Pre-planning	430 & 440 W. Kelly Ave - ownership	<200% MFI	12-16
New capital partnership	TBD Teton Habitat Partnership - ownership	<80% MFI	TBD
Feasibility – new capital partnership	Jackson/Kelly Apts. – rental	20-200% MFI	70-100
New capital partnership	TBD LIHTC Project – rental	<60% MFI	TBD
3 new capital programs	Accessory Residential Unit Program – rental	<200%	TBD
	F/L/D Program – rental	<80% MFI	TBD
	Restriction Fund – either	<200% MFI	TBD
New Partnership Program with JH Chamber of Commerce	Employer Roundtable	<200% MFI	TBD
2021 – 2 new capital project partnerships	TBD Net Zero Energy Project – rental	<120% MFI	TBD
	TBD JHCHT Partnership – ownership	<120% MFI	TBD
2021 – 1 new capital program	Rehabilitation Fund – rental	<120% MFI	TBD
2022 – 2 new capital project partnerships	TBD County CN Project – ownership	<200% MFI	TBD
	TBD Town Infill Project – rental	<120% MFI	TBD
2023 – 2 new capital project partnerships	TBD Town Infill Project – ownership	<200% MFI	TBD
	TBD JHCHT Partnership – ownership	<120% MFI	TBD
2024 – 1 new capital project partnership	TBD Teton Habitat Partnership – ownership	<80% MFI	TBD

3. Funding for Housing / Proposed Housing Supply Program Budget

The Growth Management Plan (“GMP”) public outreach process confirmed that housing remains the public’s top priority. The GMP also identified securing a permanent funding source for housing, transportation, and open space as the public’s second priority. The GMP states that increased action and investment is needed for housing progress and that more resources should be allocated for housing supply. Both the Comprehensive Plan and Housing Action Plan call for a dedicated funding source for housing which has not been achieved.

Today, the Housing Supply Program is funded by three primary sources: Town, County, and mitigation fees-in-lieu. In 2019 a Specific Purpose Excise Tax (“SPET”) ballot initiative for housing was passed by the voters and allocates \$5,500,000 towards housing supply. Staff anticipates receiving \$500,000 in SPET funds in FY 21; \$2,000,000 in late 2022; and \$3,000,000 in mid-to-late 2023.

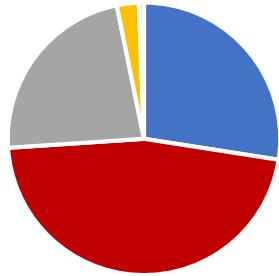
For FY 20/21, housing staff requests \$1,000,000 from the Town General Fund and \$1,000,000 from the County General Fund for the Housing Supply Program. These funds will be used to fund the proposed Housing Supply Project and Program Portfolio. The mitigation fees identified for FY 20/21 are estimates that are provided by the planning departments.

Proposed FY 20 / 21 Housing Supply Program Budget			
Account	Current Balance	FY 20/21 Budget	Use
ToJ Fund Balance – unrestricted	\$1,080,274	\$1,000,000 (requested)	Financial Programs, Land Acquisition, Melody Ranch TH
TC Fund 17 – unrestricted	\$1,021,684	\$1,000,000 (requested)	Financial Programs, Land Acquisition
Mitigation Fees	\$0 – ToJ \$4,084,049 – TC	\$150,000 – ToJ (estimate) \$600,000 – TC (estimate)	Land Acquisition, Jackson/Kelly Apts., Melody Ranch TH, 105 Mercill Demo/Move
TC SPET (2006)	\$0.00	\$1,900,000 anticipated from the sale of the Rains Property	Land Acquisition, Affordable Housing Production
JTCHA Housing Supply	\$16,644	\$22,000 – GL fees	Land Acquisition, Financial Programs
JTCHA – SPET	\$0.00	\$250,000 – 10/2020 \$250,000 – 1/2021	Land Acquisition, Restriction Fund
Total	\$6,202,651	\$5,172,000	Housing Supply

Appendix A: Intake Form Data

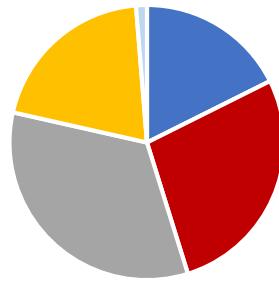
Total Households: 1,189 representing 2,584 people

1-person household
(499 households)



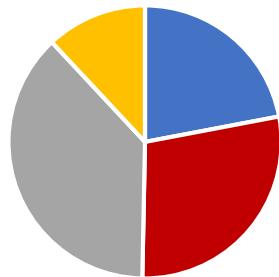
- <50% MFI (<\$35,770)
- 50-80% MFI (<\$57,232)
- 80-120% MFI (<\$85,848)
- 120-200% MFI (<\$71,540)
- >200% MFI (>\$71,540)

2-person household
(312 households)



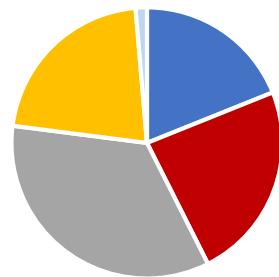
- <50% MFI (<\$40,860)
- 50-80% MFI (<\$65,408)
- 80-120% MFI (<\$98,112)
- 120-200% MFI (<\$163,520)
- >200% MFI (>\$163,520)

3-person household
(159 households)

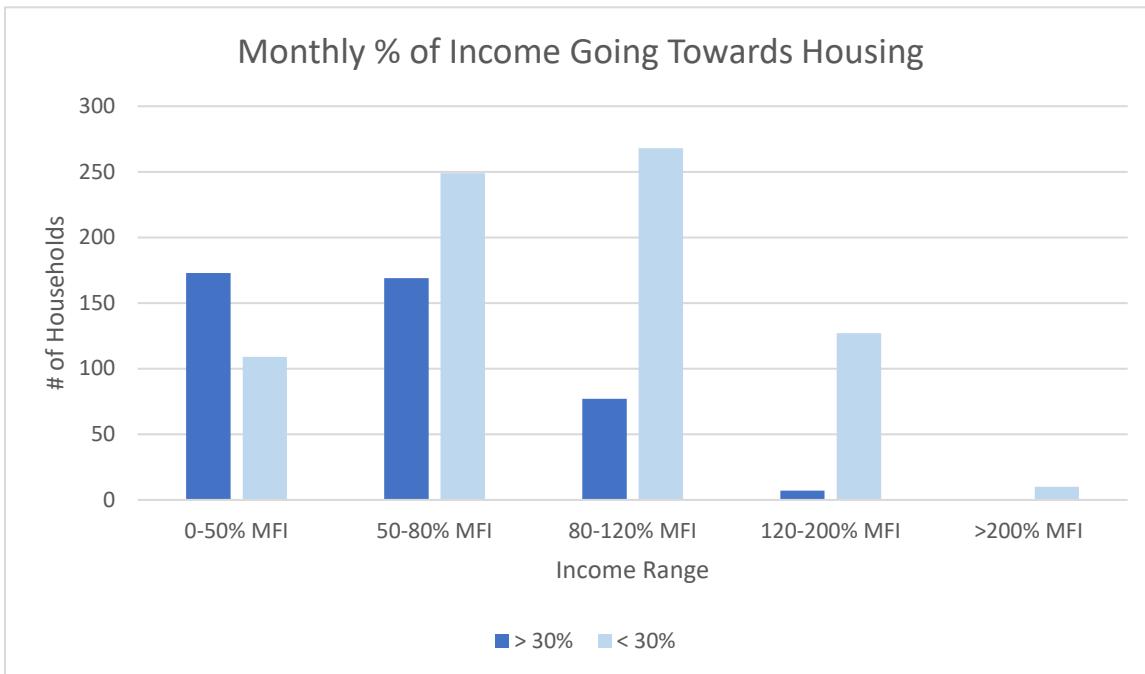
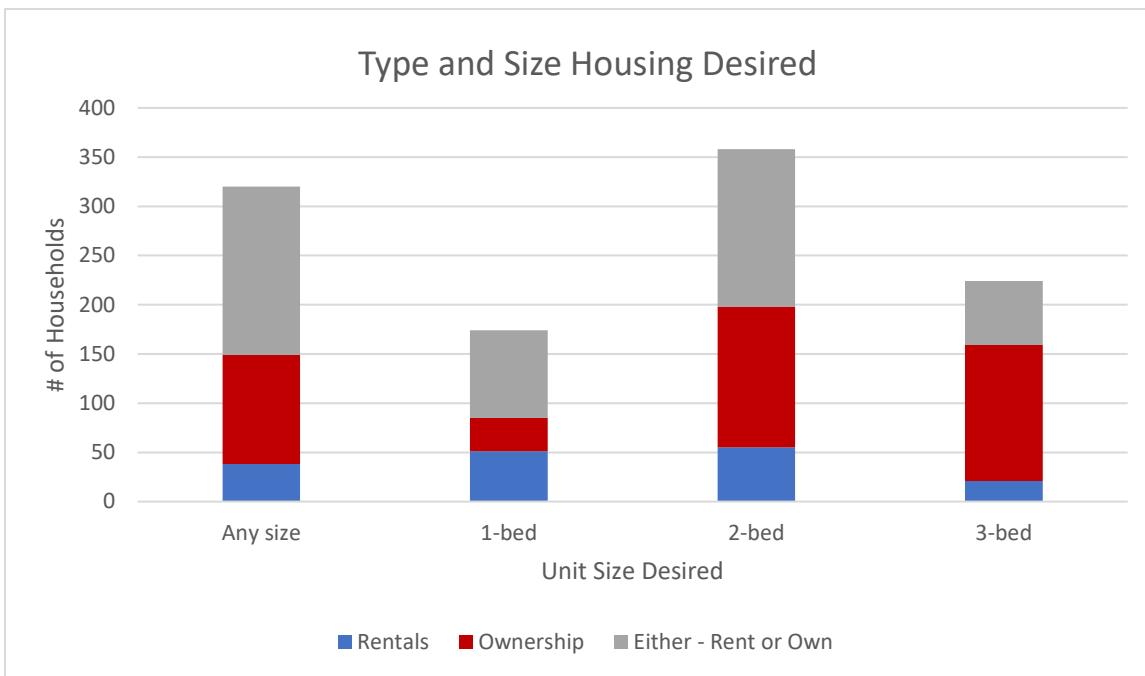


- <50% MFI (<\$45,990)
- 50-80% MFI (\$73,584)
- 80-120% MFI (<\$110,376)
- 120-200% MFI (<\$183,960)
- >200% (>\$183,960)

4-person household
(148 households)



- <50% MFI (<\$51,100)
- 50-80% MFI (<\$81,760)
- 80-120% MFI (\$122,640)
- 120-200% MFI (<\$204,800)
- >200% (>\$204,800)



January 3, 2020 Intake Form Data							
	0-50	50-80	80-120	120-200	>200	Total	
Total Households	282	418	345	134	10	1189	% Total
Adults	368	563	566	253	17	1767	68%
Children	202	197	201	104	5	709	27%
Adult Dependents	41	26	20	3	1	91	4%
Senior Dependents	5	5	3	2	2	17	1%
Total People	616	791	790	362	25	2584	
Single Parent HH	54	44	14	4	0	116	10%
Household Size	0-50	50-80	80-120	120-200	>200	Total	% Total
1 person	137	232	114	13	3	499	42%
2 people	55	86	104	63	4	312	26%
3 people	35	45	60	19	0	159	13%
4 people	28	35	51	32	2	148	12%
5 people	18	11	14	4	0	47	4%
6 or more people	9	9	2	3	1	24	2%
% of total households	24%	35%	29%	11%	1%	100%	
Paying > 30% towards housing	173	169	77	7	0	426	
	61%	40%	22%	5%	0%	36%	
# Jobs per adult	1.13	1.28	1.22	1.13	1.00	1.21	
Looking For	0-50	50-80	80-120	120-200	>200	Total	% Total
Rental	65	64	31	4	2	166	15%
any	14	13	10	1	0	38	4%
1 bed	19	21	9	2	0	51	5%
2 bed	23	21	10	0	1	55	5%
3 bed	8	9	2	1	1	21	2%
Ownership	50	141	148	81	7	427	39%
any	16	35	47	11	2	111	10%
1 bed	5	20	6	2	1	34	3%
2 bed	20	55	44	23	1	143	13%
3 bed	8	31	51	45	3	138	13%
Both - Rent & Own	131	188	137	35	1	492	45%
any	40	70	50	11	0	171	16%
1 bed	28	40	20	1	0	89	8%
2 bed	41	60	45	13	1	160	15%
3 bed	15	18	22	10	0	65	6%
Total	246	393	316	120	10	1085	

Appendix B: Residential Pipeline

Current Pipeline, 1/29/2020						
All Units						
	0-50 MFI	50-80 MFI	80-120 MFI	Workforce	Market	Total
Total Units in Pipeline	5	21	98	157	466	747
Total Rental	5	3	96	81	189	374
Total Own	0	18	2	72	255	347
Deed Restricted Units in Pipeline Only						
	0-50 MFI	50-80 MFI	80-120 MFI	Workforce	Total	
Total Units	5	21	98	153	277	
Total Rental	5	3	96	81	185	
Total Own	0	18	2	72	92	
Building Permit						
Unit Size	0-50 MFI	50-80 MFI	80-120 MFI	Workforce	Market	Total
Dorm	0	0	23	0	0	23
Studio	0	0	17	4	8	29
One Bed	1	1	10	30	59	101
Two Bed	0	0	3	63	66	132
Three Bed	0	16	3	4	17	40
Total	1	17	56	101	150	325
Rental	1	1	56	81	124	263
Ownership	0	16	0	16	4	36
ARU to Main House (in County)					20	
Detached SFH					165	
Attached SFH					20	
Development Plan / Design Review Committee						
Unit Size	0-50 MFI	50-80 MFI	80-120 MFI	Workforce	Market	Total
Rental	0	0	10	0	14	24
Ownership	0	0	0	0	51	51
Total	0	0	10	0	65	75
Sketch Plan						
Unit Size	0-50 MFI	50-80 MFI	80-120 MFI	Workforce	Market	Total
Rental	4	2	6	0	24	36
Ownership	0	0	0	5	15	20
Total	4	2	6	5	39	56
Pre-application						
Unit Size	0-50 MFI	50-80 MFI	80-120 MFI	Workforce	Market	Total
Rental	0	0	24	0	7	31
Ownership	0	2	2	51	0	55
Total	0	2	26	51	7	86

Appendix C: Five Year Housing Project Portfolio

2020	2021	2022	2023	2024
<p>Housing Nexus Study</p> <p>Complete: 34 units Grove III – Phase 2</p> <p>400 W. Snow King – Town & County employee housing</p> <p>Groundbreaking: 66-70 units 174 N. King St</p> <p>105 Mercill Ave</p> <p>430 & 440 W. Kelly</p> <p>New Projects: 110-150 units Teton Habitat Partnership – Joint –</p> <p>Jackson/Kelly Apt - County</p> <p>RFQ for LIHTC Project - ToJ</p>	<p>Complete: 74-78 units Grove III – Phase 3</p> <p>174 N. King St</p> <p>105 Mercill Ave</p> <p>430 & 440 W. Kelly</p> <p>Groundbreaking: 110-150 units Teton Habitat Partnership - Joint</p> <p>Jackson/Kelly Apartment - County</p> <p>LIHTC Project - ToJ</p> <p>New Projects JHCHT Partnership</p> <p>RFQ for Net Zero Energy Project</p>	<p>Complete: 110-150 units Teton Habitat Partnership – Phase 1</p> <p>Jackson/Kelly Apartment</p> <p>LIHTC Project</p> <p>Groundbreaking: JHCHT Partnership</p> <p>Net Zero Energy Project</p> <p>New Projects: RFP for development in a Complete Neighborhood (CN) located in the County</p> <p>RFQ for Town infill project</p>	<p>Complete: JHCHT Partnership</p> <p>Net Zero Energy Project</p> <p>Groundbreaking: Project located in CN in County</p> <p>Town infill project</p> <p>New Projects: JHCHT Partnership</p> <p>RFP for Town infill project</p>	<p>Complete: Teton Habitat Partnership – Phase 2</p> <p>Project located in CN in County</p> <p>Town infill project</p> <p>Groundbreaking: JHCHT Partnership</p> <p>Town infill project</p> <p>New Projects: Teton Habitat Partnership</p> <p>RFQ for master planning future Fairgrounds + 400 W. Snow King Ave. + Rodeo</p>

2020: Projects

Project Type	Location	Process	Timeline	Funding
Housing Nexus Study	Teton County, WY	RFP for nexus study and facilitation services. Lead staff: Housing Director	Release RFP: Q1 Provide Recommendation: Q4	Utilize Housing Department professional services budget. FY 19/20: \$25,000 – budget amendment FY 20/21: \$175,000
8 units 24 beds 3-bed units <80% MFI Ownership	250 Scott Lane (The Grove III, phase 3) – next to Teton County Library	County and Housing Authority partnership with Teton Habitat. Lead staff: Housing Manager	Complete: 2021	Housing Authority provided \$1.2M in land. County is providing up to \$1.3M for infrastructure improvements. Need: Teton Habitat must raise \$6M. \$4.4M raised to-date. (Note: funding numbers represent entire Grove III project.)
24 units 34 beds 1, 2, and 3-bed units <120% MFI Ownership	174 N. King Street – downtown across from Jackson Elementary School	Town partnership with Jackson Hole Community Housing Trust. Lead staff: Housing Director	Complete Q3 2021	Town is providing \$2.1 M in land + \$1.25M. Need: JHCHT must raise \$2M, debt.
30 units 43 beds 1 and 2-bed units <200% MFI Ownership	105 Mercill Avenue – downtown, next to Children's Learning Center	RFP: County partnership with Mercill Partners, LLC. Lead staff: Housing Director	Complete Q3 2021	County is providing \$2M in land and paying to move existing structures. Mercill Partners must provide developer equity, debt.

Project Type	Location	Process	Timeline	Funding
12-16 units 22-24 beds 1, 2, and 3-bed units <200% MFI Ownership	430 & 440 West Kelly Avenue – one street north of the Fairgrounds	RFP: Town partnership with Roller Development and Tack Development. Lead staff: Housing Director	Complete 2021	Town is providing \$1.7M in land. Roller/Tack must provide developer equity, debt.
70-100 units TBD beds 1, 2, and 3-bed units 20-200% MFI Rental	Jackson/Kelly – block south of Snake River Brewing Company	Sole Source: Partner with adjacent landowner. Lead staff: Housing Director	Feasibility: Q1 Planning Process: Q2-Q4 Fundraising: Q2-Q4 Complete 2022	Utilize County fee-in-lieu funds, County land, partner philanthropy – land + money Need: private capital and philanthropy, debt, amount TBD
Size will depend on location 2 and 3-bed units <80% MFI Ownership	TBD – Town of Jackson Town and/or County owned land or land acquisition	Sole Source: Partner with Teton Habitat. Lead staff: Housing Director	Land ID: Q1 Partnership Agreement: Q2 Complete by 2022	Utilize Housing Supply Program funds and/or SPET funds to acquire/prepare land. Need: Teton Habitat fundraising, grants.
LIHTC Project TBD units TBD beds Size <60% MFI Rental	TBD – Town of Jackson Town and/or County owned land or land acquisition	RFQ for LIHTC Developer. Lead staff: Housing Director	Release RFQ: Q1 Choose Partner: Q1 Apply for LIHTC: Q3 Complete by 2022	Utilize Housing Supply Program funds and/or SPET funds to acquire/prepare land. Need: LIHTC, HOME, NHTF, CDBG, Developer Equity

Beginning 2021: Projects

Project Type	Location	Process	Timeline	Funding
Size will depend on location <200% MFI, ToJ Employee ROFP Ownership	TBD – Town's Flat Creek Drive parcel?	Sole Source: Partner with Jackson Hole Community Housing Trust Lead staff: Housing Director	Land ID: Q1 Partnership Agreement: Q2 Complete: 2023	Town/County will provide land. Need: JHCHT fundraising, debt.
Net Zero Energy Size will depend on location 50-200% MFI Ownership	TBD – likely located in the Town of Jackson	RFQ for developer to build project Lead staff: Housing Director	Release RFQ: Q1 Award: Q2 Groundbreaking: 2022 Complete: 2023	Utilize Housing Supply Program funds and/or SPET funds to acquire/prepare land. Need: Developer equity, debt.

Beginning 2022: Projects

Project Type	Location	Process	Timeline	Funding
Size will depend on location <200% MFI Ownership	TBD – Complete Neighborhood in County	RFP for project Lead staff: Housing Director	Release RFQ: Q1 Award: Q2 Groundbreaking: 2023 Complete: 2024	Utilize Housing Supply Program funds to acquire/prepare land. Need: Developer equity, debt.
Size will depend on location <200% MFI Rental	TBD – Town Infill	RFP for project Lead staff: Housing Director	Release RFQ: Q1 Award: Q2 Groundbreaking: 2023 Complete: 2024	Utilize Housing Supply Program funds to acquire/prepare land. Need: Developer equity, debt.

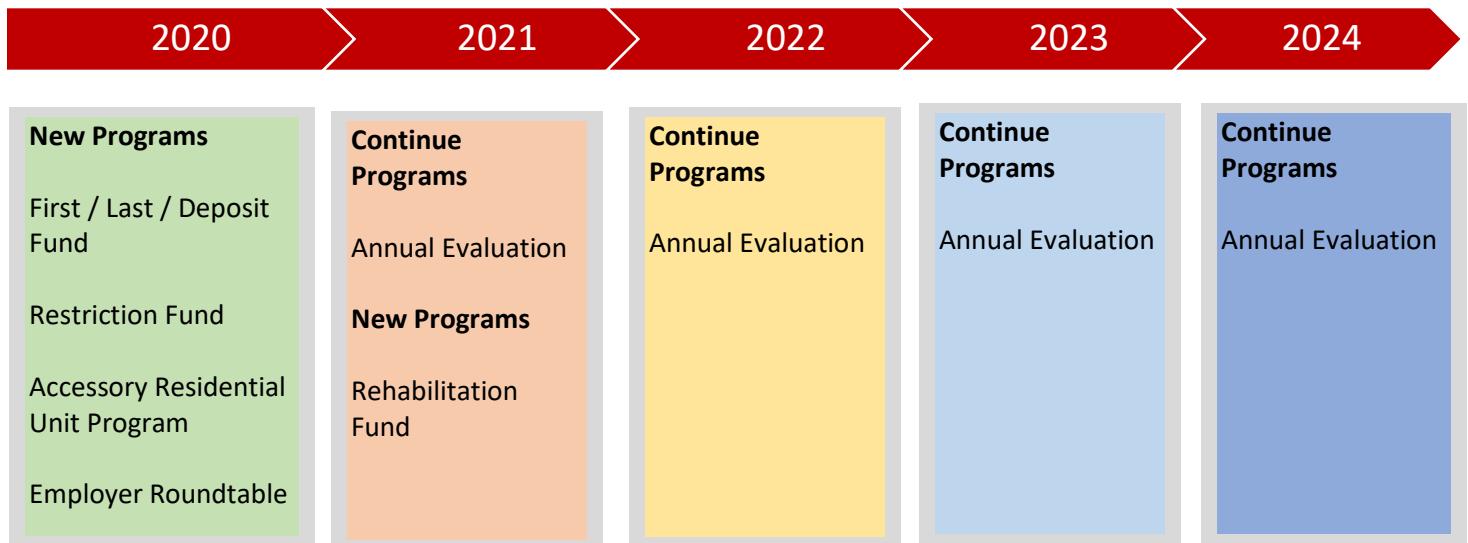
Beginning 2023: Projects

Project Type	Location	Process	Timeline	Funding
Size will depend on location <200% MFI Ownership	TBD	Sole Source: Partner with Jackson Hole Community Housing Trust Lead staff: Housing Director		Utilize Housing Supply Program funds to acquire/prepare land. Need: JHCHT fundraising, debt.
Size will depend on location Mixed income, 20-200% MFI Rental	TBD – Town Infill	RFP for project Lead staff: Housing Director	Release RFQ: Q1 Award: Q2 Groundbreaking: 2024 Complete: 2025	Utilize Housing Supply Program funds and/or SPET funds to acquire/prepare land. Need: Developer equity, debt.

Beginning 2024: Projects

Project Type	Location	Process	Timeline	Funding
Size will depend on location <80% MFI Ownership	TBD	Sole Source: Partner with Teton Habitat Lead staff: Housing Director		Utilize Housing Supply Program funds and/or SPET funds to acquire/prepare land. Need: Teton Habitat fundraising, debt.
Master Plan for Fairgrounds Future Use Mixed income, market and restricted Ownership, Rental	Fairgrounds + 400 West Snow King Avenue (where the Parks & Rec shop, Public Works is now)	RFQ Lead staff: Town Community Development Director	Release RFQ: Q1 Award: Q2 Planning/Outreach: 2024-2026	TBD

Appendix D: Five Year Housing Program Portfolio



2020: Programs

Program	Description	Timeline	Funding
First / Last /Deposit Fund	Provide F/L/D support to low-income households seeking to secure stable housing. Work with social services partners to monitor success and increase financial literacy.	Develop program in May 2020. Fund program with the budget approval in July 2020.	Utilize unrestricted Housing Supply Program funds. 2020: \$30,000
Restriction Fund	Purchase permanent deed restrictions on existing and new housing stock. This program will assign values to different deed restrictions and homeowners, prospective buyers, and developers may apply for funds based on the restriction they'd like to sell and the value of the home.	Develop program in May 2020. Fund program with budget approval in July 2020.	Utilize a mix of fee-in-lieu funds and 2019 SPET funds. 2020: \$1,000,000

Program	Description	Timeline	Funding
Accessory Residential Unit Program	Hold an ARU design contest for typical Town lots. Choose 1-3 designs that can be “pre-approved” through the planning and building department so long as certain conditions are met. Create an ARU fund that provides low-interest financing for ARUs so long as they are rented to qualified members of the workforce.	Begin design contest in October 2020. Choose winners in January 2021.	Utilize Housing Department professional services funds for design contest. 2020: 20,000 Utilize unrestricted Housing Supply Program funds to purchase plans. 2020: \$150,000
Employer Roundtable	Partners with the Jackson Hole Chamber of Commerce to host a series of employer roundtables that focus on opportunities to collaborate to provide workforce housing.	Begin roundtables in March 2020.	No funding needed at this time.

2021: Programs

Program	Description	Timeline	Funding
Annual Evaluation of Existing Programs	Annually, evaluate the efficacy of each program and determine what changes or upgrades should be made to increase effectiveness.	November-December	May hire a third party to do this. If so, Housing Department professional services funds will be utilized. 2021: \$5,000
Rehabilitation Fund	Provide funding to upgrade rental housing stock in exchange for deed restrictions that may be permanent or termed. Partner with Energy Conservation Works on energy upgrades and audits.	Develop program in May 2021. Fund program with the budget approval in July 2020.	Utilize fee-in-lieu funds and unrestricted Housing Supply Program funds. 2021: \$250,000

2022-2024: Programs

Program	Description	Timeline	Funding
Annual Evaluation of Existing Programs	Annually, evaluate the efficacy of each program and determine what changes or upgrades should be made to increase effectiveness.	November-December	May hire a third party to do this. If so, Housing Department professional services funds will be utilized. Annual: \$5,000

Appendix E: Town & County Public Lands Inventory

Address	Size	Zoning	Owner	Use
255 & 257 W. Kelly Ave., 360 & 380 S. Jackson St. – block south of Snake River Brewing, Co.	0.68 acres	NH-1	County	Mixed-income apartments (2020)
Eastern portion of Karns Meadow Tract 4 along Flat Creek Drive	0.65 acres	Suburban	Town	Potential partnership with Housing Trust (2021)
3590 N. Kennel Lane ("Rains") next to the Aspens,	5 acres	NC	County	Potential CN-PRD
955 Maple Way	0.12 acres	NH-1	Town	Determine future road alignment for Snow King/Maple Way.
930 & 940 Simon Lane	0.24 acres	NH-1	Town	Consolidate ownership and partner to develop.
915 Simon Lane	0.12 acres	NH-1	Town	
410 Scott Lane	0.21 acres	NL-2	Town	
55 Karns Meadow Drive – START Facility	5.75 acres	P/SP	Town	Potential for 26 units based on current design.
400 W. Snow King Ave. – Currently Public Works and Parks & Rec Shops	6 acres	P/SP	Town	Once Parks & Rec phase II is complete, 1 acre on east side will be available for housing (2025)
305 W. Snow King Ave. – Fairgrounds	17.5 acres	P/SP	Town	RFQ to masterplan (2024)
270 W. Deloney Ave. – parking lot by Miller Park	0.32 acres	P/SP	Town	Build structured housing above parking lot
230 W. Deloney – parking lot by Miller Park	0.48 acres	P/SP	Town	

195 E. Deloney Ave – parking lot north of Café G block	0.45 acres	P/SP	Town	
9800 S. Highway 89 – old Horse Creek Station	2.4 acres		County	Future Fire Station. Potential for 5-10 units.
125 Virginian Lane - Library	3.72 acres	P/SP	County	Potential to build structured housing above parking lot.
140 E. Simpson – parking lot south of courthouse	0.21 acres	OR	County	TBD
2110 Hidden Ranch Lane – vacant lot in Hidden Ranch subdivision	0.34 acres	NL-1	Town	Sell, pay parks fee, invest remaining \$ towards housing.
155 East Pearl Avenue	0.51 acres	DC	Town	Potential to redevelop a portion of the property for Town employee housing.

Appendix F: Other Data Sources

Teton County School District 2018-2019

- 3% (81 students) of the student body population are homeless.
- 12% (319 students) of the student body population receives free meals. To qualify for free meals, a 4-person household must earn less than \$32,630/year.
- 6% (171 students) of the student body population receives meals at a reduced price.
- 20% of all teachers live outside Teton County, Wyoming.

Teton County Community Health Rankings

- Severe housing was identified as the #1 social determinant of health. Housing was #2 in 2015.
- 16% of all households qualify as Severe Housing. This rate is significantly higher than the Wyoming rate of 12%.
- 11% of all households spend 50% or more of their household income on housing.
- 44% of all renters spend 30% or more of their household income on housing.
- 4% of all households qualify as Overcrowded. This rate is higher than the Wyoming rate of 2%.
- Homeownership rate for Teton County is 58%. This is lower than the Wyoming rate of 69%.
- Affordable Housing was the most important factor for a healthy community based on citizen responses.

State of Wyoming – Cost of Living Index Q2 2019

- Cost to rent a 2-bedroom apartment was \$2,274 up from \$2,092 during the same quarter in 2018.
- Cost to rent a mobile home lot was \$590 up from \$581 during the same quarter in 2018.
- Cost to rent a two or three-bedroom house was \$2,761 up from \$2,695 during the same quarter in 2018.
- Cost to rent a mobile home was \$1,232 up from \$1,168 during the same quarter in 2018.
- Teton County is the most expensive place to rent in Wyoming. The average rental rate for an apartment and a house is more than double the next closest county.

St. John's Medical Center

- 290 of SJMC's employees live outside Teton County, Wyoming.
- SJMC owns 85 employee housing units.

Local Law Enforcement

- 57% of Teton County Sheriff staff live outside Teton County, Wyoming.
- 44% of Town of Jackson Police staff live outside Teton County, Wyoming.

Appendix G: Supply Program Accomplishments, 2016-2019

2016

- Housing Director Hired, July
- Compliance Specialist Hired, November
- Supply Plan #1 Adopted, November
- Grove III Development Agreement Approved (24 units), December

2017

- Redmond Street Rentals Development Agreement Approved (28 units), February
- Housing Department Customer Service Survey, June
- Supply Plan #2 Adopted, October
- 174 N. King Street RFP Released, November

2018

- Online Intake Form Launched, January
- 174 N. King Street Award, March
- Teton County Employee Housing Needs Assessment, March
- First Annual Report Released, May
- Housing Rules & Regulations Adopted, Town Zoning D3-6 Approved, Housing Requirements Approved, July
- Redmond Street Rentals Complete, August
- Supply Plan #3 Adopted, August
- Grove III, Phase 1 Complete, October
- Intake Form Report Released, December

2019

- 440 W. Kelly Avenue Purchased, January
- 440 W. Kelly Avenue RFP Released, February
- 105 Mercill Avenue RFP Released, March
- Supply Plan #4 Adopted, April
- Annual Report Released, April
- 440 W. Kelly Award, July
- 105 Mercill Avenue Award, September
- Housing Rules and Regulations Clean Up, October
- \$5,500,000 in SPET Funds Approved by Voters, November
- 174 N. King Street Award (2nd time), November
- 174 N. King Street Ground Lease Approved, December

Appendix H: Plan Variance from 2019

- 174 N. King Street – This project did not receive Low Income Housing Tax Credit allocations and has changed from a low-income rental development to a middle-income ownership development.
- Karns Meadow Tract 4 – This parcel is no longer proposed for development for 2020. It is identified as a Town-owned piece of land that could provide housing but is not identified for a certain project.
- Workforce Housing State Park – This project is not specifically called out in the 2020 plan, but staff believes it will continue to percolate and may rise back to the top in a year or so.
- Capital Programs – No capital programs began in earnest in 2019 due to lack of staff capacity. New programs are proposed for 2020, but will be contingent on funding and staff capacity.
- Education & Outreach – This work includes the Housing Management Program and will be presented in the context of the Housing Department's Annual Work Plan.

Appendix I: Frequently Used Terms

Area Median Income (AMI) – the midpoint of a region’s income distribution – half of households in a region earn more than the median and half earn less than the median.

Accessory Residential Unit (ARU) – these units are also known as guesthouses, backyard cottages, granny flats, mother-in-law suites, etc. and are allowed in all zones in the Town of Jackson. The LDRs require that persons residing in an ARU are either employed full time for a local business, related to the landowner, or a non-paying intermittent guest of the landowner. These units are typically less than 800 square feet in size.

Board of County Commissioners (BCC) – five-person board of elected officials who are charged with administering the Teton County government. The Teton County BCC is comprised of 5 individuals and are elected to four-year terms.

Housing Supply Board (HSB) – seven-person board that is appointed to three year terms and exists to provide expertise, support, and direction to the Housing Director for the purposes of guiding the Housing Supply Program.

Indicator Report – produced annually, presents and analyzes 19 indicators identified in the Comprehensive Plan as being important indications as to whether the community is living its values: Ecosystem Stewardship, Growth Management, and Quality of Life.

Jackson/Teton County Housing Authority (JTCHA) – three-person board that is appointed to five year terms and exists to hear appeals of the Housing Manager’s decisions, acquire and sell property, and take on debt.

Land Development Regulation (LDR) – rules that regulate any aspect of development and include zoning, rezoning, permitted use, special exceptions, prohibited use, zoning districts, zoning overlays, housing mitigation requirements, etc.

Low Income Housing Tax Credits (LIHTC) – the federal government’s primary program for encouraging the investment of private equity in the development of affordable rental housing for low-income households.

Median Family Income (MFI) – calculated annually by HUD using data from the American Community Survey and Consumer Price Index forecast published by the Congressional Budget Office to bring the ACS data forward from mid-year to the mid-point of the fiscal year when new limits are published. In Teton County, statistically valid one-year data from the ACS is not available, so five-year data is used. “Family” refers to the Census definition of a family, which is a householder with one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. One-person households and multi-person households of unrelated individuals are excluded from the calculation.

Mean Household Income – the average income earned by households in a region calculated by taking the income of all households and dividing by the number of all households. Mean household income is not used to determine affordability for any of the Housing Department programs.

Overcrowding – Either more than one person per room, or more than two persons per bedroom. Teton County's overcrowding rate is 3.76% (2009-2013 data).

Request for Proposals (RFP) – solicitations for specific workforce housing projects, typically on land owned by Teton County, Town of Jackson, or JTCHA. These are conducted throughout the year and the terms are crafted by the Housing Director and HSB, and approved by the BCC and/or Town Council.

Severe Housing – A household that has one or more of the following: housing unit lacks complete kitchen facilities; lacks complete plumbing; severely overcrowded (1.5 person or more per room); severely cost burdened (monthly costs including utilities exceeding 50% of monthly income).

Specific Purpose Excise Tax (SPET) – sales tax that provides a method by which the requesting local government can raise funds for a “specific purpose”.

U.S. Department of Housing and Urban Development (HUD) – the principal federal agency responsible for programs concerned with housing needs, fair housing opportunities, and improving and developing U.S. communities.

Workforce Housing Action Plan (HAP) – envisioned by Policy 5.4.a of the Comprehensive Plan; the HAP evaluates the costs and benefits of various housing tools, establishes a system for monitoring the success of those tools in meeting our housing goal, and establishes the roles that various entities will play in meeting the housing goal of the community. Adopted in November 2015 and serves as guiding policy for the Housing Supply Program.