STATEMENT/PURPOSE
The Teton County Board of County Commissioners (“Board”) and Jackson Town Council (“Council”), along with elected representatives from Lincoln County, Wyoming and Teton County, Idaho, will hear a presentation of the findings from the Regional Housing Needs Assessment provided by Wendy Sullivan, lead consultant on the project.

At the end of the presentation, each elected official will be asked what his/her biggest takeaway from the presentation is.

BACKGROUND/ALTERNATIVES
The Board and Council awarded the Regional Housing Needs Assessment (“HNA”) and Housing Nexus Study contract to WSW Consulting on June 7, 2021. The HNA is a regional study that includes Teton County and Northern Lincoln County, Wyoming and Teton County, Idaho. The consultant team utilized multiple data sources to inform the study – national data sources: Census/ACS, Bureau of Labor; local data sources: assessors, MLS, planning departments; and primary data sources: interviews and surveys.

The HNA tells us how much and what type of housing we need for whom and at what price points. It also provides some recommended next steps for the Teton Region collectively and for the individual counties within the region.

COMPREHENSIVE PLAN ALIGNMENT
Comprehensive Plan Policy:
- Maintain a diverse population by providing workforce housing. Principle 5.1.
- Reduce the shortage of housing that is affordable to the workforce. Principle 5.3.

STAKEHOLDER ANALYSIS
A stakeholder group of 30 individuals participated as part of the HNA work.

FISCAL IMPACT
The HNA scope of work is $135,000. Teton County, Idaho has agreed to fund 15% of this cost ($20,250) and the Town and County are splitting the balance 50/50 ($57,375 each).

STAFF IMPACT
This project has required significant staff time from multiple departments across the Town and County. These departments include Town & County Planning, Town Community Development, and Joint Housing.

LEGAL REVIEW
None

ATTACHMENTS
- Regional Housing Needs Assessment – Draft March 2022
- PowerPoint Presentation with notes
RECOMMENDATION
No vote required.
This presentation is meant to accompany the Teton Region Housing Needs Assessment Report which can be found online. 
http://jhaffordablehousing.org/DocumentCenter/View/21444/FINAL_TetonRegion_HNA?bidId=
Agenda

- Purpose and Methodology (10 minutes)

- Study Highlights: each section followed by 15 minute break for questions
  - Jobs & housing imbalance (15 minutes)
  - Why is resident/employee housing important? (15 minutes)
  - Resident/employee housing needs (15 minutes)

- Questions and Next Steps (15 minutes)
PART 1: Purpose and Methodology
This study has three components – 1) Regional Housing Needs Assessment (Teton & No. Lincoln Counties, WY & Teton County, ID), 2) Housing Nexus study (Teton County, WY – only), and 3) Community Housing Strategy Plan (Teton County, WY – only). This presentation focuses on the first item – the **Regional Housing Needs Assessment**.

The purpose of the housing needs assessment is to tell the “housing story” of the counties and Region. In doing so, it provides the “why” (the data) behind the “what” (observations and experiences). We all know that housing has long been difficult for residents and employees making their living in the Region to find and afford. This report provides information and data to explain why housing challenges are occurring, and for whom. It provides information to help evaluate and prioritize housing programs and policies, educate the community on housing needs and impacts, and attract/acquire funding/resources needed to make a difference. As such, this information can help the counties and Region take the next step – to refine or develop a focused housing strategy to help address local resident and employee housing needs.
The study focuses on the Teton Region, defined as Teton County, WY, Teton County, ID, and N. Lincoln County, WY (including Smoot and North thereof).
An important term to cover is Area Median Income since much of the discussion centers around what households at these different income levels can afford. AMI is defined by the Department of Housing and Urban Development ("HUD") for every county in the US and updated each year. HUD calculates income levels for households ranging from 1- to 8-persons. The overall median for each household size is represented by the 100% AMI level – households earning below this earn less than the median, and households earning above this earn above the median. AMI is used to set income and rent limits for affordable housing programs statutorily linked to HUD income limits (e.g. low-income housing tax credit rentals – state and federal funds used for housing production and programs utilize the AMI standard).

In each county in the study area, the average household size ranges from about 2.6 to 3.0, which is why the 3-person column is highlighted. When discussing affordability levels throughout this presentation, the 3-person income levels are used.
This table shows how the income levels vary by county for an average sized 3-person household in the study area. As shown, AMIs in Teton County, WY, are about 50% higher than in NLC and Teton ID. Incomes in NLC are only slightly higher (8%) than those in Teton ID.
The AMI you saw in the prior table are the same as the incomes that you see around the outside of this bridge. This graphic illustrates the approach taken in the report when analyzing and reporting on housing needs in each county in the study area and the Region: which is to evaluate the entire spectrum of housing needs, from lower income households needing rentals to get a foothold in the community (red), through high-income earners (green side) that could afford to pay $750,000 (200% AMI level) or more for a home.

This graphic illustrates the type of housing that is typically most needed and sought out by households earning at different AMI levels. It helps to show the full range of housing that a community needs to ensure that households of all types (families, singles, etc.) and at different life and economic stages have access to the housing they need as their needs change – what we call the “life cycle of housing.” It ensures that rentals are available (on the left side) for employees filling service jobs, for example, up through rentals needed at higher price points (e.g. 80% to 100% AMI) for higher earning households. As households begin earning over 80% AMI, they are often searching to purchase their first home, and as families grow or more space is needed, opportunities to move up into larger homes (e.g. the green areas), and then having opportunities to downsize as households become empty nesters.

The graphic also shows the percentage of residents earning at each income level by whether they own or rent their home (the grey bars). This shows where the majority of renter housing is needed (in Teton WY, 68% of renters earn below 100% AMI) and the primary ownership market (households earning between about or below 80% AMI up to 200% AMI in Teton WY). These primary owner and renter markets will be referenced more in this presentation.
The study uses what we call “three points of reference” in analyzing the housing needs in the Region. A combination of secondary data (Census, etc), local data (planning departments, etc), and primary research (interviews, surveys) is used – all three sources together help to explain trends observed and define the housing “story” for the region.

Survey specifics:
- For the survey representation percentages that are reported: these are consistent for Teton County, Wyoming, and Teton County, Idaho (e.g. 8% of businesses, etc.)
- For N. Lincoln County – in the employee survey, about 5% of households are represented, mostly households with someone commuting into the Teton Valley for work
- Margin of error: +/-2% at the 95% confidence interval for the region; 2-3% when shown just for one of the Teton counties.

- Employer survey
  - 262 businesses (8%); 8,800 employees (33%)
- Employee/Resident survey
  - 3,478 responses (383 Spanish version) representing 6,200 employees in the Teton Counties (23%)
PART 2: Jobs/Housing Imbalance

Key takeaways:

- Teton County, Wyoming, relies on local employees being able to find homes in neighboring counties – this "relief valve" is quickly disappearing.

- Housing prices are up A LOT; housing supply cannot get much lower.

- Housing costs too much for the majority of people making their living in the Teton Region, even with multiple jobs.

The number of jobs has increased 2.8% per year since 2010; housing units have increased 1.2% during that same timeframe.

In Teton County, WY, since 2015, 41% of all homes built (411 of 966) have been restricted for local workers.
In highly desirable places to live, like the Teton Region, the area is very attractive to persons who earn much higher incomes elsewhere and/or have substantial assets.

As a result, a common theme in communities such as the Teton Region is a shortage in the supply of housing at prices that people making their living can afford.

This is where housing policy and programs come into place – to help “tilt the scale” (or rebalance the housing market) to ensure opportunities continue to be available for people making their living in the area. This is important, as will be discussed, to maintain the vibrancy, services, economy, and community in the Region.
Teton County, WY, has proportionally more of the jobs (69%) than households (49%) in the Region.

Result: Teton County, Wyoming, relies on employees being able to find homes in neighboring communities to function well.

This imbalance also affects Teton County, WY’s, regional neighbors – demand from Teton County, WY workers puts pressure on other housing markets.
Another factor that puts pressure on the housing market is that the production of housing has not been occurring at a fast enough rate to keep up with job growth. Employees need housing – as jobs grow, the need for housing grows. Where there are too few units, prices rise.

Result: near 0% rental vacancy rate; shortage of homes for sale. Homes priced below $500,000 in the region are quickly disappearing.

Teton ID and N. Lincoln hit hardest – jobs have been growing at more than twice the rate of jobs in TC WY since 2015 (5% TC ID, 4% NLC, <2% TC WY); added less than ½ housing units needed to keep up. TC WY added ¾ (75%) of housing units needed to keep up.
When demand for housing exceeds supply, then prices rise. In highly desirable places to live, like the Teton Region, however, the rise in prices is not limited by what people earning their living locally can afford... as shown earlier (the scale graphic), the area is very attractive to persons who earn much higher incomes elsewhere and/or have substantial assets.

Median sale prices more than doubled since 2015; rents rose 65%; local wages increased between 30 to 40%... Well below what is needed to keep up with housing prices.
Taking a look at the for sale market, if you recall from the bridge discussion, the primary resident needs for ownership housing are priced for households earning between about 80% AMI (or a little below) up to 200% AMI. Median Sale prices more than doubled in the past 6-years, meaning that for local residents to keep up, incomes/wages also needed to double – which they did not. As shown above – incomes well over 200% AMI are now needed to afford median homes sold in 2021.

The shift in Teton ID and N. Lincoln are the greatest – incomes between 100% to 120% AMI could afford the median home sold in 2015 in these counties… which was within the core resident ownership needs; not anymore. This also means that households in Teton WY that needed homes priced below $500K could find them in neighboring counties – in the past couple of years, this option has largely disappeared… (dropping from 87% of homes sold in 2015 to 30% in 2021).

Households need to earn about 4 or more average wages in the area to afford to purchase a home.
To further illustrate the wage/home price discrepancy, Only two professions in Teton County, Wyoming, pay average wages that can afford the price of homes available on the market: professional and technical services, and finance and insurance – comprising only 7% of jobs.

For those working in accommodation and food services – the predominate industry in TC WY (35% of jobs), you need almost 4 wages to afford the average rental and 7 wages to purchase the median multi-family home on the market.

Industries paying average wages below the overall average ($60K in Teton WY; $40-$42K in Teton ID and N. Lincoln) comprise over 70% of jobs.

Assuming 40 hours/week, 2080 hours/year:
$60k/year = $28.85/hour
$40k/year = $19.23/hour
When comparing the distribution of resident/employee households by AMI level to available homes for sale that are priced affordable for households at each level, the market imbalance is very apparent. About 81% of households earn under 200% AMI; whereas 83% of units are priced for households earning over 200% AMI. Ideally, the distribution of available homes would approximate the distribution of households; or at least provide a healthy supply of homes priced affordable for residents/employees.

81% of all households earn <200% AMI. Only 17% of listings in the region are affordable to those (81%) households.
Households earning 80 to 200% AMI tend to be more interested in purchasing a home (represented by the orange color in the housing bridge for each county).

Core ownership housing needs for each county based on the sales price of the home:
- Teton County, WY: $300k to $780k
- Teton County, ID: $200k to $600k
- N. Lincoln County, WY: $200k to $600k
When looking at rentals in the area:
If you recall from the bridge discussion, the primary renter market is for rentals priced for households earning about 100% AMI or less. Advertised rentals are what many new employees will find when searching for housing in the area. In Oct/Nov 2021, households in Teton WY and Teton ID needed to earn over 100% AMI and earn equivalent to 2.3 to 2.4 average wages in the respective county to afford advertised market rents. In other words, in a household with two primary earners making average wages, at least one needs to hold multiple jobs to afford advertised rents.

Rents in N. Lincoln are comparatively affordable; however, the primary problem is lack of rentals (near 0% vacancy), as well as the cost and time of commuting if household members are employed in Teton County, WY, taking away much of the rent savings (which will be discussed later).
When comparing the distribution of renters by AMI level to available rentals priced affordable for households at each level, this market imbalance is very apparent. About 75% of renters earn under 120% AMI; whereas 74% of units are priced for households earning over 100% AMI. Ideally, the distribution of available rentals would approximate the distribution of renter households.

Core rental housing needs by monthly rent rate for each county:
- Teton County, WY: $1,000 to $2,600/month (<100% AMI)
- Teton County, ID: $850 to $1,500/month (<80% AMI)
- Northern Lincoln County, WY: $850 to $1,500/month (<80% AMI)
While there is a shortage of rentals in general in the Region (near 0% vacancy rates), the greatest shortage is for the primary resident renter market… households earning below 100% AMI in Teton WY; and households earning below 80% AMI in the other counties. This means rentals for a 3-person household priced below $2,600 in Teton WY and below about $1,500 in the other counties.

In the next section, we will discuss the community challenges the stem from this housing imbalance in the Region.

"[M]y health is compromised by working 78 hours a week to keep housing."
-2021 Employee/Household Survey comment

<table>
<thead>
<tr>
<th>Teton County, WY</th>
<th>Teton County, ID</th>
<th>N. Lincoln County, WY</th>
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<td>$1,300 to $2,600</td>
<td>$900 to $1,400</td>
<td>$900 to $1,500</td>
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Prices based on a 3-person household earning between 50% and 100% AMI (Teton WY) and 50% and 80% AMI (Teton ID, N. Lincoln)
When people live where they work (and do not have to commute) they spend their money locally, engage locally, and generally enjoy a higher quality of life, and impacts to infrastructure and the ecosystem are reduced.
Families in particular have a hard time finding housing and growing a family in the tight and high cost housing market in Teton County, Wyoming. Families finding homes in Teton ID, or N. Lincoln County is common – about 43% of households that commute in to Teton WY for work are households with children.

Providing homes that local residents and employees can afford, however, can impact the mix of households in the community. 40% of ownership units with employment-, income-, and/or price-limits in Teton County, Wyoming, are occupied by families compared to 27% of market rate ownership. Communities can effect change and retain local vibrancy if resources are allocating to doing so.
Jobs, employees, housing and businesses (services) are tied together. Businesses and services cannot function if employees do not have/cannot find homes.

When employers were asked in the 2021 employer survey about issues they experienced when finding or keeping qualified employees, the lack of housing was the number one issue (80% of respondents).

The effect this has on Teton Region employers is significant. Currently between 15% to 19% of jobs are unfilled. While the labor shortage is a national trend, having an available and affordable supply of homes for employees to occupy is a competitive advantage in tight labor markets.

Problems experienced due to understaffing is not new to businesses in the Teton Region, but they have accelerated since the pandemic. About 65% of businesses (or two-in-three) experienced problems in 2018/19 compared to 91% in 2020/21. Employees being overworked and experiencing burnout topped the list, followed by a decreased ability to provide quality customer service, inability to grow businesses, and needing to reduce hours or periodically shut doors. This impacts not only business revenue and their ability to operate, but also the health and quality of life for employees and residents, available services, and the experience of visitors.

Some businesses indicated, despite these conditions, they had higher revenue this past year, but at the expense of overworked businesses owners and employees, and juggling business hours… not a long term sustainable condition in other words.
35% of businesses responding to the survey provide some form of housing assistance (262 businesses, 33% of jobs, 8% of businesses): Opportunities for improved coordination, education, and collaboration exist. 71% provide units (own, master lease). Housing stipend – 24%

Pros/cons of employer-provided housing:
• Pro – helps get employees into town, stable housing as long as employed;
• Neutral - rents may/may not be more affordable than market units
• Con – tied to employment -> reduces employee flexibility/career growth; master leasing takes already scarce supply out of the market for other employees

Employer-provided housing is good near-term help, but for long term community stability and for employees to gain ownership in the community there is a need to have options for employees to find homes not tied to their employer (employer-provided housing should be a “step in” to the market).

Satisfaction level: Renters in employer- or income-restricted housing just as likely to be “very satisfied” then those in market rate rentals (21%).
About 42% of employers in Teton County, Wyoming, and 33% in Teton ID indicated that they provide their workers with some work commute options or assistance. Employers providing assistance cover the full range of business types. Telework is the most common (about 50% of businesses), followed by on-site vehicles and travel stipends (one-third each). About one-fourth provide bus passes/coupons (more common among Teton WY businesses) and other forms of assistance are less common (under 20% of businesses). Some Idaho businesses are considering expanding assistance as more employees move further away (e.g. Rexburg).
About 13% of jobs in Teton WY are filled by commuters from Teton ID; another 9% by commuters from N. Lincoln. Again – this is a place where deed restricted housing for workforce/residents makes a difference: *The substantial inventory of units with employment-, income-, and/or price-limits in Teton County, Wyoming, has helped to retain 61% of workers living locally. Without these units, an estimated 55% of workers would be living in the county.*

It is expensive to commute – $525/month on average for a commuter from Teton ID to Teton WY; and $855/month for commuters from N. Lincoln County. This quickly erodes any cost savings gained from lower rents.

The community experiences impacts through increased traffic, road maintenance, need for parking when commuters arrive to work, and air quality effects of significant vehicle miles traveled. As shown, commuters into Teton County, Wyoming, from Teton County, Idaho, and N. Lincoln County contribute a combined average of 75 million vehicle miles traveled per year driving to work. The cost, traffic, and emissions of commuting can be mitigated through transportation options or avoided through local housing options.
Employees incur the expense, time, stress, unpredictability in bad weather, and other effects of commuting. For families with young children in particular, having both parents commuting from Alpine or other distant communities is a struggle. When it costs an average of $500 per month to commute from Teton County, Idaho, and $850 to commute from N. Lincoln County to Teton County, Wyoming, for work, these costs quickly erode any cost savings these households may have had by paying lower rent in these communities.

Employers incur the risk of losing in-commuting employees to jobs nearer to their home, increased tardiness and absence in bad weather or family obligations at home, increased turnover (and associated costs to refill jobs) when employees grow weary of the commute, and resulting decreased level of service. Forty-one percent (41%) of employers in Teton County, Wyoming, that responded to the survey had difficulty retaining or attracting employees due to long commutes.
Households are considered to be cost burdened if their housing payment (rent or mortgage plus tax, insurance, utilities) exceeds 30% of their gross income. Households paying over 50% are extremely cost burdened. Cost burdened households often have insufficient income for other life necessities including food, clothing, transportation, and health care.

TC ID and TC WY similar also – lower costs in ID, but also lower wages
Renters (46%) are more likely to be cost burdened than owners (29%).

Most households earning under 80% AMI are cost burdened. The notable shift between 80% AMI and higher incomes could guide housing policy makers to make deeper investments in the inventory accessible to households below 80% AMI. The majority of renters (54%) fall into this income range and are experiencing housing instability and financial strain.
About 45% of employed households in the Teton Region are very satisfied with their current residence. This includes 65% that own their home and about one-in-five (21%) renters. This illustrates the instability in the current rental market and shows that homeownership can be important in building stability, security, and satisfaction among residents making their living in the region.

Note about commuters – less likely to choose all but “too far from work” – the commute is a tradeoff for otherwise residing in more suitable/affordable housing
### Housing Instability: Forced to Move

2,000 renters (46%)  
*Forced to move 2 times on average in the past 3 years*

- Owner sold rental
- Large rent increase ($660 average)
- Short term rental conversion
- Owner moved in
- Other – lost job

"We are facing potentially losing over half of our employees due to losing their rental housing. Each one of them is frantically seeking long term rentals. The rentals they are currently in are being turned into VRBO’s...-

-2021 Employer Survey Comment (Idaho employer)

Almost half of all renters in the region have been forced to move 2 times on average in the past 3 years. This further illustrates the instability of the rental market.

Property types, such as apartments and mobile homes, are less susceptible to all of the above instability factors, excluding rising rents, than are owner-leased condominiums, townhomes, and single family homes. Rentals that are rent restricted, such as low income housing tax credit rentals, are also protected from significant market rent increases.

Short-term rental conversion affected a higher percentage of Teton County, Idaho, households than the other counties (18%), because Idaho state legislation limits the ability to restrict short term rentals.
Another 26% of renters anticipate leaving the region within the next 5 years because they have to – the potential loss of 1,250 renter households will further hurt the ability to sustain the community and businesses. Fewer owners will have to leave – again illustrating the increased housing stability for owners.

Results were similar across the Region, with the exception of renters in Teton County, Idaho, who were less likely to leave the Region because they have to (19%).

Households being forced to leave primarily earn between 50% and 200% AMI – the majority of the income spectrum. Residents from all stages of life are also affected – single persons, young families, working households, and retirees. Reasons centered around the unaffordability of the area, losing housing due to rentals being sold or price increases, tired of the housing instability, no homes available, and “having stable housing that is LESS than 30% of my annual income is now important to actually build the life I want.”
PART 4: Resident/employee housing needs

Key takeaways:

- In the next 5 years, over 5,300 units are needed to catch up and keep up with market shortfalls
- The majority are needed at price points the market will not produce without assistance
- The capital gap has grown, meaning more local resources are needed to create housing that aligns with local wages
Housing policies and programs rarely address 100% of identified needs. What is important is to understand the policy implications of each component of need and prioritize your resources and programs accordingly.

The estimated needs assume that current commuting patterns will be retained.

Of the components included in the estimates:
- New jobs are the largest component, where between 50% to 60% of projected growth is needed just to fill current vacancies
- The functional rental supply includes getting up to a 5% vacancy rate from the current 0% to give residents and employees some options, plus housing persons who are currently in motel/hotels, car/couch surfing (2-4%)
- Retiring employees – significant as the workforce ages. The important consideration with retirees is that retirees own homes (80-90%) and have stable housing, whereas newcomers will mostly not be able to afford to buy homes even if retirees sell. It is important to recognize the shift from stable owners to more unstable renters in your housing policy. Providing opportunities to continue building long term stability in your residents/employees (e.g. ownership side of the equation) will be important for future community and workforce stability.

### Components of Need

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<tr>
<th>Housing Units Needed by Component of Need, Assuming Current Commuter Patterns</th>
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<tr>
<td>Functional rental supply</td>
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<tr>
<td>Job Growth</td>
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<tr>
<td>Retiring Employees</td>
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<td>TOTAL</td>
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*Unfilled jobs rate: 15% (Teton WY), 19% (Teton ID), 16% (N. Lincoln)*
Some of the housing needs will be addressed by the current housing market – albeit only 20% in Teton WY and an estimated 40% in the other counties.

About 60% of homes in Teton County, Idaho, and N. Lincoln County, and 80% in Teton County, Wyoming, will need to be priced below market prices to support local residents and employees.

Core price ranges vary by county, but generally span rents between $850 and $2,600 per month for a three-person household and homes for ownership between $200,000 up to $780,000 for the Region.

Not shown above, but provided in the report, is a general recommendation that about 50% of the housing need should be rentals and 50% for ownership, which is generally consistent across all counties. Rentals are needed to address the 0% rental vacancy rates and fact that in-coming employees will need rentals to get established. Ownership will provide the ability for residents and employees to get established in the community and gain ownership in the community, leading to long term stability.
This hypothetical example is for Teton Wyoming; details can be found in the Challenges section of the report. This analysis was informed by developer interviews, recent land appraisals, and data from Jackson Teton Affordable Housing Department recent projects. Above, we assume 20 units per acre.

Looking at the components of what it takes to build a new home compared to what a family at the median income can afford, the capital gap is now approaching half a million.

Land and construction costs are rising more rapidly than wages, driving the capital gap up.

As we work on community housing solutions, we usually attack this problem from both sides, looking for ways to bring down the total development costs, and raise the funds needed to address the gap.

Note: In the Teton County, WY Housing Nexus Study the cost to construct is stated as $735k/unit. This is based on a 3-story prototype with tuck under parking at 40 units per acre.
There is good momentum for addressing housing needs in the Teton Region, and many successes to celebrate on both sides of the pass. Long standing problem, with persistence paying off. This would all be much worse, if not for the work of many local non-profit, gov’t and dedicated private sector partners.

In Teton County, Wyoming:
• Production of new restricted units has helped maintain 61% resident workforce
• Almost half of new units are for local workers – 411 total units since 2015
• Flat Creek Apartments getting LIHTC and state funding is a major win – result of full court press, good partners, thoughtful strategy – will create 48 homes for local workers
• Public-Private Partnerships have created or are in the process of creating over 240 new restricted homes for local workers
• 2:1 Workforce Housing Density Bonus tool is being utilized by developers in the Town of Jackson to create more deed restricted units without additional public subsidy
• Town of Jackson has waived planning and building fees for 100% deed restricted developments and has exempted deed restricted developments from several steps in the planning process, allowing most projects to go straight to building permit
• Employers are assisting seasonal and year-round employees with housing units, stipends, etc.

In Teton County, Idaho:
• Housing Action Plan was formally adopted and is being implemented
• Housing Authority Board was reformed and an executive director is being hired
• Public-Private Partnerships are creating housing
• Depot Square received LIHTC funding and will create 34 homes for local workers in downtown Driggs
• Employers are assisting seasonal and year-round employees with housing units, stipends, etc.
The Housing Needs Assessment provides some high level recommendations; these do not represent a detailed housing action plan or work plan, which is a separate body of work informed by the HNA. Rather, these recommendations are consultant driven and intended to provide general direction for more detailed, community driven action planning. These recommendations might be thought of as “guiding principles for action planning.”

1. Increased momentum is needed to help address the regional gap of over 5,300 homes at prices that local residents and employees can afford.

2. The magnitude of the issue requires a robust and regional response from all sectors of the community (public, private, non-profit) working collaboratively to engage community support and accelerate housing solutions.

3. Jackson/Teton WY are the natural lead, given economic horsepower, population center, and depth of housing knowledge, history of implementing
Recommendations – Teton, ID

- Implement the Affordable Housing Strategic Action Plan and Supply Plan
- Share successes
- Continue to improve the regulatory environment
- Support momentum of employers
- Further study senior housing
- Consider voluntary deed restrictions

Bring the resources and capacity needed to implement. Initiate more partnerships for outcomes like Depot Square, which leveraged public land to attract a non-profit developer, LIHTC, mixed use building, address numerous community goals.
Other considerations

- develop an effective deed restriction program to support opportunities where taxpayer resources (land or other) have helped create housing for locals
- Align infrastructure investments to locations where housing can happen and is desired.
- Creating public/private partnerships – opportunity to model after what Jackson and Driggs have done.
- Housing programs – can reduce housing instability at lower cost/complexity than new development.
- Recognizing that commuting is well established and likely to remain a dynamic in the area, better transportation systems can reduce social, economic, and environmental costs of commuting.
The scope of our work with the Needs Assessment was to create a comprehensive document that provides detailed data to support a wide range of potential audiences. When we are successful with Needs Assessment documentation, it is widely circulated and informs many aspects of housing solutions as the community moves forward.
Additional Questions?

What was your biggest takeaway?
- Thank You -