



2021 Jackson & Teton County Annual Housing Supply Plan A Five-Year Look Ahead at Workforce Housing



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Introduction

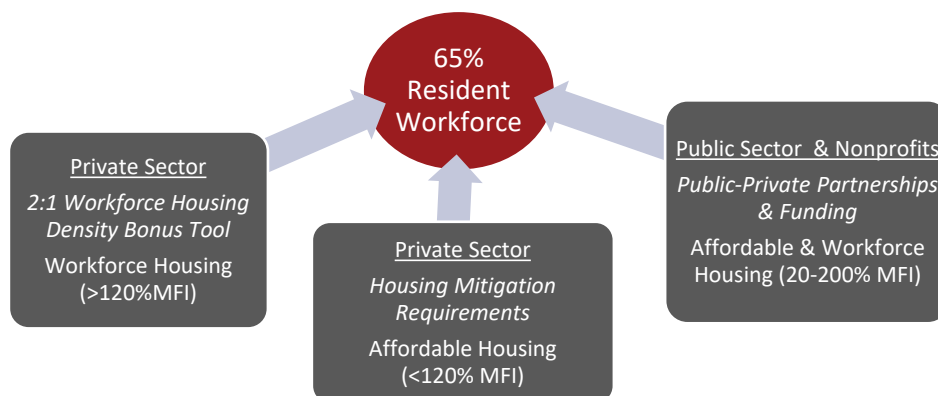
In 2020 we saw the addition of 83 new deed restricted units; equal to 37% of all units added. Since the adoption of the Workforce Housing Action Plan in 2015 the percentage of the workforce living locally has stabilized at about 59%. Looking forward, we have a healthy pipeline of over 350 deed restricted units that are in some phase of the planning process. These include units being built by the private sector and public-private partnership units. Workforce units are being built fast enough to meet current demand. This is considerable momentum that should be celebrated.

Yet, the demand for affordable workforce housing persists despite our impressive efforts to date. The biggest gaps in supply continue to exist in the Affordable program – for households making less than 120% of median family income. Intake Form data shows that 90% of the households looking for housing through the Housing Department make less than 120% of median family income. And the demand for Affordable housing will only grow with continued job growth and an increasing gap between wages and housing costs. While wages rose 4% in 2020, median home prices rose 23-44% locally and average rents rose 9% locally, 20% in Star Valley and 60% in Teton Valley. Housing demand will also be compounded by redevelopment, retirement, and loss of market workforce housing to second homes, and COVID-19 migration.

Already, over half of all Teton County Sheriff staff, Town Police Department staff, Lower Valley Energy staff, and Town plow drivers commute from outside the valley. Without housing options that are affordable to the full spectrum of the local workforce, we will not achieve our goals of stewarding our ecosystem, managing our growth, and enhancing our quality of life. We may fail to provide basic services like public safety, utilities, education, healthcare, and road maintenance.

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. Over the next several years, we will continue to rely on the private sector to voluntarily build housing through zoning incentive tools like the 2:1 Workforce Housing Density Bonus Tool in the Town and to build required mitigation units. We have seen success with housing being generated by both. We will also continue to rely on public involvement as the demand for very low-income rentals and low to middle-income ownership housing persists and is a clear space in which government should participate given the market's inability to do so.

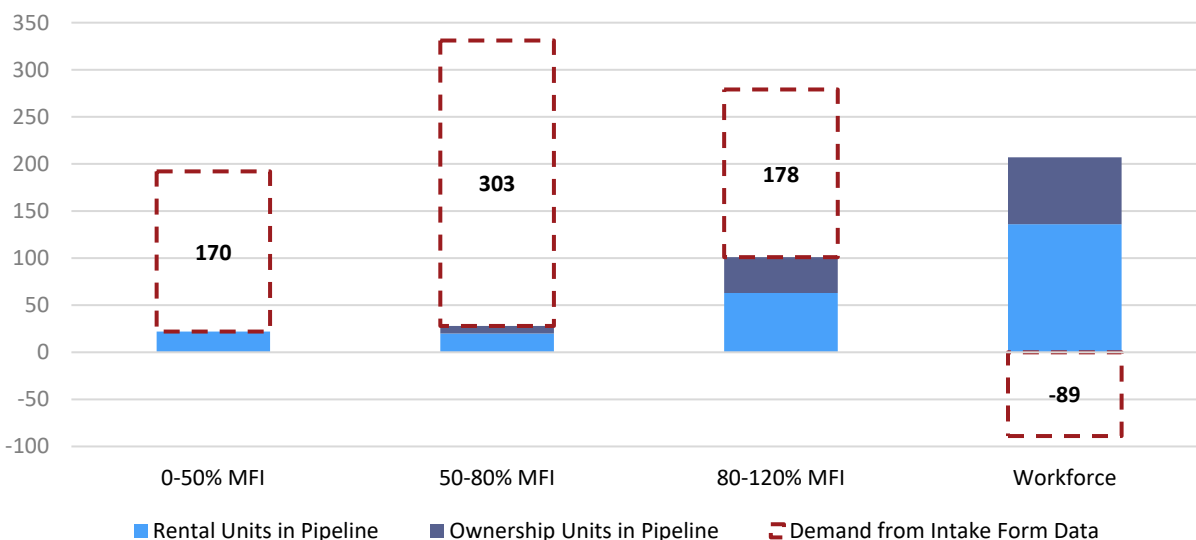
The purpose of this plan is to utilize all the data summarized above and provided in the appendices to inform what programs and projects to pursue to increase and preserve the amount of housing that is permanently affordable for the workforce.



Five-Year Program & Project Portfolio

For FY 21/22, staff will focus on providing rental housing for households earning less than 80% of median family income and providing ownership housing opportunities for households earning <120% median family income.

Restricted Units in Pipeline vs. Demand



Sources: Town of Jackson and Teton County Planning Departments Approvals, Housing Department Intake Forms

Comparing the current Intake Form households with the permanently deed restricted housing pipeline of units that are in some phase of development, we see an undersupply of Affordable units serving households earning less than 120% of median family income.

Comparing the same data sets, we see a relatively robust supply of Workforce units in the pipeline. This oversupply and how it affects rental and sales pricing for Workforce units is something staff will watch closely. Because Workforce units cannot be left empty and must be sold or rented to qualifying households who work full time locally and earn most of their money locally, rents and sales prices for these units may be reduced to meet the demand or we may see households earning <120% of median family income continue to stretch to get into Workforce units given the current favorable lending market and dearth of rental and ownership product available.

Today, we are also seeing an increase in wealth which creates more jobs and drives up land values, making local affordable workforce housing options more difficult to achieve. Thus, despite increasing supply, we are still only maintaining our resident workforce. Major increases to resident workforce will likely only be achieved through increased investment in housing to match job growth in the form of multifamily development (condos, townhouses, apartments) which is the only proven unit type that infuses housing supply. For this year, staff proposes to at least quadruple public investment in housing and to focus this investment on multifamily housing that serves households earning <120% of median family income.

Capital Projects Portfolio

The Housing Action Plan directs staff to purchase land that is appropriate for permanently deed restricted housing and to partner with the private sector to develop affordable housing, providing the land as a subsidy. Right now, the Town and County are partnering on six public-private partnership projects and will start two new projects during FY 21/22. [See Appendix H: Capital Projects](#) for a complete description of each development.



Capital Program Portfolio

The Housing Action Plan also directs staff to work to preserve existing housing stock, prioritize year-round, lower income households, and provide technical assistance to developers and others seeking to build housing.

In early 2021 the Town and County initiated the Preservation Program to preserve existing housing stock. In FY 21/22, the Town and County will begin three more capital programs that will work to address families and workers struggling to secure rental housing because of high upfront costs and will aid those interested in building an accessory residential unit in which a working household may reside. [See Appendix I: Capital Programs](#) for a complete description of each program.



Preservation Program

- Provides up to \$150,000 to households seeking to purchase an existing home or deed restrict the home they already own
- Household must qualify for the Workforce Program & requalify annually
- Appreciation capped at 3% annually
- FY 21: \$1,000,000
- FY 22: \$2,000,000



Family Stabilization Pilot

- Collaborative effort with community stakeholders to provide affordable rental housing to unhoused families with school-aged children.
- Implement Fall 2021
- FY 22: \$50,000



First / Last / Deposit Pilot

- Collaborative effort with community stakeholders to provide first, last, deposit assistance to working households
- Implement Fall 2021
- FY 22: \$50,000



ARU Program Pilot

- Design Competition that will result in 2-4 "pre-approved" ARU designs that can be built within the Town of Jackson
- Possible purchase of Workforce Rental restrictions on new ARUs
- Launch 2022
- FY 22: \$100,000

Funding for Housing

The Housing Supply Program is funded by mitigation fees, general fund allocation, Specific Purpose Excise Tax dollars ("SPET"), and the Jackson/Teton County Housing Authority ("JTCHA"). Staff continues to seek funding outside the sources listed above, including grant funding, private donations, and tax credits.

For FY 21/22, 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 21/22 are estimates that are provided by the Planning departments.

Proposed Housing Supply Program Budget		
	FY 20/21 YTD	FY 21/22 Budgeted
Fiscal Year Starting Balance	\$6,202,651	\$8,713,296
Sources		
Mitigation Fees	\$1,387,436	\$1,500,000
General Fund	\$2,000,000	\$2,000,000
2019 SPET	\$1,509,842	\$2,000,000
JTHCA	\$41,367	\$37,000
Total Sources	\$11,141,296	\$14,250,296
Uses		
Capital Projects	\$1,428,000	\$10,500,000
<i>King Street Condos</i>	<i>\$1,250,000</i>	<i>\$0</i>
<i>Mercill Condos</i>	<i>\$130,000</i>	<i>\$0</i>
<i>Kelly Place</i>	<i>\$0</i>	<i>\$0</i>
<i>445 E. Kelly Ave.</i>	<i>\$23,000</i>	<i>\$1,500,000</i>
<i>Red House Apartments</i>	<i>\$0</i>	<i>\$5,000,000</i>
<i>400 W. Snow King</i>	<i>\$0</i>	<i>\$1,000,000</i>
<i>Tbd – Ownership</i>	<i>\$0</i>	<i>(land acquisition) \$3,000,000</i>
Capital Programs	\$1,000,000	\$2,200,000
<i>Preservation Program</i>	<i>\$1,000,000</i>	<i>\$2,000,000</i>
Family Stabilization & F/L/D Pilot	\$0	\$100,000
<i>ARU Pilot Program</i>	<i>\$0</i>	<i>\$100,000</i>
Total Uses	\$2,428,000	\$12,700,000
Fiscal Year Ending Balance	\$8,713,296	\$1,550,296

Appendix A: Core Services Commuter Stats

Commuting from Teton Valley, ID or Northern Lincoln County, WY adds more than one hour of lost time per day, greatly reducing commuters' quality of life. Commuting extends childcare requirements and cost. The expense of commuting is at least \$30 per day (a 60-mile roundtrip commute at \$0.50 per mile), adding to the economic burden of commuters. Increased commuter traffic is also a significant source of emissions, wildlife/vehicle collisions, and loss of workforce when Teton Pass and/or the Snake River Canyon are closed. Longer commute distances also reduce the ability of essential workers to respond in a timely manner to emergency situations. Providing local housing for the workforce will directly address these threats.

Teton County Sheriff

75 staff
61% (46) commute
9% (7) live in employer provided housing

Town of Jackson Police Department

40 staff
50% (20) commute
10% (4) live in employer provided housing

Teton County School District #1

583 staff
13% (74) commute
4% (22) live in employer provided housing

Lower Valley Energy

30 staff
52% (16) commute
0% live in employer provided housing

Town of Jackson Plow Drivers

10 staff
50% (5) commute
20% (2) live in employer provided housing

St. John's Health

872 staff
32% (278) commute
7% (63) live in employer provided housing

Jackson Hole Fire / EMS

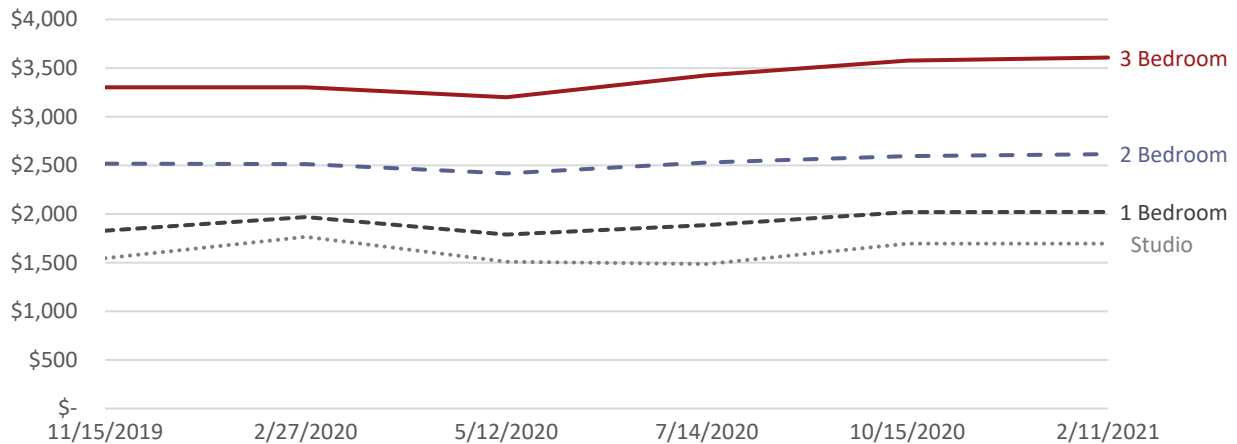
33 staff
15% (5) commute
9% (3) live in employer provided housing

Appendix B: Rental Rates & Vacancies

For the past six quarters, the Housing Department has been tracking rent and vacancy rates for free market units in the valley's largest rental complexes: Blair Place, Hidden Hollow, Aspen Meadows, and The Timbers.

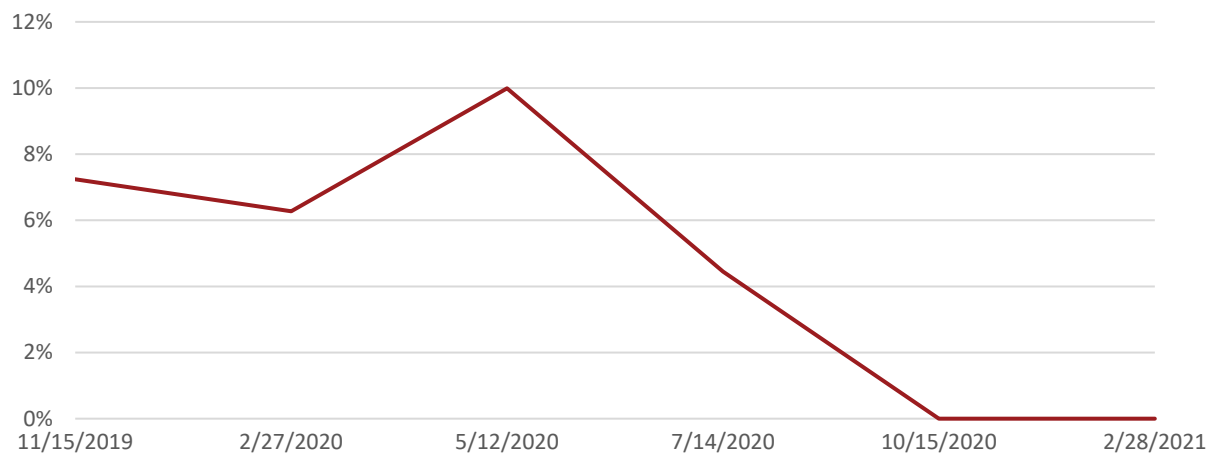
In 2020, the valley saw rent rates dip midyear only to bounce back by year's end. Vacancy rates also rose midyear before disappearing by year's end.

Town of Jackson Market Rental Rates by Unit Size 2019-2021



Source: Housing Department Quarterly Survey of Rental and Vacancy Rates

Town of Jackson Market Vacancy Rates 2019-2021



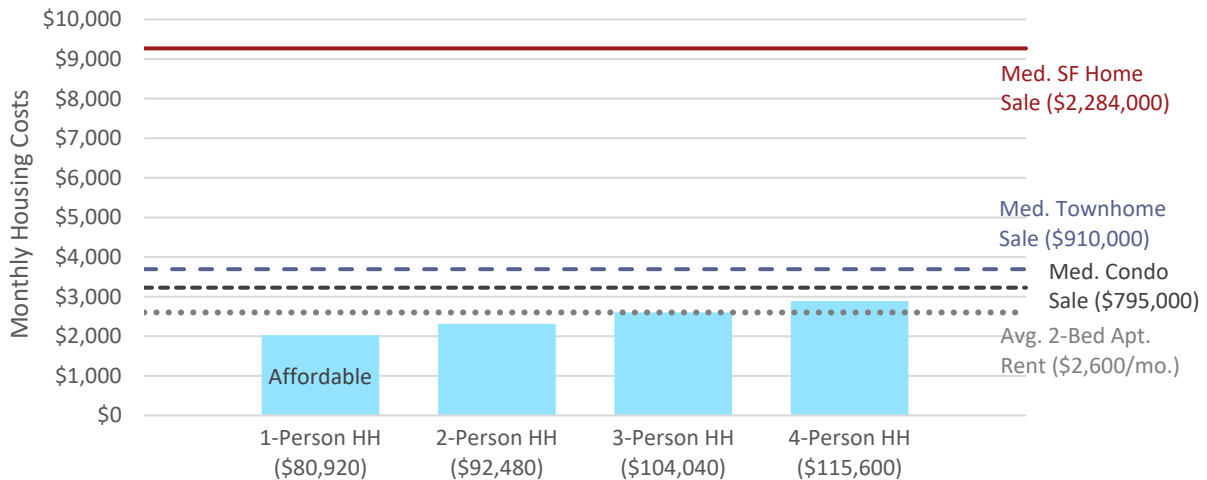
Source: Housing Department Quarterly Survey of Rental and Vacancy Rates

Appendix C: Housing Affordability

As noted in the charts below, a three-person household earning median family income is the smallest size household earning median family income that can afford the average 2-bedroom rental. Purchasing a condominium, townhome, or single-family home is out of reach for all median income earners.

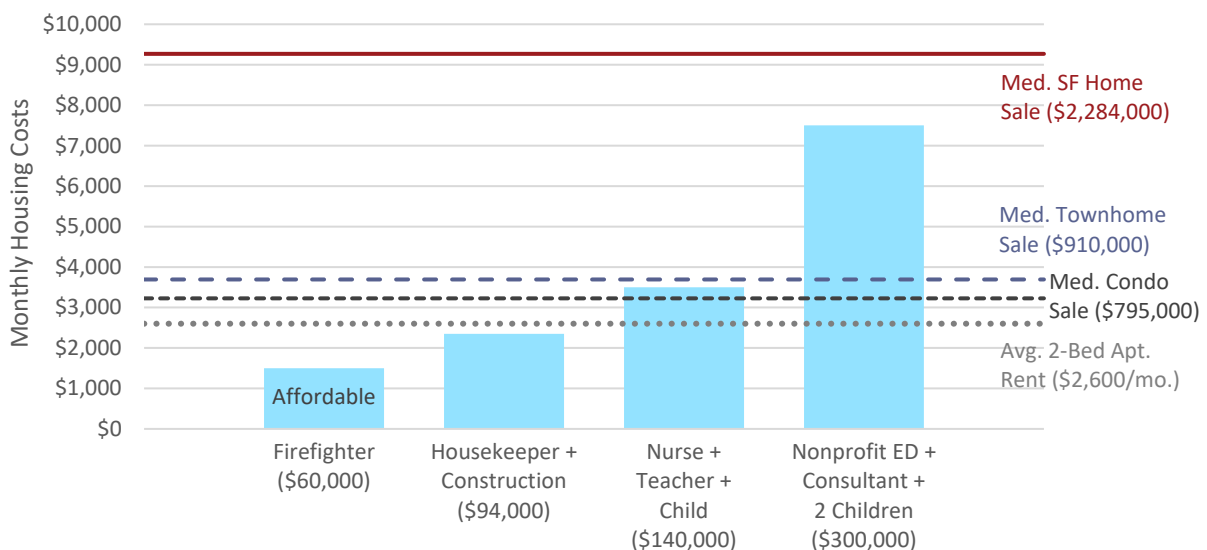
For couples earning over 120% median family income, purchasing a condominium or townhome is potentially possible assuming they have 15% for the down payment and can find a home to buy.

Median Housing Costs by Unit Type vs Affordable Housing Costs at Median Household Income



Sources: Teton County Assessor, Housing Department Quarterly Survey of Rental and Vacancy Rates, HUD

Median Housing Costs by Unit Type vs Affordable Housing Costs in Common Jobs



Sources: Teton County Assessor, Housing Department Quarterly Survey of Rental and Vacancy Rates, QCEW

Appendix D: Housing Department Programs

2021 Income and Asset Limit Chart

Income Range	0-50% MFI*	50-80% MFI	80-120% MFI	>120% MFI (Workforce)
Income Limit				
1-Person Household	\$40,460	\$64,736	\$97,104	No income limit
2-Person Household	\$46,240	\$73,984	\$110,976	No income limit
3-Person Household	\$52,020	\$83,232	\$124,848	No income limit
4-Person Household	\$57,800	\$92,480	\$138,720	No income limit
5-Person Household	\$62,424	\$99,878	\$149,818	No income limit
6-Person Household	\$67,048	\$107,277	\$160,915	No income limit
7-Person Household	\$71,672	\$114,675	\$172,013	No income limit
8-Person Household	\$76,296	\$122,074	\$183,110	No income limit
Net Asset Limit	\$115,600	\$231,200	\$277,440	No asset limit

*MFI: Median Family Income

Housing Department Programs – Summary of Requirements

Affordable Program: Rental and Ownership	Workforce Program: Rental and Ownership
Three income ranges: 0-50% MFI, 50-80% MFI, 80-120% MFI. Asset limits based on income range.	75% of the household's income must be earned locally. No asset limit.
Houses are priced based on income ranges and unit size (bedrooms). Units appreciate annually based on CPI capped at 3%.	Initial sales prices are set by the developer. Once sold, units appreciate annually based on CPI capped at 3%.
Rental rates are set based on income ranges and unit size (bedrooms).	Rental rates are not capped and are set by the unit owner.
Households must meet minimum size requirements: 1 person per bedroom.	No minimum household size requirement.

Household may not own residential real estate within 150 miles of Teton County, WY.

At least one adult must work a minimum of 1,560 hours per year for a local business.

1,082Appendix E: Intake Form Data

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 three years.

In March 2021, 966 Intake Forms were archived and are not reflected in the information provided below. The households associated with these Intake Forms either requested removal from the list or failed to update their form for at least 12 months and are considered “inactive”. This was the first comprehensive archival effort done since the Intake Form was launched three years ago. Another 125 Intake Forms were incomplete and are also not reflected in any of the information listed below. From March 2020 to March 2021, 681 new Intake Forms were created.

As of March 31, 2021, there are 1,082 households with active Intake Forms, representing 2,262 people (includes adults and children).

Most households (59%) earn less than \$89,000 per year.

Intake Form households represent 2,262 people. 970 of these households (90%) earn less than 120% median family income.

The trend towards smaller household sizes persists.

674 (71%) of all households are one or two people.

Lack of affordable rental options is leading to overcrowding.

204 households (19%) live in overcrowded housing where there are more than two people per bedroom.

Lower income households are more likely to pay too much for housing relative to their income.

283 (26%) of all households are paying more than 30% of their monthly income towards housing. Most of these households earn less than half median family income.

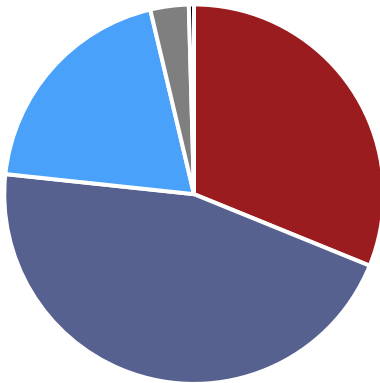
Commuters are underrepresented on the Intake Form. Those who are on the Intake Form work low paying jobs.

108 households (10%) currently commute from outside Teton County, Wyoming. These households represent 180 jobs, with most of those jobs (141) worked by households earning less than 80% median family income. These households have the added financial burden of commuting, further reducing the money they have available for things like food, childcare, and discretionary purchases.

Single parents are struggling.

Single-parent households account for 10% of all households (105) with most (89) earning less than 80% median family income.

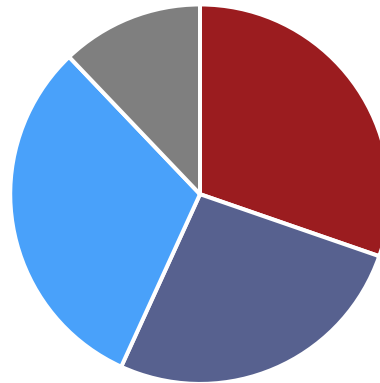
1-Person Households by Income Range (459 Households)



- <50% MFI (<\$40,460)
- 50-80% MFI (<\$64,736)
- 80-120% MFI (<\$97,104)
- 120-200% MFI (<\$161,840)
- >200% MFI (>\$161,840)

Source: Housing Department Intake Forms

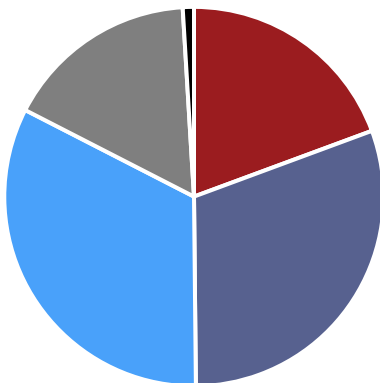
3-Person Households by Income Range (132 Households)



- <50% MFI (<\$52,020)
- 50-80% MFI (\$83,232)
- 80-120% MFI (<\$124,848)
- 120-200% MFI (< \$208,080)
- >200% (> \$208,080)

Source: Housing Department Intake Forms

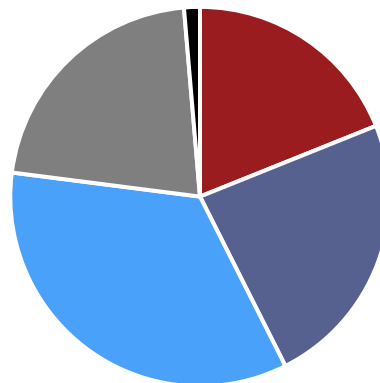
2-Person Households by Income Range (315 Households)



- <50% MFI (<\$46,240)
- 50-80% MFI (<\$73,984)
- 80-120% MFI (<\$110,976)
- 120-200% MFI (< \$184,960)
- >200% MFI (> \$184,960)

Source: Housing Department Intake Forms

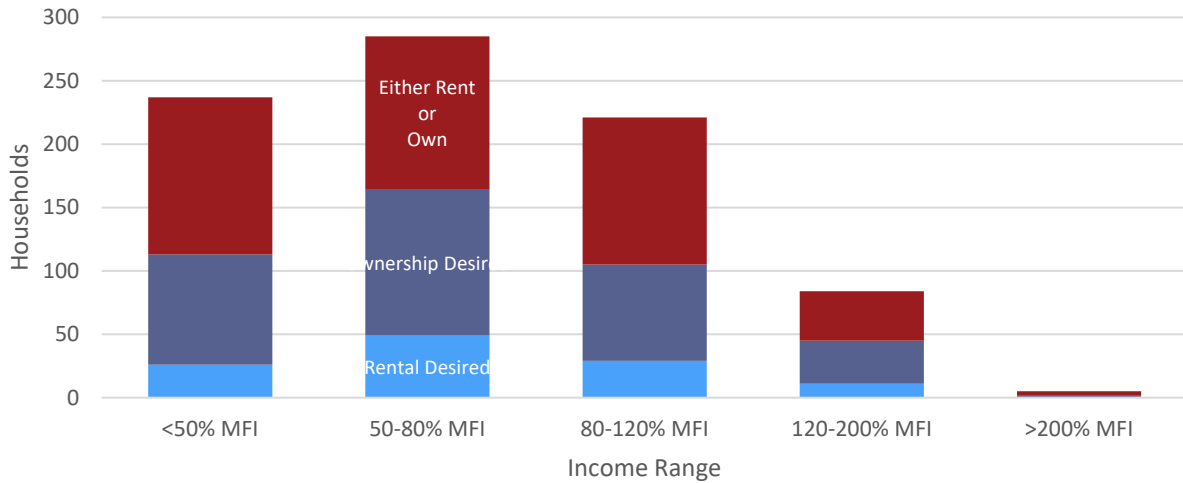
4-Person Households by Income Range (123 Households)



- <50% MFI (< \$57,800)
- 50-80% MFI (< \$92,480)
- 80-120% MFI (\$138,720)
- 120-200% MFI (< \$231,200)
- >200% MFI (> \$231,200)

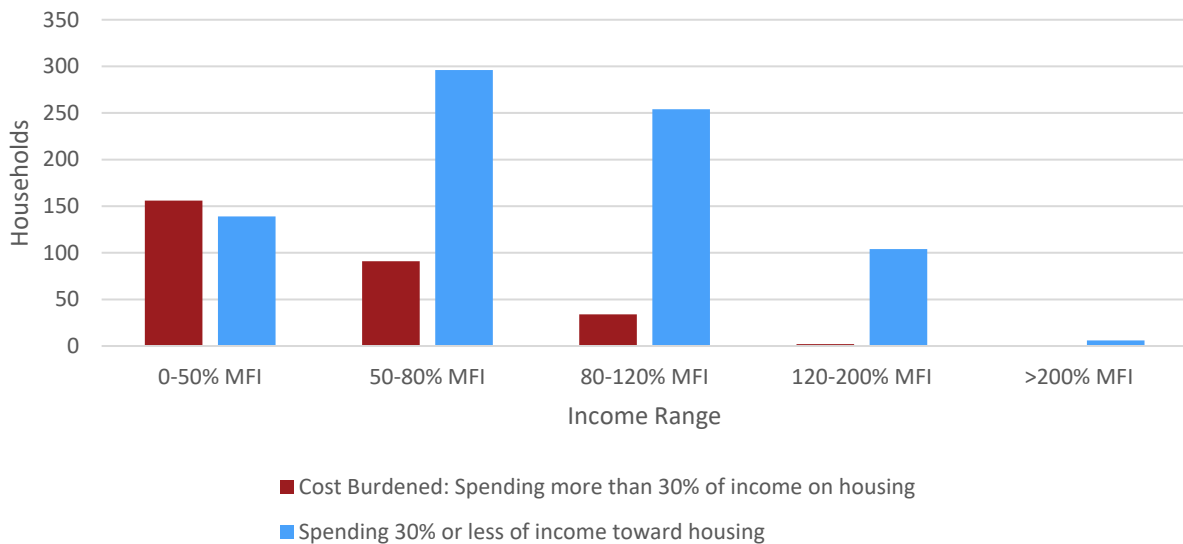
Source: Housing Department Intake Forms

Type of Housing Desired by Income Range



Source: Housing Department Intake Forms

Housing Cost Burden by Income Range



Source: Housing Department Intake Forms

966 Intake Forms were archived in 2021 due to either inactivity or the household's request. Of those who requested removal, 7 households moved away and no longer work in Teton County; 12 households moved to Idaho and now commute; 2 households moved to Lincoln County and now commute; 3 households bought a deed restricted home in Teton County and are no longer looking for housing; 10 households bought market homes in Teton County; and 9 households have a long-term rental in Teton County and are no longer looking for housing through the Housing Department.

From March 2020 to March 2021, 681 new Intake Forms were created.

March 2021 Intake Form Data by Income Range

Income Range (% Median Income)	0-50	50-80	80-120	120-200	>200	Total
Total People	620	722	647	262	11	2262
Adults	389	530	471	193	10	1593
Children	194	167	162	65	1	589
Adult Dependents	34	23	13	3	0	73
Senior Dependents	3	2	1	1	0	7
Critical Services Providers (People)	18	27	18	6	0	69
# Jobs Per Adult	1.13	1.13	0.84	0.83	1.20	1.01
Total Households	295	387	288	106	6	1082
<i>Percent of Total Households</i>	<i>27%</i>	<i>36%</i>	<i>27%</i>	<i>10%</i>	<i>1%</i>	<i>100%</i>
1-Person Households	143	209	90	15	2	459
<i>Percent of Total Households</i>	<i>13%</i>	<i>19%</i>	<i>8%</i>	<i>1%</i>	<i>0%</i>	<i>42%</i>
2-Person Households	61	96	103	52	3	315
<i>Percent of Total Households</i>	<i>6%</i>	<i>9%</i>	<i>10%</i>	<i>5%</i>	<i>0%</i>	<i>29%</i>
3-Person Households	40	35	41	16	0	132
<i>Percent of Total Households</i>	<i>4%</i>	<i>3%</i>	<i>4%</i>	<i>1%</i>	<i>0%</i>	<i>12%</i>
4-Person Households	28	31	44	20	0	123
<i>Percent of Total Households</i>	<i>3%</i>	<i>3%</i>	<i>4%</i>	<i>2%</i>	<i>0%</i>	<i>11%</i>
5-Person Households	15	7	9	3	0	34
<i>Percent of Total Households</i>	<i>1%</i>	<i>1%</i>	<i>1%</i>	<i>0%</i>	<i>0%</i>	<i>3%</i>
6+ Person Households	8	9	1	0	0	18
<i>Percent of Total Households</i>	<i>1%</i>	<i>1%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>2%</i>
Single-Parent Households	55	34	13	3	0	105
<i>Percent of Total Households</i>	<i>5%</i>	<i>3%</i>	<i>1%</i>	<i>0%</i>	<i>0%</i>	<i>10%</i>
Paying >30% of Income Toward Housing	156	91	34	2	0	283
<i>Percent of Total Households</i>	<i>14%</i>	<i>8%</i>	<i>3%</i>	<i>0%</i>	<i>0%</i>	<i>26%</i>
Overcrowded (> 2 people per bedroom)	61	71	55	16	1	204
<i>Percent of Total Households</i>	<i>6%</i>	<i>7%</i>	<i>5%</i>	<i>1%</i>	<i>0%</i>	<i>19%</i>
Households Currently Commuting	46	33	20	9	0	108
<i>Percent of Total Households</i>	<i>4%</i>	<i>3%</i>	<i>2%</i>	<i>1%</i>	<i>0%</i>	<i>10%</i>
People In Commuter Households	132	75	44	21	0	272
Adults in Commuter Households	74	48	31	17	0	170
Children in Commuter Households	53	21	8	4	0	86
Jobs Held by Commuters	90	51	26	13	0	180
Teton County Jobs Per Commuting Adult	1.22	1.06	0.84	0.76	0.00	1.06
Type of Housing Desired						
Rental	26	49	29	11	0	115
Ownership	87	115	76	34	2	314
Either	124	121	116	39	3	403

Appendix F: Future Unit Pipeline

Units that are in the pipeline are in some phase of the planning process: pre-application, Design Review Committee, Development Plan, or Building Permit. Single-family homes that go straight to building permit are not reflected in this data.

2021 Future Unit Pipeline by Income Range						
Income Range (% Median Income)	0-50	50-80	80-120	Workforce	Market	Total
Total Units in Pipeline	22	28	101	207	146	504
Deed Restricted	22	28	101	207	-	358
Submitted Preapplication Request	15	15	16	17	7	70
Approved Sketch Plan	0	0	0	0	15	15
Approved Dev. Plan or Design Review	7	4	14	11	35	71
Approved Building Permit	0	9	71	179	89	348
<i>Dorm</i>	0	0	23	72	0	95
<i>Studio</i>	0	0	22	4	8	34
<i>1-Bedroom</i>	0	0	22	34	12	68
<i>2-Bedroom</i>	0	1	4	61	42	108
<i>3-Bedroom</i>	0	8	0	8	27	43
Rental Units in Pipeline	22	20	63	136	74	315
Deed Restricted Rental Units	22	20	63	136	-	241
<i>Percent of Deed Restricted</i>	9%	8%	26%	56%	-	67%
Submitted Preapplication Request	15	15	16	17	7	70
Approved Sketch Plan	0	0	0	0	0	0
Approved Dev. Plan or Design Review	7	4	14	8	14	47
Approved Building Permit	0	1	33	111	53	198
<i>Dorm</i>	0	0	23	72	0	95
<i>Studio</i>	0	0	4	4	8	16
<i>1-Bedroom</i>	0	0	4	11	12	27
<i>2-Bedroom</i>	0	1	2	24	29	56
<i>3-Bedroom</i>	0	0	0	0	4	4
Ownership Units in Pipeline	0	8	38	71	72	189
Deed Restricted Ownership Units	0	8	38	71	-	117
<i>Percent of Deed Restricted</i>	0%	7%	32%	61%	-	33%
Submitted Preapplication Request	0	0	0	0	0	0
Approved Sketch Plan	0	0	0	0	15	15
Approved Dev. Plan or Design Review	0	0	0	3	21	24
Approved Building Permit	0	8	38	68	36	150
<i>Dorm</i>	0	0	0	0	0	0
<i>Studio</i>	0	0	18	0	0	18
<i>1-Bedroom</i>	0	0	18	23	0	41
<i>2-Bedroom</i>	0	0	2	37	13	52
<i>3-Bedroom</i>	0	8	0	8	23	39

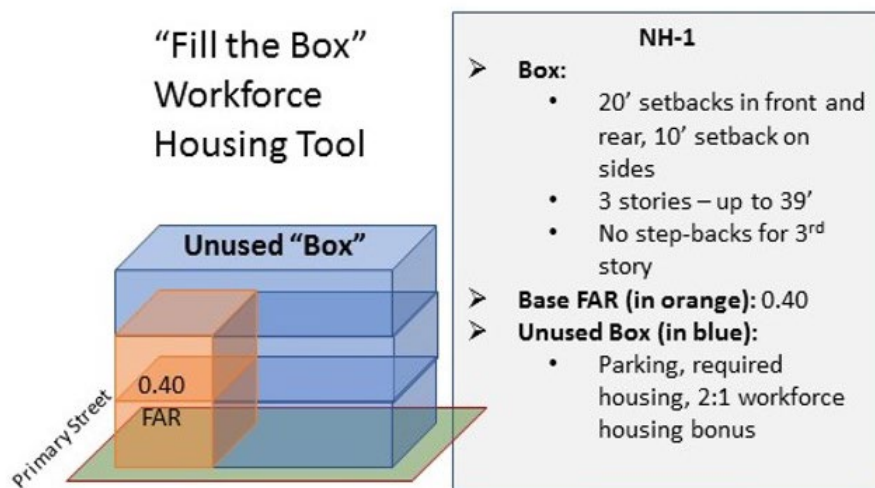
Appendix G: 2:1 Workforce Housing Density Bonus Tool

The 2:1 Workforce Housing Density Bonus Tool was created as part of the 2018 update to the Town of Jackson Land Development Regulations. The purpose of the 2:1 Workforce Housing Density Bonus Tool is to encourage development, especially by the private sector, of additional Affordable or Workforce housing units by allowing additional unrestricted floor area.

This tool may be utilized in the following zones: CR-1, CR-2, CR-3, DC, NH-1, NM-2, OR.

How it works: Developer starts with a base floor area (FAR) for the site on which s/he would like to build. Based on the zoning, the developer must meet maximum height limits, setback requirements, parking requirements, landscaping requirements, etc. for the project s/he wishes to build. In most cases, the volume of building allowed by the minimum setbacks and maximum height exceeds the volume of building allowed by the FAR.

The 2:1 tool allows the developer to expand the base FAR to the maximum s/he can build within the allowed height, setbacks, parking, etc. For a developer to use the tool, s/he must provide 1 square foot of deed restricted Workforce or Affordable housing for every 2 feet of “bonus” market housing created (2:1 = 2 Market Square Feet:1 Deed Restricted Square Foot).



Appendix H: Capital Projects

Capital Projects for FY 21 and FY 22

1. Grove III, Phase 3
 - 8 Affordable Ownership units at 50-80% of median income
 - Partner: Teton Habitat
 - Completion: Spring 2021
2. King Street Condos
 - 24 JHCHT Ownership units at <120% to <150% of median income
 - Partner: Jackson Hole Community Housing Trust
 - Completion: Fall 2021
3. Kelly Place
 - 12 Workforce Ownership units
 - Partner: Roller Development and Studio Tack
 - Groundbreaking: Spring 2021
4. Mercill Condos
 - 30 Workforce Ownership units
 - Partner: Mercill Partners
 - Groundbreaking: Spring 2021
5. 445 E. Kelly Avenue
 - 18 Affordable Ownership units at 50-80% of median income
 - Partner: Teton Habitat
 - Groundbreaking: Late 2021/Spring 2022
6. Red House Apartments
 - 60 units: 75% Affordable Rentals, 25% Workforce Rentals
 - Partner: Cumming Foundation
 - Groundbreaking: 2022
7. 400 W. Snow King Avenue
 - TBD Affordable Rentals
 - Partner: TBD
 - Groundbreaking: 2022
8. New Property Acquisition
 - TBD Affordable Ownership
 - Partner: TBD
 - Groundbreaking: TBD

Future Capital Projects List for FY 23 through FY 26

- 2022/2023 – 2 new public-private partnerships
 - TBD – Ownership <200% MFI
 - TBD – Rental <120% MFI
- 2023/2024 – 2 new public-private partnership
 - TBD – Ownership <120% MFI
 - TBD – Rental <120% MFI
- 2024/2025 – 2 new public-private partnerships
 - TBD – JHCHT Partnership – Ownership <200% MFI
 - TBD – Rental <120% MFI
- 2025/2026 – 2 new public-private partnerships
 - TBD – Teton Habitat Partnership – Ownership <80% MFI
 - TBD – Rental <200% MFI

The Grove III, Phase 3 at 260 Scott Lane



This partnership with **Teton Habitat** will result in 8 more three-bedroom Affordable Ownership units for households earning less than 80% of median family income. Teton County Housing Authority provided the land for this development (\$1,200,000) and Teton County is paying for the infrastructure (\$1,300,000) - road, curb, gutter, trash enclosure, etc. Once complete, The Grove III (Phases 1, 2, and 3) will include 24 three-bedroom homes for households earning less than 80% of median family income.

Groundbreaking: 2019 (Phase 3 only, Phases 1 and 2 were built 2016-2020)

Anticipated Completion: Spring 2021

Total Units: 24 ownership homes, all three-bedroom

Affordability: Affordable Ownership

Public investment: \$104,167/unit; \$34,722/bedroom

Project Team: Workshop Collaborative, Y2 Consultants, BG Buildingworks, Pierson Land Works

King Street Condos at 174 North King Street



This partnership with the [Jackson Hole Community Housing Trust](#) will result in a mixed-use development that will include 24 ownership units - 18 one-bedroom homes, 2 two-bedroom homes, 4 three-bedroom homes - for households working in Teton County and earning up to 120% to 150% median family income, depending on household size. Two commercial spaces are also part of the development. The Town of Jackson is providing the land for this development (appraised value \$3,360,000), plus \$1,250,000 in additional funding and 6 off-site parking spaces valued at \$300,000.

Groundbreaking: May 2020

Anticipated Completion: August 2021

Total Units: 24 ownership homes, 18 one-bedroom, 2 two-bedroom, 4 three-bedroom. Includes five revolving employee rights of first purchase for Town of Jackson employees.

Affordability: Jackson Hole Community Housing Trust Affordable Restrictions

Public Investment: \$204,583.33/unit; \$144,412/bedroom

Project Team: Northworks Architects, Shaw Construction

Kelly Place at 430 & 440 West Kelly Avenue



This partnership with **Roller Development and Studio Tack** will result in 12 Workforce Ownership units - 2 one-bedroom homes and 10 two-bedroom homes - for households working in Teton County and earning more than 120% median family income. The Town of Jackson is providing the land for this development, which was purchased for \$1,703,416.03 in January 2019.

Prior to demolishing the existing structure on the site, the development partners allowed Jackson Hole Fire & EMS to utilize the old house for training purposes.

Groundbreaking: Spring 2021

Anticipated Completion: Fall 2022

Total Units: 12 ownership homes, 2 one-bedroom, 10 two-bedroom. Includes four revolving employee rights of first purchase for Town of Jackson employees.

Affordability: 12 Workforce Ownership

Public investment: \$141,951/unit; \$77,428/bedroom

Project Team: Shaw Construction, Farmer/Payne Architects, Randy Schrauder (site/civil)

Mercill Avenue Condos at 105 Mercill Avenue



This partnership with **Mercill Partners** will result in 30 Workforce Ownership units for households working in Teton County and earning more than 120% median family income. Teton County is providing the land for this development, which is valued at \$2,100,000 and Teton County has owned since the early 1980's. Teton County also paid to move the existing historic structures for the Jackson Hole Historical Society and Museum ("JHHS") and to demolish the existing cinderblock structure, which cost \$130,000 total.

Through a collaborative effort, JHHS, the Town of Jackson, and Teton County were able to safely remove the historic cabins from the property and store them on Town property until the museum's new site on the Genevieve Block is ready for their placement. Shacks on Racks was able to save the last historic building - a log garage - by placing it on a private residence. With the removal of this structure, and because of community collaboration, all historic buildings on the site were saved!

In February 2021, the Board of County Commissioners voted to exercise their option to purchase the 6,800 square feet of commercial space in the building for \$800/square foot. The Board has discussed using this space for early childhood education purposes.

Groundbreaking: Spring 2021

Anticipated Completion: December 2022

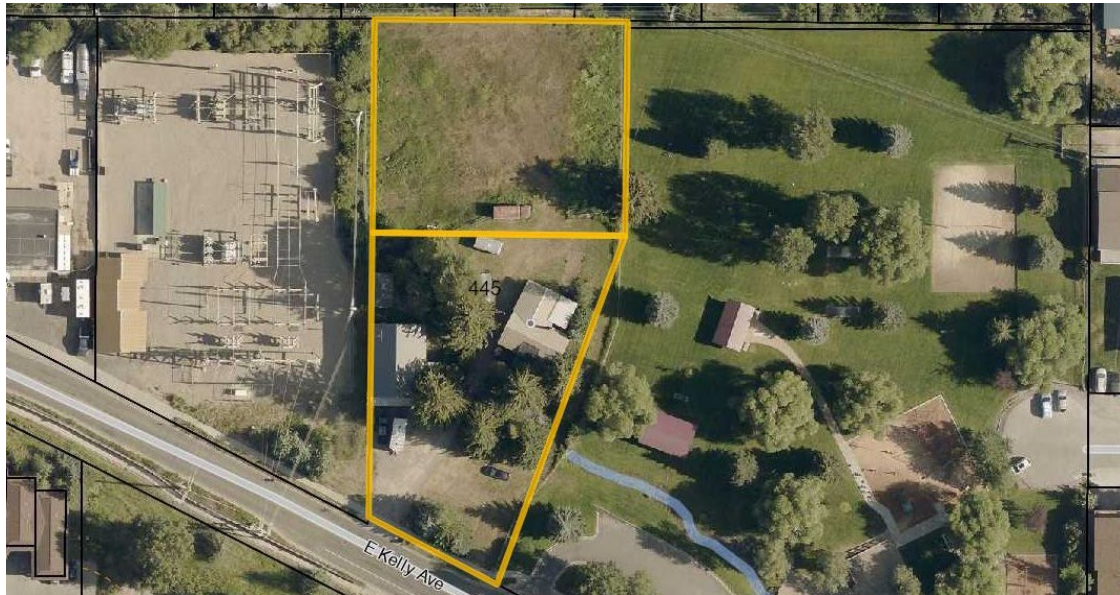
Total Units: 30 ownership homes, 20 one-bedroom, 10 two-bedroom. Includes five revolving employee rights of first purchase for Teton County employees.

Affordability: Workforce Restrictions

Public investment: \$74,333/unit; \$55,750/bedroom

Project Team: Nelson Engineering, Design Associates Architects, GE Johnson.

445 East Kelly Avenue



This 1.08-acre property (6 lots) was purchased by Teton County in June 2020 for \$2,225,384. The Board of County Commissioners signed a Memorandum of Understanding with **Teton Habitat** to develop the property. This MOU is similar in scope to the Grove III agreement with Habitat. Notably, Teton County will provide the land on a long-term ground lease and will build the horizontal infrastructure. Habitat will be responsible for vertical construction and has secured \$1,000,000 in HOME funds for this development.

Y2 Consultants has been contracted to do the horizontal infrastructure, planning, and site design for the property. As proposed, the site design preserves the historic Benson/Brown residence, realigns and daylights the Cache Creek Ditch along the western edge of the Mike Yokel Park property, and provides building envelopes for six tri-plex units (18 townhomes total). This design was informed by a mini-charrette with various stakeholders during which the property and its future use was discussed.

Groundbreaking: Horizontal Infrastructure Late 2021 / Vertical Infrastructure Spring 2022

Anticipated Completion: The project will be phased over four years.

Total Units: 18 ownership homes.

Affordability: Affordable Ownership 0-80% MFI

Public investment per unit: Teton County will provide the land and infrastructure for the project. The final cost for the infrastructure work has not yet been determined.

Red House Apartments at Jackson & Kelly



This project is a partnership between the **Cumming Foundation** and Teton County that will result in a 100% deed restricted apartment development in downtown Jackson, Wyoming.

The Cumming Foundation owns six lots that are zoned CR-2 and located in the lodging overlay, which means they could develop them into a three-story short-term rental project – like a hotel or high-end condos. Instead, the Foundation has offered to partner with Teton County, who owns four adjacent lots to the south of the Foundation’s lots, to develop 100% deed restricted apartments. The development includes 10 lots total: 320 & 360 & 380 S. Jackson St., 255 & 257 W. Kelly Ave., 335 S. Millward St., 270 W. Hansen Ave., Lots 2-4 Blk 9 2nd Wort Addition.

The Foundation as developer, will take the project through the Town of Jackson’s planning process. The Housing Director and Town Community Development Director will work closely with the Foundation throughout this process, which will likely last through the end of 2021.

This spring, the Foundation convened a group of stakeholders and local neighbors who provided input on the size, scale and desired amenities for the project which resulted in a smaller neighborhood scale project. A meeting summary can be found on the Housing Department’s website.

Groundbreaking: 2022

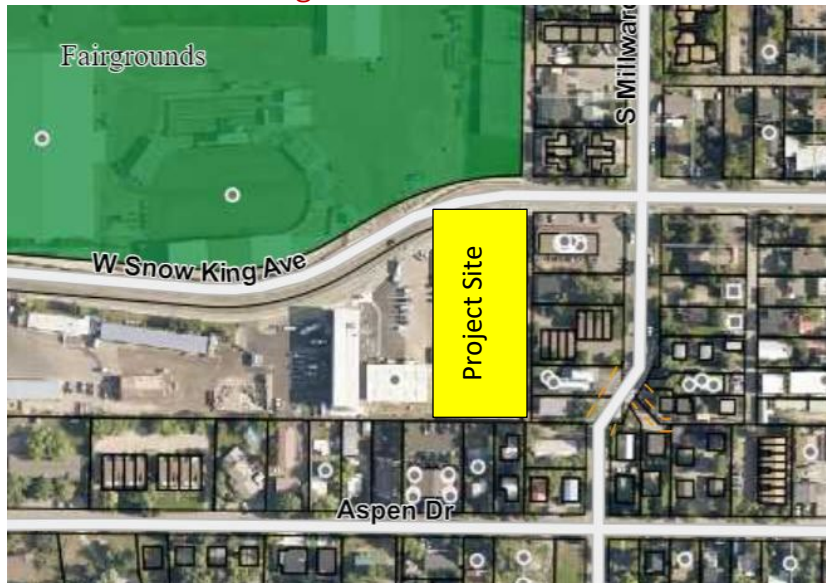
Completion: 2024

Total units: 60, although total units and bedroom counts are still being designed

Affordability: 75% Affordable Rentals, 25% Workforce Rentals

Project Team: Hoyt Architects, Jorgensen Associates, Herschberger Design, Shaw Construction

400 West Snow King Avenue: TBD Rental for <120% MFI or <60% MFI



This is a one-acre Town owned property that is currently zoned Public / Semi-Public, and was recently part of a project submission to the Wyoming Community Development Authority for Low-Income Housing Tax Credits and HOME Funds. In late January 2021, it was announced that the project did not receive a tax credit allocation.

Moving forward, staff will release another Request for Proposals for a rental development at the site. The RFP will seek a qualified team to build an Affordable Rental development and will require the team to provide options for:

- 1) Applying to WCDA for tax credits to build a low-income rental development, and
- 2) Building a mixed-income Affordable Rental development using private financing

Timeline for this work

Request for Proposals Released	May 2021
Developer Selection	June 2021
Application Submitted to WCDA	September 2021
Plat & Zone Property	Fall 2021
Planning & Building Permit & Review Process	Fall 2021 to Spring 2022
Allocation Awards Announced	January 2022
Groundbreaking	Spring 2022

New Project Development – TBD Ownership for <120% MFI

This future project will require staff to either pursue land acquisition or identify land that is already publicly owned, and then partner with a private developer to build Affordable Ownership housing.

Appendix I: Capital Programs

Capital Programs for FY 21 and FY 22

1. Preservation Program Pilot

Provides 16.5%, not to exceed \$150,000, to households seeking to purchase an existing home or deed restrict the home they already own. Household must qualify for the Workforce Program & requalify annually. Appreciation on homes is set at CPI capped at 3%.

- Current Funding: \$1,000,000 – 2019 SPET Funds
- Future Funding: \$2,000,000 – 2019 SPET Funds
- Launched: February 2021

2. Family Stabilization Pilot

Collaborative effort with community stakeholders to provide affordable rental housing to unhoused families with school-aged children.

- FY21/22 Funding: \$50,000
- Planning Phase: Now
- Launch: Fall 2021

3. First / Last / Deposit Program Pilot

Collaborative effort with community stakeholders to provide first, last, deposit assistance to members of the local workforce.

- FY21/22 Funding: \$50,000
- Planning Phase: Now
- Launch: Fall 2021

4. Accessory Residential Unit Program Pilot

Design competition that will result in 2-4 “pre-approved” ARU designs that can be built within the Town of Jackson.

- FY21/22 Funding: \$100,000
- Planning Phase: Fall 2021
- Launch: Spring 2022

Future Capital Programs List for FY 23 through FY 26

2023/2024 Developer Deed Restriction Fund

This program will purchase deed restrictions on new developments.

Preservation Program Pilot

As of March 31, 2021:

Program Initiated:	February 1, 2021
Restrictions Purchased:	1
Restrictions Pending:	1
Funding Allocated:	\$1,000,000
Funds Spent or Reserved:	\$285,300
Balance:	\$714,700

Preservation Program Pilot by Program		
Program	Down Payment Assistance	Existing Residence Restriction
Total Households Prequalified	13	1
Deed Restrictions Purchased	1	0
Funds Spent To Purchase Restrictions	\$ 135,000	\$ 0
Homes Under Contract	1	1
Homes Being Appraised & Inspected	0	1
Funds Reserved To Purchase Restrictions	\$ 150,000	\$ 0
Prior Home Use	1-retiree residence 1-long term rental	

Appendix J: Existing Deed Restricted Housing Stock

The existing deed restricted housing stock is comprised of units with Habitat for Humanity restrictions, Jackson Hole Community Housing Trust restrictions, Low-Income Housing Tax Credit restrictions, USDA restrictions, or Housing Department restrictions.

Units that are owned by employers and utilized for employee housing, but that do not have a permanent deed restriction recorded on them are not included in the numbers presented below.

Existing Deed Restricted Housing Stock	
Total Units	1,230
Rental Units	701
<50% MFI	2
<80% MFI	4
<100% MFI	32
<120% MFI	353
Workforce	76
Employment-based (ARUs)	55
Other Restrictions (LIHTC, USDA)	179
Ownership Units	529
<80% MFI	131
<120% MFI	302
WORKFORCE	96
Total Dorm Beds	241

Appendix K: Housing Action Plan Action Items Progress Report

66 TOTAL TASKS

- ✓ 46 (70%) complete or complete & ongoing
- 15 (23%) started but not complete
- 5 (7%) not yet started or failed

Complete or Complete & Ongoing (46 of 66, 70%)

- Amend the Resolution creating (and bylaws governing) the Teton County Housing Authority to establish a regional housing authority of the Town and County.
 - ✓ COMPLETE, RESOLUTION AMENDED,
- Hire the Housing Director and staff.
 - ✓ COMPLETE, HOUSING DIRECTOR HIRED JULY 2016. NO OTHER HOUSING SUPPLY STAFF ADDED.
- Appoint the Jackson/Teton County Housing Authority Board pursuant to statute regarding regional housing authorities (as potentially amended) and the direction of this Plan.
 - ✓ COMPLETE.
- Determine Town/County split of administrative funding for Housing Supply and Housing Management Divisions.
 - ✓ COMPLETE, TOWN 45%, COUNTY 55%.
- Appoint the Housing Supply Advisory Board or ask the Jackson/Teton County Housing Authority Board to provide recommendations on housing supply.
 - ✓ COMPLETE, HOUSING SUPPLY BOARD APPOINTED DECEMBER 2016.
- Hire the Housing Manager and staff
 - ✓ COMPLETE, ALL MANAGEMENT STAFF IN PLACE ALREADY.
- Identify potential land appropriate for housing development based on the Illustration of Our Vision Chapter of the Comprehensive Plan.
 - ✓ ONGOING WORK WITHOUT AN END DATE.
- Develop the initial 5-year supply plan as part of the FY16-17 Budget proposal based on housing need, including projected funding as well as target income categories and unit types.
 - ✓ COMPLETE, INITIAL PLAN PRESENTED SEPTEMBER 2016.
- Hire key staff and/or contractors needed to operate the Housing Supply Division.
 - ✓ NO STAFF HIRED.
- Hire key staff and/or contractors needed to operate the Housing Management Division.
 - ✓ COMPLETE, REORGANIZATION OF MANAGEMENT DIVISION CREATED A COMPLIANCE SPECIALIST POSITION AND REMOVED THE DEVELOPMENT REVIEW POSITION NOVEMBER, 2016. NO NEW STAFF ADDED.
- Expand existing information to develop a full inventory of restricted units.
 - ✓ COMPLETE, INVENTORY CREATED & UPDATED ANNUALLY.
- Where multifamily character is allowed and desired (see map on page 5-4), move away from buildout projections and density limitations toward more flexible allowances within the allowed floor area and monitoring of units built.
 - ✓ COMPLETE, NEW ZONING APPROVED JULY 2018.

- Consider allowing ARUs in all Town and County zones with limits on size and/or density to ensure desired character.
 - ✓ COMPLETE, ARUS ALLOWED IN ALL ZONES.
- Update zoning in appropriate Comprehensive Plan subareas to find locations for density. For example, allow apartments in multifamily subareas as identified in the Comprehensive Plan (see map on page 5-4).
 - ✓ COMPLETE, NEW ZONING APPROVED JULY 2018.
- Provide a density bonus for the preservation and production of workforce housing, such as additional height or floor area, or reduced landscaping, setback, or parking requirements.
 - ✓ COMPLETE, WORKFORCE HOUSING BONUS APPROVED WITH NEW ZONING JULY 2018.
- Implement an expedited approvals process for price-restricted housing projects.
 - ✓ COMPLETE, INCLUDED WITH NEW ZONING JULY 2018.
- Define “year-round” workforce.
 - ✓ COMPLETE, INCLUDED IN HOUSING SUPPLY PLAN SEPTEMBER 2016
- Work on a partnership model that allows the Town and County to stay out of the role of developer, yet ensures the security of the public investment in workforce housing.
 - ✓ INITIATED, IMPLEMENTED, & ONGOING.
- Identify existing developments appropriate for public subsidy for preservation as workforce housing.
 - ✓ INITIATED, IMPLEMENTED, & ONGOING, PRESERVATION PROGRAM, FEBRUARY 2021
- Identify housing projects for public investment as an employer.
 - ✓ ONGOING WORK IN COLLABORATION WITH TOWN & COUNTY ADMINISTRATORS/MANAGERS.
- Lead a cooperative effort to develop a “Housing 101” presentation, given to new elected officials, board members, and the general public to provide baseline knowledge of the community housing efforts.
 - ✓ COMPLETE, SEPTEMBER 2016. OUTREACH EFFORTS ARE ONGOING.
- Develop a centralized and/or coordinated web presence describing all of the community’s housing efforts.
 - ✓ ONGOING, INTAKE FORM CREATED JANUARY 2018 – INCLUDES INFORMATION FOR TETON HABITAT AND HOUSING TRUST. HOUSING DEPARTMENT WEBSITE INCLUDES INFORMATION FOR ALL SUBSIDIZED HOUSING OPPORTUNITIES, INCLUDING SENIOR HOUSING & PRIVATELY MANAGED LOW-INCOME HOUSING.
- Visually communicate the demographic served.
 - ✓ ONGOING AND INCLUDED IN HOUSING SUPPLY PLAN ANNUALLY.
- Adopt Jackson/Teton County Housing Management Guidelines with recommendations from the Jackson/Teton County Housing Authority Board.
 - ✓ COMPLETE, HOUSING RULES & REGULATIONS CREATED JULY 2018 AND UPDATED ANNUALLY.
- Develop restriction templates for price restricted and occupancy restricted units so that the terms are consistently located in all restrictions even if their content varies.
 - ✓ COMPLETE, HOUSING RULES & REGULATIONS CREATED JULY 2018 AND UPDATED ANNUALLY.
- Explore contracting some management functions to a private property manager in coordination with non-profits and employers.
 - ✓ COMPLETE, CONTRACTED GROVE MANAGEMENT, REDMOND STREET RENTALS MANAGED BY HOUSING TRUST.

- Review the housing indicators currently monitored and refine methodology as needed.
 - ✓ ONGOING, INITIAL METHODOLOGICAL UPDATE SPRING 2020.
- Review zoning against Fair Housing standards in coordination with the Housing Director.
 - ✓ INITIAL REVIEW COMPLETE & ONGOING AS NECESSARY.
- Develop incentives to avoid loss of workforce housing through redevelopment, such as allowing for retention of nonconforming density.
- Update the mitigation requirement for residential development to a simpler standard based on floor area
 - ✓ COMPLETE JULY 2018
- Update the mitigation requirement for commercial development to a standard that mitigates for year-round employee generation.
 - ✓ COMPLETE JULY 2018
- Ensure Town and County requirements work together as a single, simpler system.
 - ✓ COMPLETE JULY 2018.
- Update the 5-year Housing Supply Program annually.
 - ✓ COMPLETED ANNUALLY.
- Develop a program to ensure that restricted and employer provided workforce housing meets adequacy, suitability, and affordability standards.
 - ✓ COMPLETE, HOUSING RULES & REGULATIONS – LIVABILITY STANDARDS CREATED JULY 2018 & UPDATED ANNUALLY.
- Facilitate relationships between interested developers and employers.
 - ✓ ONGOING AS OPPORTUNITIES ARISE
- Develop a centralized and/or coordinated message on housing need, updated annually with indicator information.
 - ✓ UPDATED ANNUALLY
- Conduct community outreach inclusive of public workshops, sessions with employee groups, and consistent media appearances.
 - ✓ ONGOING
- Work with owners of existing restricted units to update restrictions consistent with new structure and Guidelines.
 - ✓ ONGOING
- Review new restricted housing stock for minimum standards.
 - ✓ ONGOING, HOUSING RULES & REGULATIONS – LIVABILITY STANDARDS CREATED JULY 2018 & UPDATED ANNUALLY
- Explore statutory options to develop adequate standard of living requirements.
 - ✓ NO OPTIONS AVAILABLE TO HOUSING DEPARTMENT. PUBLIC HEALTH/HEALTH OFFICER HAS SOME RECOURSE, BUT LIKELY TO DISPLACE TENANTS.
- Develop a technical assistance and support program to assist private housing providers seeking state and federal funds.
 - ✓ SUPPORT PROVIDED FOR DISCRETE PROJECTS, NO CLEAR DEMAND FOR A PROGRAM.
- Explore a real estate transfer tax and other funding options.
 - FAILED AT STATE
- Avoid barriers to housing supply such as mixed-use requirements in favor of allowances.
 - ✓ COMPLETE, JULY 2018
- Create zones where housing is the only allowed use in areas where the desired bulk and scale will allow for more density.
 - ✓ COMPLETE, TOWN ZONING UPDATE JULY 2018

- Explore limits on the rate of residential and nonresidential growth to limit employee generation.
 - ✓ COMPLETE, HOUSING REQUIREMENTS UPDATE JULY 2018
- Explore limiting the type of housing allowed in some zones to only those types most likely to be occupied by the workforce.
 - ✓ COMPLETE, TOWN ZONING UPDATE JULY 2018 & ONGOING ZONING WORK

Started but Not Complete (15 Tasks, 23%)

- Actions to establish and implement the Community Priorities Fund are being developed outside of this Housing Action Plan in coordination with transportation initiatives.
 - ONGOING
 - GENERAL PENNY FAILED, 2018.
 - ✓ SPET COMMUNITY HOUSING PRIORITIES INITIATIVE PASSED 2019.
- Revise parking requirements to facilitate additional density for housing.
 - FAILED AT COUNCIL 2018.
 - THIS ITEM IS LIKELY TO COME BACK TO COUNCIL IN THE NEXT 12 TO 24 MONTHS.
- Implement automatic waivers from some fees for price restricted housing projects.
 - IN PROCESS, COUNCIL WILL CONSIDER JUNE 2021.
- Develop a single application for all subsidized housing programs and a system for distribution of the applications to providers.
 - DISCUSSED BUT NOT MOVED FORWARD.
 - ✓ CREATED INTAKE FORM INSTEAD.
 - STAFF WILL REVISIT THIS OPPORTUNITY WITH HABITAT AND THE HOUSING TRUST.
- Evaluate any variables likely to impact the supply of workforce housing that are not being monitored and develop a method for monitoring them.
 - ONGOING.
- Develop opportunities for buy downs, rehabilitation, reverse mortgages, conversion of trailer parks to microhousing, and other programs to restrict existing workforce housing, ensuring that there are programs for households in different income categories.
 - PRESERVATION PROGRAM INITIATED FEBRUARY 2021, ONGOING WORK NECESSARY
- Monitor the net loss (leakage) of workforce housing that is occurring.
 - ONGOING
- Enforce short-term rental prohibitions.
 - ONGOING
- Work with the public to gather information on what technical assistance programs would be most useful.
 - ONGOING
- Work with interested parties to catalyze an employee housing cooperative for employers who want to provide housing units but cannot develop housing on their own.
 - COVID DELAYED THIS ITEM. SOME OF THIS WORK HAPPENING ORGANICALLY. STAFF WILL REVISIT NEXT FY.
- Consolidate all subsidized housing programs in a single interface so the workforce can understand requirements, qualifications, and prioritization.
 - ONGOING
- Provide an opportunity for advertisement of private housing opportunities through the clearinghouse (advertisement may fund administration of the clearinghouse).
 - ITERATIVE, HOUSING DEPT WILL ADVERTISE PRIVATE RENTALS, BUT VACANCY IS SO CONSISTENTLY LOW DEMAND FOR THIS IS LOW

- Inventory the standard of living in our workforce housing stock, market and restricted, especially at the lowest income categories.
 - REGIONAL HOUSING NEEDS ASSESSMENT WILL PARTIALLY ADDRESS, RFQ RELEASED MARCH 2021
- Ensure the Housing Director is familiar with programs and works to secure state and federal funding.
 - ONGOING
 - 3 FAILED LIHTC APPLICATIONS
- Eliminate change of use penalties that may be barriers to housing.
 - THIS WILL BE REVISITED AS PART OF HOUSING NEXUS, HOUSING NEEDS STUDIES.

Not Yet Started or Failed (5 Tasks, 7%)

- Work with the legislature to make necessary changes related to regional housing authority commission duties and structure.
 - UNSUCCESSFUL AT LEGISLATURE
- Explore a program to subsidize upgrades above minimum standards through technical expertise, loans, grants, or other means.
 - DISCUSSED DURING LANDLORD-TENANT COMMITTEE WORK, BUT NOT PURSUED.
- Develop an education program for housing occupants and providers on Fair Housing standards and recourse.
 - NOT YET STARTED.
- Develop a maintenance and improvement program that provides assistance for the upgrade of housing stock for the lowest income categories so that it meets minimum livability standards.
 - ATTEMPTED TO SET SOMETHING LIKE THIS UP DURING LANDLORD-TENANT COMMITTEE WORK, BUT FAILED TO GAIN TRACTION.
- Support discussions of a statewide housing fund.