

2024-2025 Housing Supply Plan

Looking ahead at the next 5 years of housing supply in Teton County.



JACKSON/TETON COUNTY
AFFORDABLE HOUSING

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Background

The 2012 Jackson/Teton County Comprehensive Plan set a 65% resident workforce goal for our community. The Comprehensive Plan directed staff and the elected officials to take “corrective actions” when the percentage of the workforce living locally dipped below 65%. After dipping as low as 58%, implementation of the Housing Action Plan has stabilized our resident workforce at 60%.

In 2015, the [Workforce Housing Action Plan](#) was officially adopted in Jackson and Teton County. The plan identified new tactics and specific actions for addressing the decline in resident workforce. It also reorganized the way the Town and County participate in the creation of affordable workforce housing, focusing on a partnership model and creating the Jackson/Teton County Affordable Housing Department. Of the 66 action items listed in the plan, 65 are now complete or in process. The Jackson/Teton County Housing Authority is staffed by the Housing Department and no longer develops housing independently but continues to manage existing housing stock.

The first Housing Director was hired in July 2016. The Workforce Housing Action Plan directs the Housing Director to annually present a Housing Supply Plan that serves as a five-year look ahead at the Housing Supply Program.



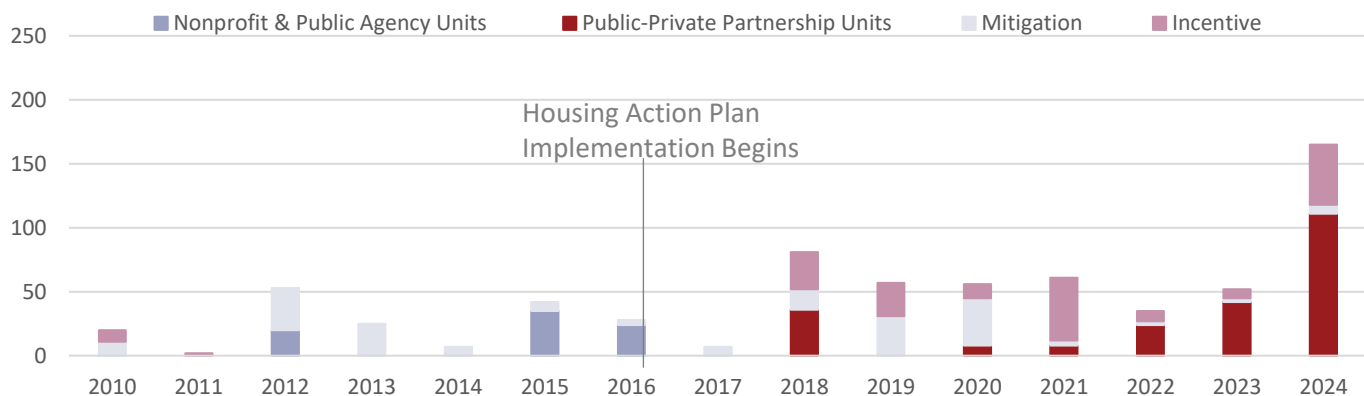
Executive Summary

Public-Private Partnerships and land development incentives continue to sustain our community by providing Affordable and Workforce homes for locals. In 2023, we broke ground on two new Affordable housing developments and completed two Workforce housing developments, totaling 108 new homes for local workers and their families.

Since the Town and County's Housing Program shifted to a focus on Public-Private Partnerships and land development incentives were created to catalyze private sector development of permanently deed restricted homes for locals, Affordable and Workforce annual housing production has increased 260% compared to the seven years prior to Housing Action Plan implementation. This year alone, we anticipate welcoming over 100 households to our programs through three Public-Private Partnerships: Jackson Street Apartments (48 Affordable, 9 Workforce), Flat Creek Apartments (48 Affordable), and Parkside at Benson-Brown Station Phase 1 (6 Affordable). [Explore this map to discover more about Public-Private Partnerships and to see where incentives tools have been utilized to create Affordable and Workforce Housing.](#)

Affordable & Workforce Housing Production Has Increased 260%

Compared to the seven years prior to Housing Action Plan Implementation



Additionally, the continued investment in data collection and analysis through the Housing Supply Plan and Indicator Report provide a depth of information for local policy makers, professional staff, and the private sector to utilize when making decisions about future developments, zoning, incentives, and investments (including philanthropy). This data collection and analysis has been recognized nationally as a best practice for communities tackling their housing needs and provides much of the baseline data for housing metrics in the new community dashboard that the Community Foundation of Jackson Hole is currently creating. Our community should take pride in being a national leader in housing policy and implementation.

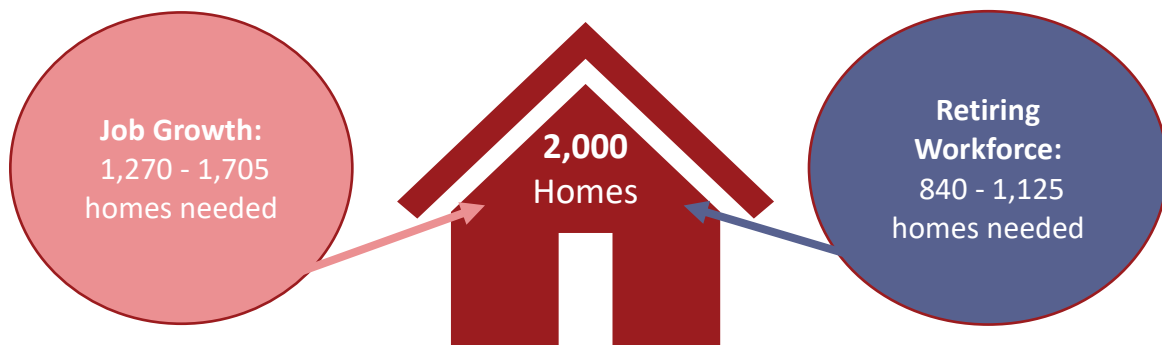
Looking ahead at the next five years of Affordable and Workforce housing programs, we see a consistent focus on production, including small infill redevelopments in areas that are zoned for housing, larger infill redevelopments like 90 Virginian Lane, and greenfield developments that are outside but adjacent to the current Town limits like Northern South Park. We also anticipate investments in collective resourcing through efforts with the Community Foundation's Housing Initiative and partnerships with experts in the fields of housing for seniors and people with disability, as well as seeking new tools for our growing housing "toolbox".

A commitment to a culture that values a system of implementation, evaluation, and improvement, with an appreciation for curiosity and recognition of our community's collective successes, will continue to guide our work.

Demand for Housing

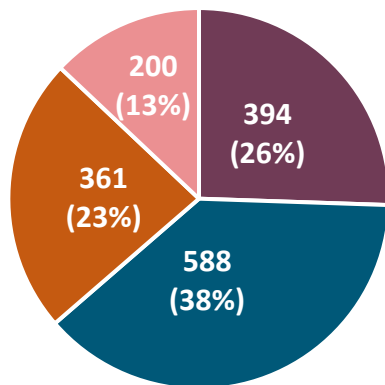
- ✓ 60% of the workforce currently live locally, a number that has stabilized since Housing Action Plan implementation.
- ✓ Most households seeking housing through the Housing Department are one or two people earning less than 120% of median income (\$107,268 for a one-person household, \$122,592 for a two-person household).
- ✓ Housing cost is only one of multiple high costs limiting families' ability to live and work locally.

The 2022 Teton Region Housing Needs Assessment tells us that we need to create at least 2,000 new below market homes in the next few years to maintain our current 60% resident workforce. The need for these homes is being driven by continued local job growth and expected retirements (estimated to be 13% of 2022 local workforce), both of which bring new workers to Jackson and Teton County.



As of January 2024, over 1,500 households are actively seeking housing through the Housing Department.

Households Actively Seeking Housing



■ 0-50% MFI ■ 50-80% MFI ■ 80-120% MFI ■ >120% MFI

1,543 households with active intake forms

1,343 households (87%) qualify as "Affordable" – they earn less than 120% of median family income. For a 4-person household, this means they earn less than \$153,240 per year.

200 households (13%) qualify as "Workforce" – they earn more than 120% of median family income.

Most households are one or two people.

Learn More on Housing Demand:

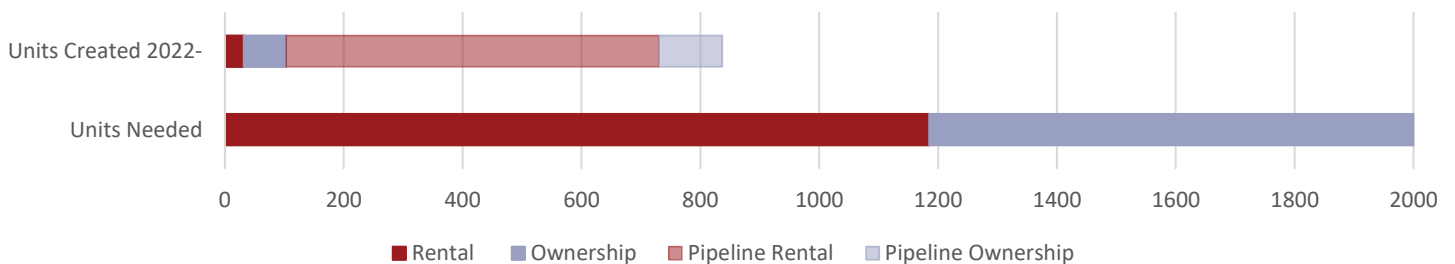
- [Who is Looking for Housing?](#)
take a deeper dive into the numbers
- [Cost of Living](#)
explore how different household types afford to live in Teton County
- [Rental Rate Info for Teton County, WY](#)
an assessment of available data on rental rates over time and by housing type
- [Sales Info for Teton County, WY](#)
a summary of County Assessor's data on 2023 home sales

Housing Supply

- ✓ 103 Affordable and Workforce homes have been built since 2022.
- ✓ 165 Affordable and Workforce homes are anticipated to be finished this year, including 111 homes created through Public-Private Partnerships.
- ✓ Workforce homes are serving a broad range of income earners. Most Workforce renters and owners are paying <30% of their income towards housing costs.
- ✓ 734 homes are in the pipeline for anticipated future development. This does not include projects that are in the pre-planning phase like 90 Virginian Lane and Northern South Park. Those two developments could add another 1,000 Affordable and Workforce homes to the pipeline.

Deed Restricted Homes: Needed, Created, in Future Unit Pipeline

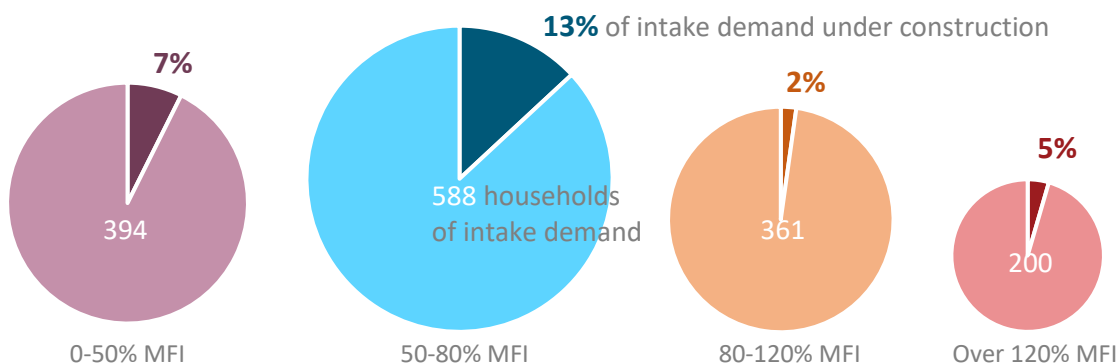
as of January 1, 2024



When we compare current Public-Private Partnership developments that are under construction with demand information from the Intake Form, we see that the Housing Supply Program is currently making the most progress building homes for households at the lower ends of the income ranges, primarily due to the Flat Creek Apartments development being funded with Low-Income Housing Tax Credits and Jackson Street Apartments receiving a large impact investment from the Cumming Foundation.

Units Under Construction are Currently Focused on the 50-80% MFI Income Range

The 80-120% MFI income range is most proportionately under addressed by current public-private partnership construction



Looking forward, the 90 Virginian Lane development provides an opportunity to create homes for all income ranges, including a new Affordable income range serving households earning 120-160% MFI.

Learn More on Housing Supply:

- [Existing Housing Stock](#)
see the different types and sizes of existing Affordable and Workforce housing
- [Future Unit Pipeline](#)
take a deeper look at the types of units we expect to see over the next several years
- [Who Lives in Our Housing](#)
take a look at the households currently living in our housing



Action Plan

- ✓ [See a map of the Housing Department's Public-Private Partnership developments online.](#)

Action Item: Building New Affordable & Workforce Homes through Partnerships

- See [Public Private Partnerships](#) for details on each of these development partnerships

Under construction now: Total homes 123

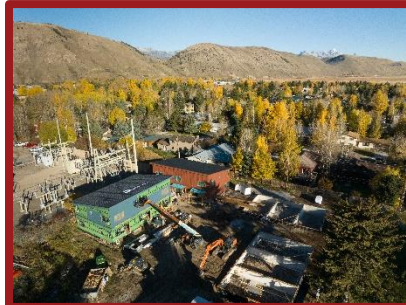


Jackson Street Apartments

Partners: Cumming Foundation & Community Foundation of Jackson Hole

Total Apartments: 57
Total Bedrooms: 113
Phase 1: Expected Spring 2024
Phase 2: Expected Fall 2024

12 Affordable 0-50% MFI
28 Affordable 50-80% MFI
8 Affordable 80-120% MFI
9 Workforce



Parkside at Benson-Brown Station

Partner: Habitat for Humanity of the Greater Teton Region

Total Homes: 18
Total Bedrooms: 42
Phase 1: Expected Spring 2024
Phase 2: Expected Spring 2025
Phase 3: Expected Spring 2026

18 Affordable <80% MFI



Flat Creek Apartments

Partners: Blueline Development & Snow King Partners

Total Apartments: 48
Total Bedrooms: 84
Completion Expected December 2024

17 Affordable <50% MFI
30 Affordable <60% MFI
1 Employment Based

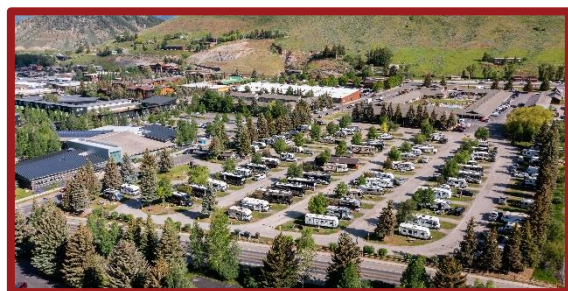
Future Developments, 2025-2029: Total homes 162



S4 Flats – in pre-development

Partner: Figure 9 Development

Located at 910 Smith & 915 Simon Lane
12 homes, 8 Affordable & 4 Workforce
[Learn more online.](#)



90 Virginian Lane – RFP Process Ongoing

Partner(s): TBD through RFP Process

Minimum 150 homes, mix of Affordable & Workforce and Rental & Ownership
[Learn more online.](#)

Action Item: Programming to Protect & Create Homes for Locals

- See [Capital Programs Summary](#) for more information on these programs



Housing Preservation Program

Objective: Preserve existing homes for use by local workers and their families through down payment assistance or deed restriction purchase.

To-Date, 4 homes have been protected through this program. 1 homeowner is currently considering restricting their existing home.

Senior Housing & Assisted Living Program

Objective: This program will focus on providing, through partnership, homes for community members with disability seeking stable, safe housing.

Starting in February 2024, we will work with The Kelsey, a national expert in the field of accessible housing, to conduct a needs assessment, provide policy recommendations, and offer technical assistance for the local development community. This work is being funded by a grant from the Community Foundation of Jackson Hole.

ARU Pilot Program

In FY 2024 staff requested \$10,000 to create an ARU resource guide. This item was not funded in the FY 24 budget but was added into the FY 25 Housing Department Work Plan + Supply Plan by the Town Council and County Commission on March 4, 2024.

Action Item: Housing Toolbox Expansion

- See the [Housing Toolbox](#) for a comprehensive list of existing and potential housing resources

Planning, transportation, data, development partnerships and structure, and financial tools are all being implemented right now to create Affordable and Workforce homes. These are part of the “housing toolbox” our community utilizes to address our housing needs. This year, Housing Department staff, working with colleagues in various Town and County departments, and community partners, will perform an audit of our current housing tools, seeking opportunities for expansion where appropriate and exploring new tools to create more Affordable and Workforce housing.

Action Item: Collective Resourcing through Community Partnerships

Community Foundation of Jackson Hole Housing Collective and Community Dashboard

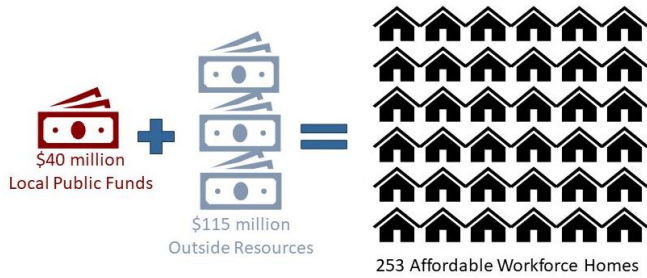
The Community Foundation of Jackson Hole launched its Housing Solutions Initiative in 2023 and is focused on utilizing a collective impact model to educate our community, increase awareness of opportunities for collaboration, and drive philanthropic and impact investments towards housing developments and programs that serve our local community. The Housing Department is an enthusiastic participant in this team’s work, and we look forward to continuing to partner with others in the community to create healthy housing solutions for locals and their families.



Funding for Housing

The Return on the Public Investment in Housing = 288%

Since 2016, \$40 million in public funding invested in housing has been leveraged by \$115 million in outside resources.



The Housing Supply Program is funded by housing mitigation fees, General Fund allocation, Specific Purpose Excise Tax dollars ("SPET"), tax exempt bonds, the Jackson/Teton County Housing Authority ("JTCHA"), and private philanthropy.

Proposed Housing Supply Program Budget

	FY 24 PROJECTED	FY 25 BUDGETED
Fiscal Year Starting Balance	\$14,195,715	\$3,383,647
Sources		
Mitigation Fees	\$1,500,000	\$1,500,000
General Fund	\$2,000,000	\$2,000,000
2019 SPET	\$1,865,343	\$0
2020 SPET	\$1,416,246	\$4,179,684
Tax Exempt Bonds (debt) – JTC Housing Authority	\$18,000,000	\$0
JTC Housing Authority	\$71,500	\$71,500
ARPA	\$1,250,000	\$0
Community Foundation of JH	\$35,000	\$0
Total Sources	\$26,138,089	\$7,751,184
Uses		
Capital Projects	\$36,715,157	\$3,146,128
<i>Parkside at Benson & Brown Station</i>	\$1,300,000	\$200,000*
<i>Jackson Street Apartments</i>	\$3,800,000**	\$0
<i>Flat Creek Apartments</i>	\$1,000,000	\$0
<i>S4 Flats</i>	\$0	\$0
<i>90 Virginian Lane Land Acquisition</i>	\$28,090,997	\$0
<i>90 Virginian Lane Debt Service***</i>	\$2,524,160	\$2,946,128
Capital Programs	\$235,000	\$200,000
<i>Preservation Program</i>	\$200,000	\$200,000
<i>Senior Housing & Assisted Living</i>	\$35,000	\$0
Project Total Uses	\$37,350,157	\$3,346,128
Projected Fiscal Year Ending Balance	\$3,383,647	\$7,788,703

*Committed for horizontal infrastructure.

**1:1 Match, committed

***Total debt service is \$20,986,592, payable over 7 years.

For FY 25 Housing staff requests \$1 million from the Town General Fund and \$1 million 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 25 are estimates that are provided by the Planning departments.

Who is Looking for Housing?

1,543

Households (3,096 people) with Active Intake Forms

MFI <120%

consistently shows the greatest need for housing.

74%

Most households are 1 or 2 people

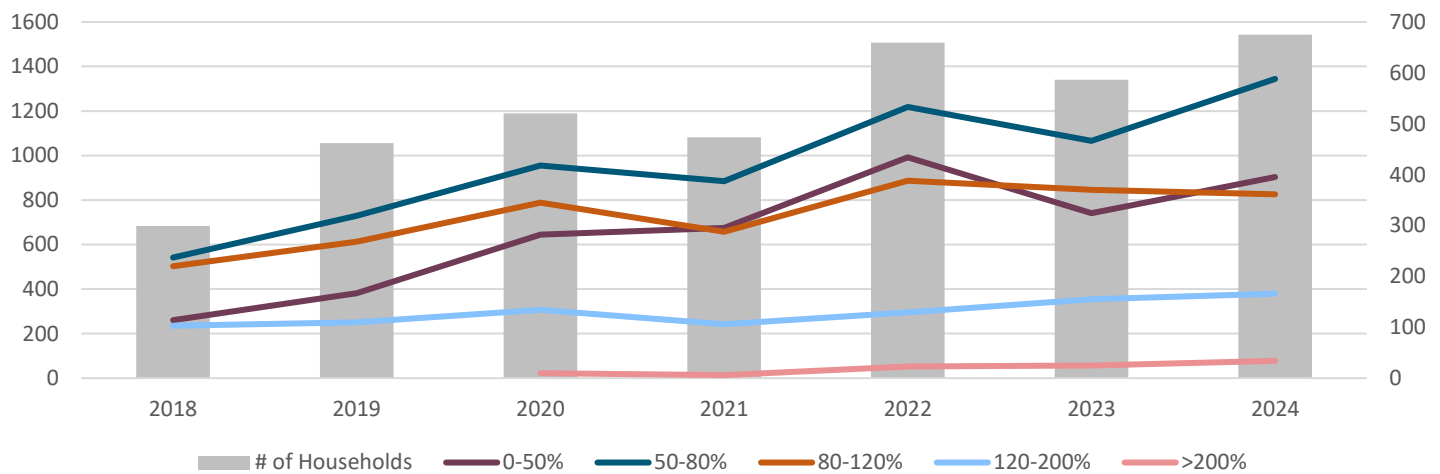
26%

Households that are 3 or more people, this group increased 16% from 2023.

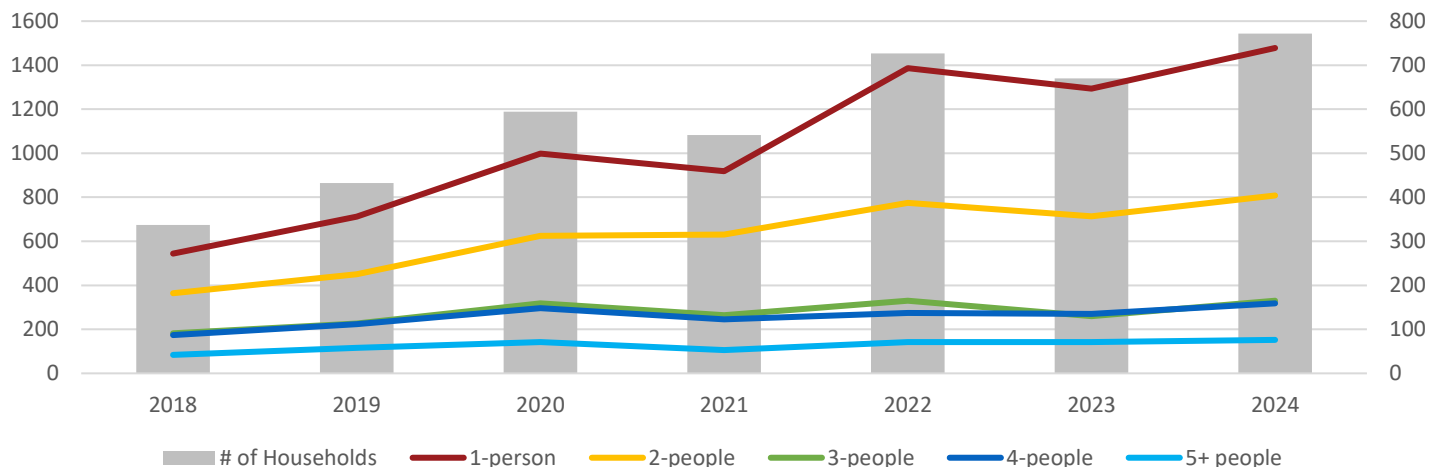
To apply for housing through the Housing Department, households are required to complete an Intake Form and to keep the form updated at least annually. This form was created collaboratively with the Housing Department, Housing Trust, Habitat for Humanity, and Long-Range Planning staff.

The data from the Intake Forms is self-reported by the applicants and is not verified for accuracy by the Housing Department until individual applicants are selected for available restricted housing. As of January 2024, there are 1,543 households with active Intake Forms, representing 3,096 people (adults + children). From January 2023 to January 2024, 931 new Intake Forms were created, including 279 new forms created immediately prior to the Jackson Street Apartments Phase 1 drawing. 728 Intake Forms were archived (due to inactivity).

of Households by Income Range and Year



of Households by Household Size and Year



2024 Intake Form Data by Income Range

Income Range (% Median Income)	0-50	50-80	80-120	120-200	>200	Total
Total People	866	1048	739	376	67	3096
Adults	521	771	556	305	53	2206
Children	265	248	161	66	10	750
Adult Dependents	64	25	17	5	3	114
Senior Dependents	16	4	5	0	1	26
Critical Services Providers (People)	6	46	41	22	3	118
# Jobs Per Adult	1.11	1.21	1.13	1.15	1.06	1.16
Total Households	394	588	361	166	34	1543
<i>Percent of Total Households</i>	<i>26%</i>	<i>38%</i>	<i>23%</i>	<i>11%</i>	<i>2%</i>	<i>100%</i>
1-Person Household	179	363	157	26	14	739
<i>Percent of Total Households</i>	<i>12%</i>	<i>24%</i>	<i>10%</i>	<i>2%</i>	<i>1%</i>	<i>48%</i>
2-Person Households	90	101	104	99	10	404
<i>Percent of Total Households</i>	<i>6%</i>	<i>7%</i>	<i>7%</i>	<i>6%</i>	<i>1%</i>	<i>26%</i>
3-Person Households	45	49	48	16	7	165
<i>Percent of Total Households</i>	<i>3%</i>	<i>3%</i>	<i>3%</i>	<i>1%</i>	<i>0%</i>	<i>11%</i>
4-Person Households	51	49	35	21	3	159
<i>Percent of Total Households</i>	<i>3%</i>	<i>3%</i>	<i>2%</i>	<i>1%</i>	<i>0%</i>	<i>10%</i>
5-Person Households	16	19	13	4	0	52
<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	13	7	4	0	0	24
<i>Percent of Total Households</i>	<i>1%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>2%</i>
Single-Parent Households	78	49	18	3	1	149
<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 Towards Housing	158	164	65	14	2	403
<i>Percent of Total Respondent Households</i>	<i>11%</i>	<i>11%</i>	<i>5%</i>	<i>1%</i>	<i>0%</i>	<i>28%</i>
Overcrowded (>2 people per bedroom)	49	42	18	3	0	112
<i>Percent of Total Respondent Households</i>	<i>3%</i>	<i>3%</i>	<i>1%</i>	<i>0%</i>	<i>0%</i>	<i>8%</i>
Households Currently Commuting	165	156	76	36	8	441
<i>Percent of Total Households</i>	<i>11%</i>	<i>10%</i>	<i>5%</i>	<i>2%</i>	<i>1%</i>	<i>29%</i>
People in Commuter Households	357	256	148	81	11	853
Adults in Commuter Households	230	202	118	66	11	627
Children in Commuter Households	127	54	30	15	0	226
Jobs Held by Commuters	205	191	105	68	9	578
Jobs Per Commuting Adult	0.89	0.95	0.89	1.03	0.82	0.92
Type of Housing Desired	394	588	361	166	34	1543
Rental	212	181	57	15	3	468
Ownership	29	103	101	78	23	334
Either	153	304	203	73	8	741

Intake Form Data by Income Range, 2020-2024

Income Range (% Median Income)	0-50	50-80	80-120	120-200	>200	Total
Total People - 2019	527	732	736	291		2286
Total People - 2020	616	791	790	362	25	2584
Total People - 2021	620	722	647	262	11	2262
Total People - 2022	855	923	868	319	51	3016
Total People - 2023	693	837	755	339	59	2683
Total People - 2024	866	1048	739	376	67	3096
<i>Percent Change 2023 to 2024</i>	<i>19.98%</i>	<i>20.13%</i>	<i>-2.17%</i>	<i>9.84%</i>	<i>11.94%</i>	<i>13.34%</i>
Total Households - 2019	245	389	313	109		1056
Total Households - 2020	282	418	345	134	10	1189
Total Households - 2021	295	387	288	106	6	1082
Total Households - 2022	434	533	388	129	23	1507
Total Households - 2023	324	466	370	155	25	1340
Total Households 2024	394	588	361	166	34	1543
<i>Percent Change 2023 to 2024</i>	<i>17.77%</i>	<i>20.75%</i>	<i>-2.49%</i>	<i>6.63%</i>	<i>26.47%</i>	<i>13.16%</i>
Single-Parent Households - 2020	54	44	14	4	0	116
Single-Parent Households - 2021	55	34	13	3	0	105
Single-Parent Households - 2022	55	42	11	3	2	113
Single-Parent Households - 2023	62	40	5	1	2	110
Single-Parent Households - 2024	78	49	18	3	1	149
<i>Percent Change 2023 to 2024</i>	<i>20.51%</i>	<i>18.37%</i>	<i>72.22%</i>	<i>66.67%</i>	<i>-100.00%</i>	<i>26.17%</i>
Paying > 30% Toward Housing - 2020	173	169	77	7	0	426
Paying > 30% Toward Housing - 2021	156	91	34	2	0	283
Paying > 30% Toward Housing - 2022	176	116	35	7	0	334
Paying > 30% Toward Housing - 2023	115	107	48	6	0	276
Paying >30% Toward Housing - 2024	158	164	65	14	2	403
<i>Percent Change 2023 to 2024</i>	<i>27.22%</i>	<i>34.76%</i>	<i>26.15%</i>	<i>57.14%</i>	<i>100.00%</i>	<i>31.51%</i>
Overcrowded (> 2 people/bedroom) - 2021	61	71	55	16	1	204
Overcrowded (> 2 people/bedroom) - 2022	44	23	12	2	1	82
Overcrowded (> 2 people/bedroom) - 2023	28	49	25	5	0	107
Overcrowded (>2 ppl/bedroom) - 2024	49	42	18	3	0	112
<i>Percent Change 2023 to 2024</i>	<i>42.86%</i>	<i>-16.67%</i>	<i>-38.89%</i>	<i>-66.67%</i>	<i>-</i>	<i>4.46%</i>
Households Currently Commuting - 2021	46	33	20	9	0	108
Households Currently Commuting - 2022	106	104	48	16	4	278
Households Currently Commuting - 2023	128	127	62	22	4	343
Households Currently Commuting - 2024	165	156	76	36	8	441
<i>Percent Change 2023 to 2024</i>	<i>22.42%</i>	<i>18.59%</i>	<i>18.42%</i>	<i>38.89%</i>	<i>50.00%</i>	<i>22.22%</i>

Cost of Living in Teton County, Wyoming

Key Takeaways & Observations

- Single-income households earning less than median income are unlikely to afford to live in Teton County.
- Childcare costs + housing costs are two major drivers of the high cost of living for families in Teton County.

Cost of Living in Teton County, Wyoming

For the below examples, we estimate a household's basic needs (food, childcare, health care, housing, transportation, other necessities (like clothing and personal care items), civic engagement (like pets, hobbies, education, and entertainment), broadband/cell phone). This is modeled from the [Living Wage Calculator User's Guide/Technical Notes, 2022-2023 Update](#) and the [Living Wage Calculator for Wyoming](#) both developed by the Department of Urban Studies and Planning at Massachusetts Institute of Technology and utilizes [cost of living data produced by the Wyoming Department of Administration and Information – Economic Analysis Division](#).

Expenses that are higher than the federal affordability benchmarks are noted in a **red color**. Affordability benchmarks are available for the following:

- Food – maximum of 15% of the household's income
- Health Care – maximum of 9.5% of the household's income
- Transportation – maximum of 10% of the household's income
- Childcare – maximum of 7% of the household's income
- Housing – maximum of 30% of the household's income

Estimated Household Annual Expenses - Assumptions

What	Average Cost for Wyoming (range for 1 person to 5 people)	Teton County Adjustment (% of the state average)
Food	Ranges from \$4,686 (1 person) to \$16,795 (5 people)	114% of state average
Health Care	\$2,774 to \$7,323	102%
Transportation *	\$5,316 to \$15,073	105%
Civic**	\$2,920 to \$7,025	116%
Other Necessities***	\$4,596 to \$11,617	123%
Childcare	No state info.	No state info.
Housing ****	\$8,236 to \$14,837	232%

*All one-adult households assume \$465/month in transportation costs. All two-adult households assume \$837/month in transportation costs.

**Civic category includes costs associated with pets, education, hobbies, reading, etc.

***Other Necessities category includes apparel, housekeeping supplies, personal care products and services, etc.

****For households with one or more adults and one or more dependents, we utilize the Wyoming Economic Division's average monthly rental rate for a 2-bedroom apartment in Teton County, which is \$3,168/month.

Childcare Worker earning \$45,000 per year (50% median income)

Example Monthly Budget		% of Income
Monthly Pay	\$3,750	100%
Food	(\$445)	11.9%
Health Care	(\$236)	6.3%
Transportation	(\$465)	12.4%
Civic Engagement	(\$282)	7.5%
Other Necessities	(\$471)	12.6%
Housing	(\$1,592)	42.4%
Taxes	(\$580)	15.5%
What's left each month?	(\$321)	108.6%



179 one-person households with active intake forms fall into the <50% MFI income range.

Key Takeaways, Observations & Questions:

- Cost of living data suggests that a one person household earning half of median income is unlikely to be able to afford to live in Teton County.
- If housing costs were reduced to equal 30% of this person's monthly pay, then they would have \$421 left each month to utilize for savings, investments, debt payments, etc.

Emergency Dispatcher with one child earning \$75,000 per year (73% median income)



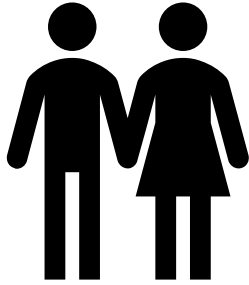
49 single-parent households with active intake forms fall into the 50-80% MFI income range.

Example Monthly Budget		% of Income
Monthly Pay	\$6,250	100%
Food	(\$657)	10.5%
Health Care	(\$615)	9.8%
Transportation	(\$465)	7.4%
Civic Engagement	(\$561)	9.0%
Other Necessities	(\$822)	13.2%
Housing	(\$3,168)	50.7%
Childcare	(\$758)	12.1%
Taxes	(\$1,208)	19.3%
What's left each month?	(\$2,004)	132.1%

Key Takeaways, Observations & Questions:

- Cost of living data suggests that a single-parent household earning less than median income is unlikely to be able to afford to live in Teton County.
- If housing costs were reduced to 30% of this person's monthly pay, the household would save \$1,293/month.

Plow Driver & Janitor earning \$90,000 per year (88% median income)



86 two-adult households with active intake forms fall into the 80-120% income range.

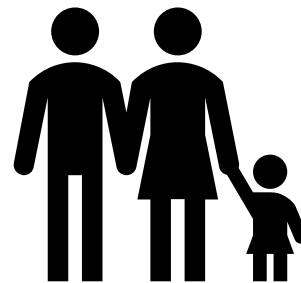
Example Monthly Budget		% of Income
Monthly Pay	\$7,500	100%
Food	(\$816)	10.9%
Health Care	(\$577)	7.7%
Transportation	(\$837)	11.2%
Civic Engagement	(\$561)	7.5%
Other Necessities	(\$822)	11.0%
Housing	(\$1,683)	22.4%
Taxes	(\$1,579)	21.1%
What's left each month?	\$625	91.8%

Key Takeaways, Observations & Questions:

- Cost of living data suggests that households with two working adults and no children earning close to median income are likely to be able afford to live in Teton County.

Firefighter & School Admin Assistant + 1 child earning \$115,000 per year (median income)

Example Monthly Budget		% of Income
Monthly Pay	\$9,583	100%
Food	(\$1,017)	11%
Health Care	(\$616)	6%
Transportation	(\$837)	8.7%
Civic Engagement	(\$626)	7%
Other Necessities	(\$970)	10%
Housing	(\$3,168)	33%
Childcare	(\$758)	8%
Taxes	(\$2,206)	23%
What's left each month?	\$286	98%



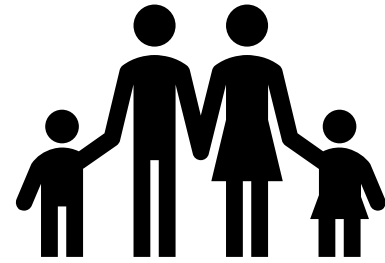
34 two-adult + 1 child households with active intake forms fall into the 80-120% income range.

Key Takeaways, Observations & Questions:

- Cost of living data suggests that households with two working adults and one child earning median income are likely to be able afford to live in Teton County.

Construction & Nonprofit Worker + two kids earning \$126,000 per year (99% median income)

Example Monthly Budget		% of Income
Monthly Pay	\$10,500	100%
Food	(\$1,311)	12%
Health Care	(\$609)	6%
Transportation	(\$837)	8.0%
Civic Engagement	(\$854)	8%
Other Necessities	(\$1,065)	10%
Housing	(\$3,168)	30.2%
Childcare	(\$1,515)	14%
Taxes	(\$2,496)	24%
What's left each month?	(\$1,355)	106%



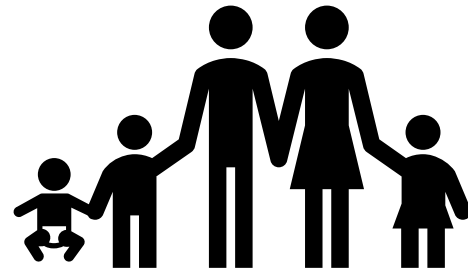
28 two-adult + 2 children households with active intake forms fall into the 80-120% income range.

Key Takeaways, Observations & Questions:

- Cost of living data suggests that a household with two working adults and two children earning less than median income is unlikely to be able to afford to live in Teton County.

Nurse and Police Officer + 3 children earning \$150,000 per year (109% median income)

Example Monthly Budget		% of Income
Monthly Pay	\$12,500	100%
Food	(\$1,596)	13%
Health Care	(\$622)	5%
Transportation	(\$837)	6.7%
Civic Engagement	(\$679)	5%
Other Necessities	(\$1,191)	10%
Housing	(\$3,168)	25.3%
Childcare	(\$2,273)	18%
Taxes	(\$3,129)	25%
What's left each month?	(\$995)	108%



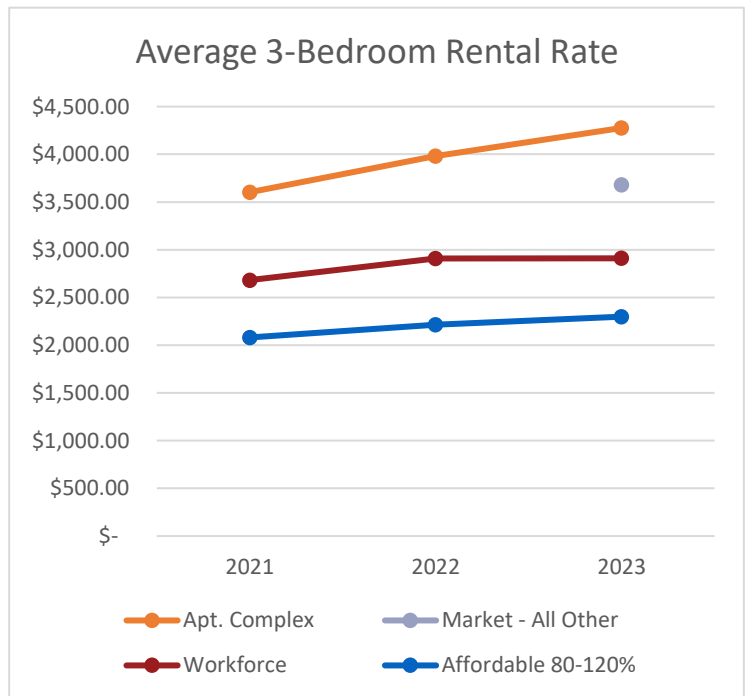
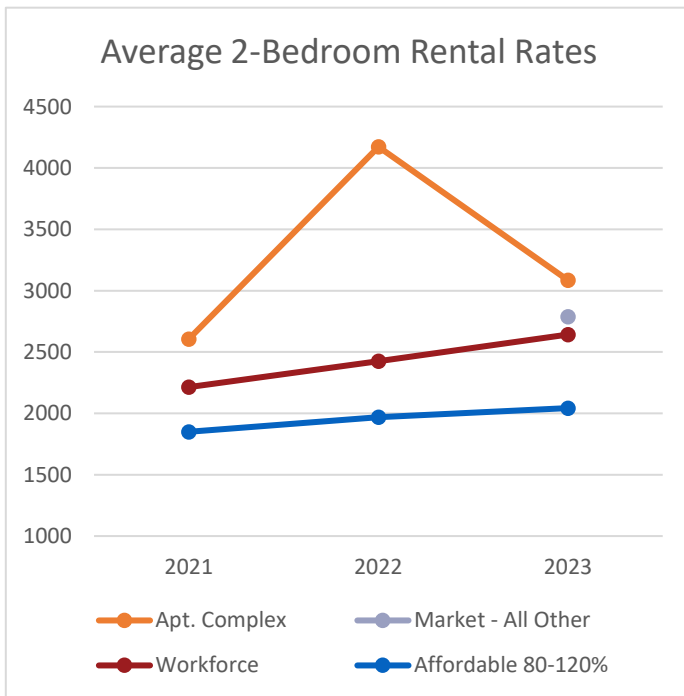
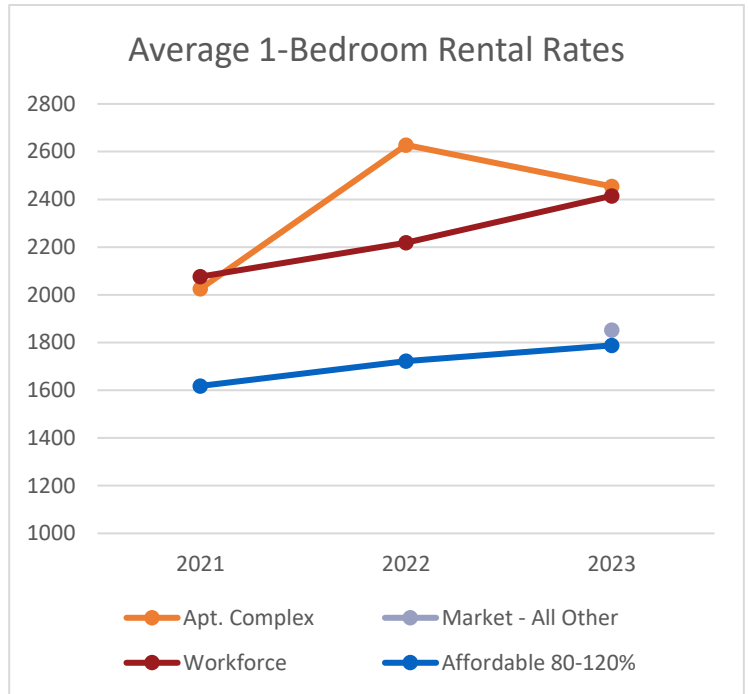
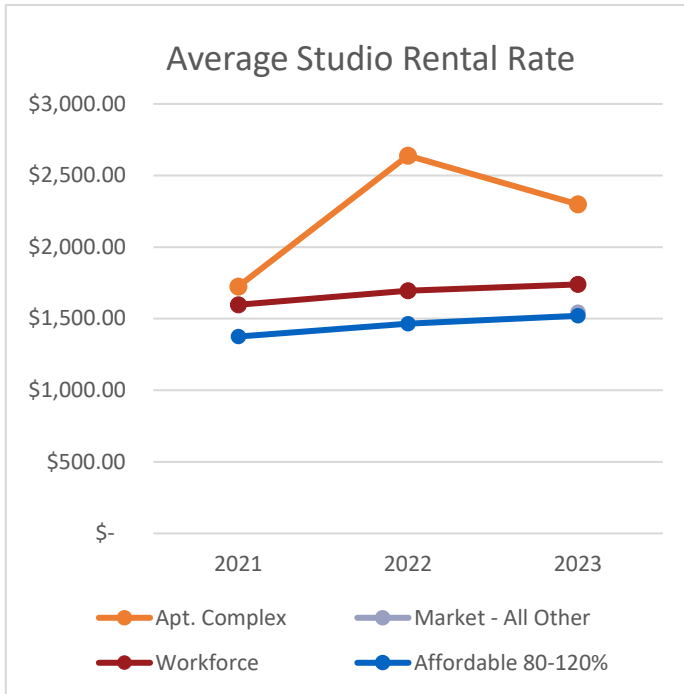
3 two-adult + 3 children households with active intake forms fall into the 120-200% income range.

Key Takeaways, Observations & Questions:

- Cost of living data suggests that a household with two working adults and two children earning less than median income is unlikely to be able to afford to live in Teton County.

Rental Rate Information for Teton County, Wyoming

Market, Workforce, and Affordable Rental Information, 2021-2023



- Apartment complex data represents 616 total units and includes information from the properties for 2021 and 2022, and renter reports for 2023. Properties surveyed are Sagebrush Apartments, Hidden Hollow, Latitude 43 (Blair Place), The Timbers, and Aspen Meadows.
- Market – All Other represents 380 total units and rent rates are renter reported numbers from Q3 2023.
- Workforce rent rates represent 164 units and are based on compliance data from the Jackson/Teton County Housing Department.
- Affordable 80-120% rent rates are the maximum allowed for that year based on HUD.

Sales Information for Teton County, Wyoming

Market, Workforce, and Affordable Sales Information for 2023*

Free Market Sales in 2023: 274

- 175 residential, single-family homes
 - Median value: \$3,325,000
 - Average value: \$5,129,360
- 97 condo/townhome sales (excluding hotel units)
 - Condo median value: \$1,135,000
 - Condo average value: \$1,625,180.75
 - Townhome median value: \$1,525,000
 - Townhome average value: \$2,456,212
- 2 duplex sales

Total Homes Sold w/ Housing Department Restrictions: 51

- Workforce Rental, 13 total sales, median price = \$595,000.00
 - Most Expensive: \$850,000 at The Glenwood
 - Least Expensive: \$425,000 at Mercill Condos
- Workforce Ownership, 31 total sales, median price = \$480,000.00
 - Most Expensive: \$1,680,000 at The Glenwood
 - Least Expensive: \$251,227 at Willow at Pearl
- Affordable, 7 total sales, median price = \$274,420.00
 - Most Expensive: \$320,781 at Josephine Loop
 - Least Expensive: \$98,775 at Hawthorne Lane

**Sources: Teton County Assessor, Jackson/Teton County Housing Department*

2024 Existing Housing Stock

The Existing Housing Stock is comprised of restricted units managed by Teton County and the Town of Jackson via the joint Housing Department and Planning Departments, as well as those managed by Habitat for Humanity, Jackson Hole Community Housing Trust, or State/Federal entities in Low-Income Housing Tax Credit or USDA programs.

The values represented below include all units built and restricted through December 31, 2023. Units owned by employers for employee housing, without permanent deed restrictions or any restrictions on workforce occupancy and/or affordability are not included in these numbers.

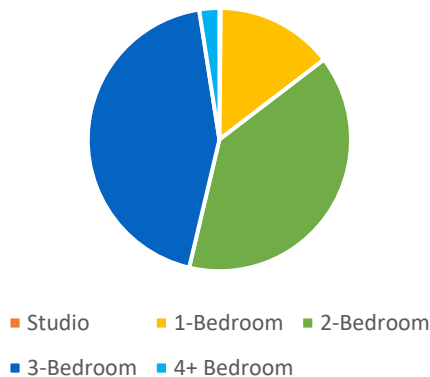
52 new units were added to the Housing Stock in 2023. Four units met sunset terms and were removed from the restricted housing stock.

Existing Deed Restricted Housing Stock							
Total Units	1,542	Studio	1-bed	2-bed	3-bed	4+bed	Other
Rental Units	932	139	203	196	32	3	359
<50% MFI	6	0	4	1	1	0	
50-80% MFI	19	1	10	8	0	0	
80-120% MFI	244	60	97	60	21	3	3 RV Sites
Workforce	307	78	92	127	10	0	
LDR Restricted (non-res ARUs w/o deed rest.)	177*						177
State/Federal Programs (USDA, LIHTC)	179**						179
Ownership Units	610	1	88	238	268	15	
<50% MFI	2	0	2	0	0	0	
50-80% MFI	139	0	24	47	67	1	
80-120% MFI	360	1	44	144	163	8	
Workforce	109	0	18	47	38	6	
Total Dorm Beds	257						

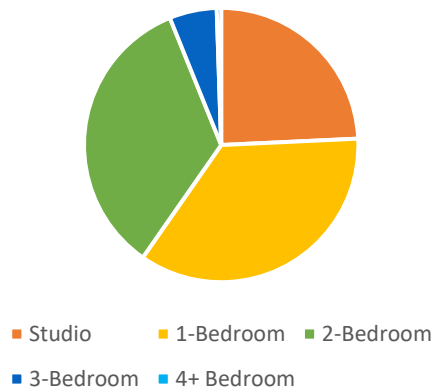
*from 2023 Annual Indicator Report Databook

**from the 2015 Workforce Housing Action Plan

Most Ownership Homes are
Two or 3-Bedrooms



Most Rental Homes are
1-Bedroom or Studios

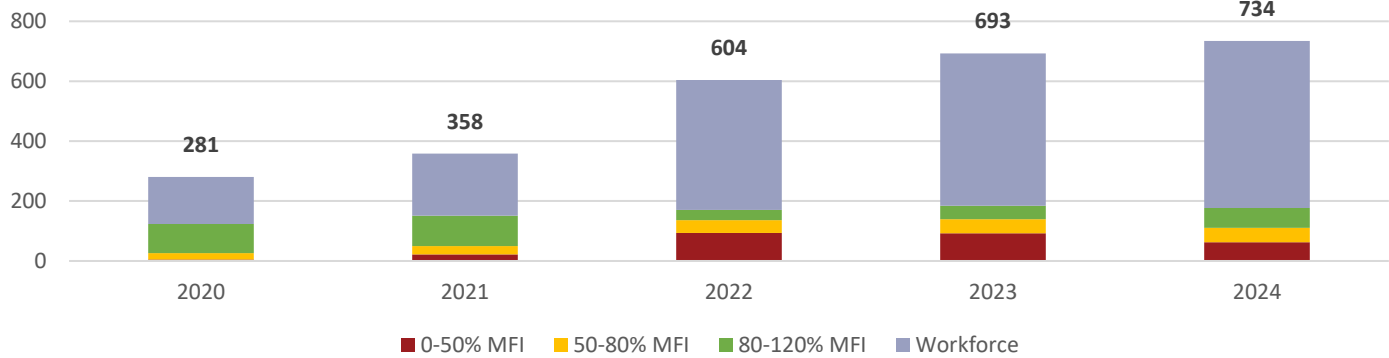


In FY 2025, Housing Department staff will work with Town and County Planning staff to track the size (bedrooms) of the Accessory Residential Units that are listed above in the "other" category. These are older rentals, created before 2018.

Future Unit Pipeline

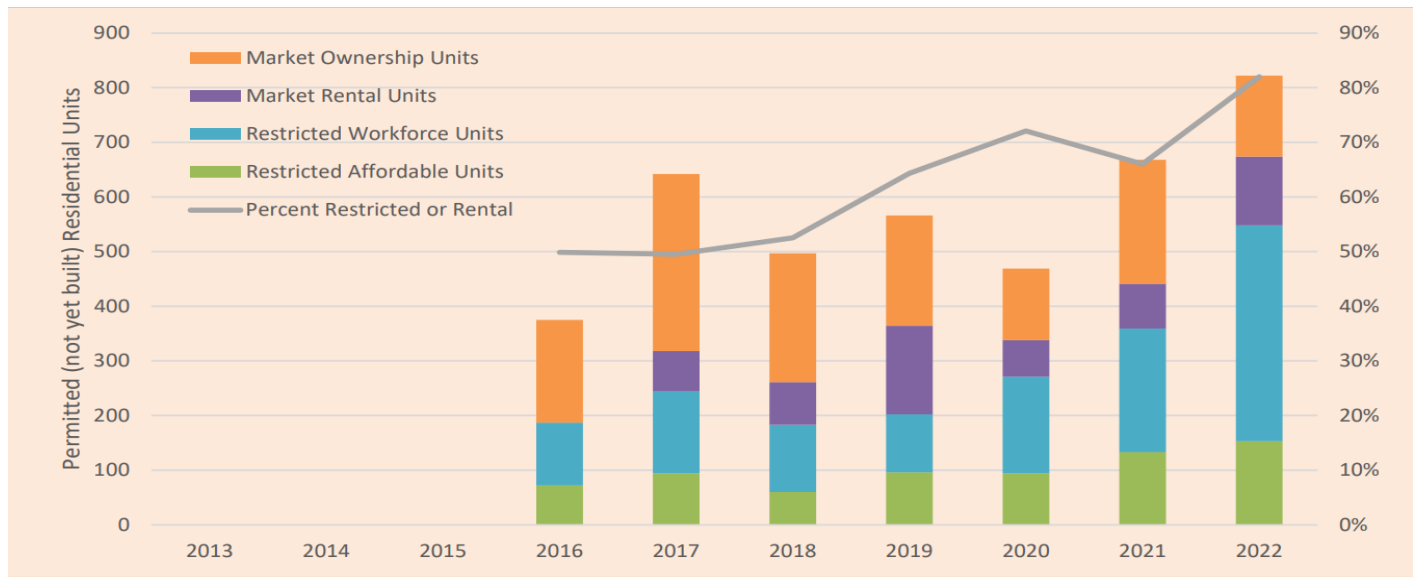
To understand the amount and type of deed restricted housing units expected to be produced in the next 3-5 years, the Housing Department tracks Planning and Building permit applications in the form of a Future Unit Pipeline. The data shown below represents all known developments that include deed restricted housing and are in the process of planning or construction as of January 1, 2024.

The Pipeline of Deed Restricted Units Continues to Grow



Note: The data above represents units in planning or construction at the time of reporting, not units completed

80% of all pipeline units are either deed restricted or rental units, a persistent trend.



Sources: Jackson/Teton County Housing Department, Jackson Hole Community Housing Trust, Habitat for Humanity, Teton County Building Permit Data

This chart is published in the Long Range Planning Department's annual Indicator Report and will be updated here to include 2023 data once this year's Indicator Report data is available.

Deed Restricted Housing Pipeline Data Table

Income Range (% MFI)	0-50%	50-80%	80-120%	Workforce	Total
Total Deed Restricted Units in Pipeline	63	48	66	557	734
% of Total Deed Restricted Units	9%	7%	9%	76%	100%
In Preapplication phase	1	1	4	114	120
In Planning phase	1	0	20	291	312
In Building phase	61	47	42	152	302
<i>Dorm</i>	0	0	0	0	0
<i>Studio</i>	0	0	0	47	47
<i>1-Bedroom</i>	28	4	17	22	71
<i>2-Bedroom</i>	19	34	23	50	126
<i>3-Bedroom</i>	14	9	2	15	40
<i>4+-Bedroom</i>	0	0	0	18	18
Deed Restricted <i>Rental</i> Units in Pipeline	63	30	34	500	627
% of Total Deed Restricted Units	10%	5%	5%	80%	85%
In Preapplication phase	1	1	2	114	118
In Planning phase	1	0	18	241	260
In Building phase	61	29	14	145	249
<i>Dorm</i>	0	0	0	0	0
<i>Studio</i>	0	0	0	47	47
<i>1-Bedroom</i>	28	4	3	22	57
<i>2-Bedroom</i>	19	22	9	43	93
<i>3-Bedroom</i>	14	3	2	15	34
<i>4+-Bedroom</i>	0	0	0	18	18
Deed Restricted <i>Ownership</i> Units in Pipeline	0	18	32	57	107
% of Total Deed Restricted Units	0%	17%	30%	53%	15%
In Preapplication phase	0	0	2	0	2
In Planning phase	0	0	2	50	52
In Building phase	0	18	28	7	53
<i>Dorm</i>	0	0	0	0	0
<i>Studio</i>	0	0	0	0	0
<i>1-Bedroom</i>	0	0	14	0	14
<i>2-Bedroom</i>	0	12	14	7	33
<i>3-Bedroom</i>	0	6	0	0	6
<i>4+-Bedroom</i>	0	0	0	0	0

Although not deed restricted, the Pipeline also tracks proposed market-rate multi-family/attached housing units since they typically are on the lower end of the spectrum of market housing costs and may serve as a stepping stone for movement from deed restricted to market homes.

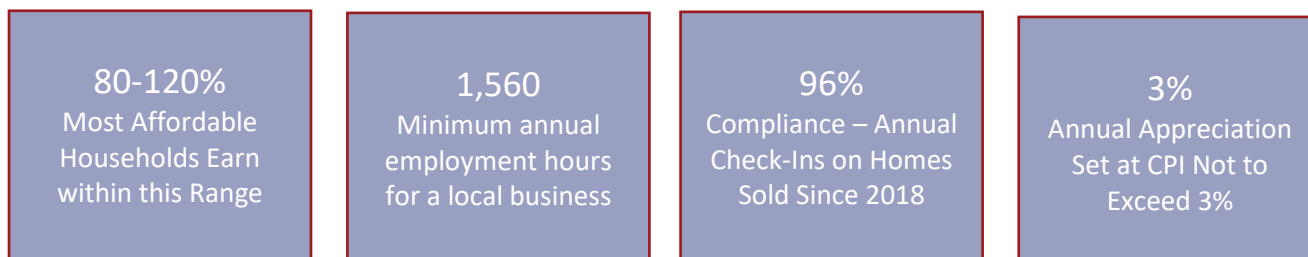
Future Multi-Family Market Rate Housing			
	Rental Units	Ownership Units	Total Units
Total Units	227	71	298
In Preapplication phase	148	0	148
In Planning phase	10	29	39
In Building phase	69	42	111
<i>Dorm</i>	0	0	0
<i>Studio</i>	15	0	15
<i>1-Bedroom</i>	29	0	29
<i>2-Bedroom</i>	20	13	33
<i>3-Bedroom</i>	5	13	18
<i>4+-Bedroom</i>	0	16	16

Since criteria for the Pipeline is that, at a minimum, a Pre-application conference request for physical development or use has been submitted, developments only as far along as amending zoning are not included, but are tracked internally by the Housing Department. Notably, the following rezones or LDR text amendment are currently underway to facilitate future housing: Teton County's rezone of Northern South Park (land donation with zoning for up to 673 Affordable units and 505 Workforce units), St. John's Health rezone of the Hitching Post site, 80 S Willow rezone to CR-1, and 90 Virginian Lane fourth-story Workforce incentive bonus (at least 120 Affordable units and 30 Workforce units).

Who Lives in Our Housing?

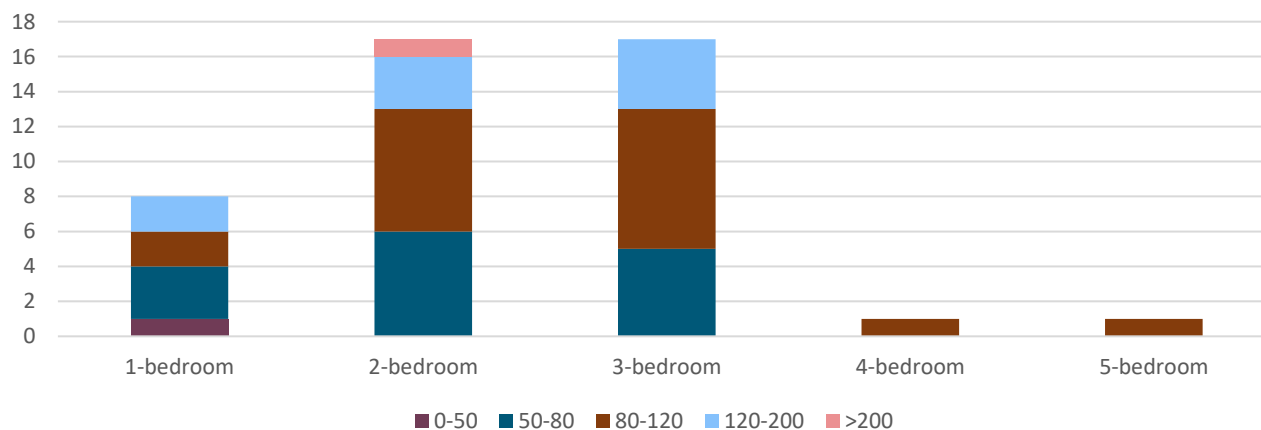
Affordable Ownership: 45* Homes Represented

*In July 2018 the Housing Department Rules & Regulations changed to require annual check-ins for all Affordable Ownership homes. All homes sold prior to 2018 are exempt from the annual check-in. When older homes sell, a new deed restriction is recorded, and the new owners are required to go through the annual check-in process. Affordable homes built or sold after 2018 have new deed restrictions recorded that require an annual check-in. This information does not include units managed by the Jackson Hole Community Housing Trust or Habitat for Humanity.



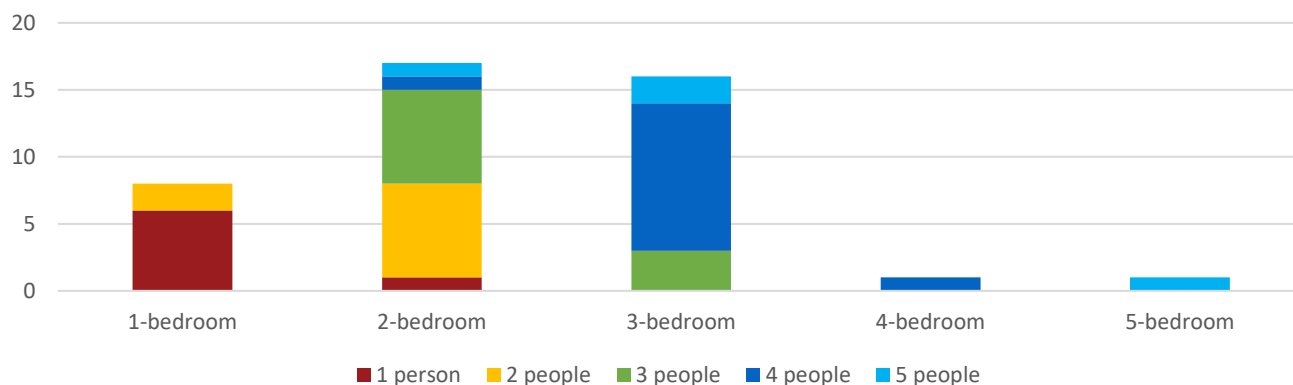
Most Affordable Ownership Homes* are 2 or 3 Bedrooms

Most Affordable Households currently earn 80-120% MFI



*Sold since July 2018. This excludes 472 Affordable Ownership homes.

Most Affordable Ownership Households* are Families with 3 or 4 People



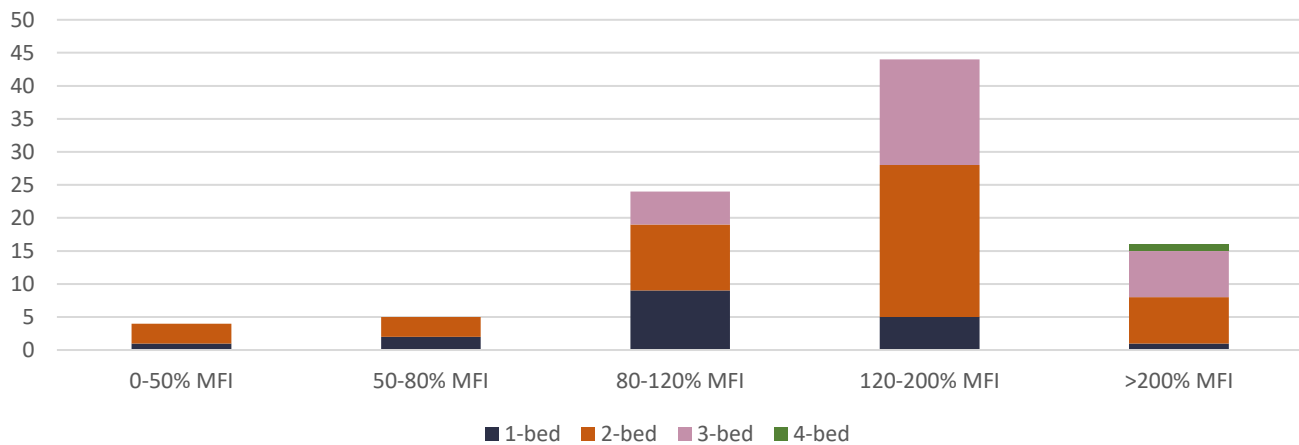
*Households who have purchased since July 2018. This excludes 472 Affordable Ownership households.

Workforce Ownership: 100 Homes Represented

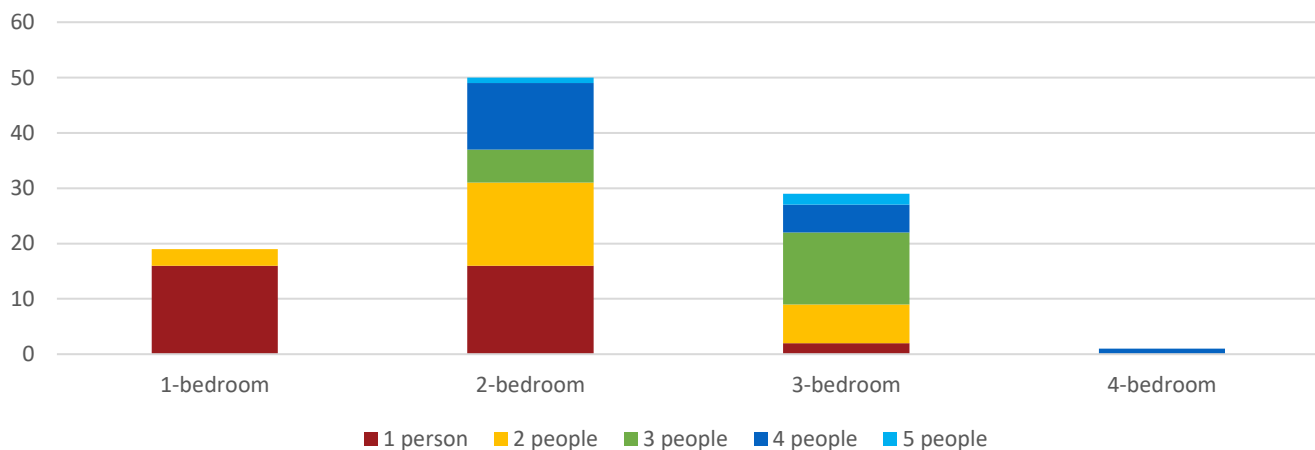
The total reported includes Workforce Ownership homes and homes that were created under the legacy Employment-based program. These homes are owner-occupied and the household that owns and occupies the unit is r



Most Workforce Ownership Households Earn 120-200% MFI



Most Workforce Ownership Homes are 2-bedrooms

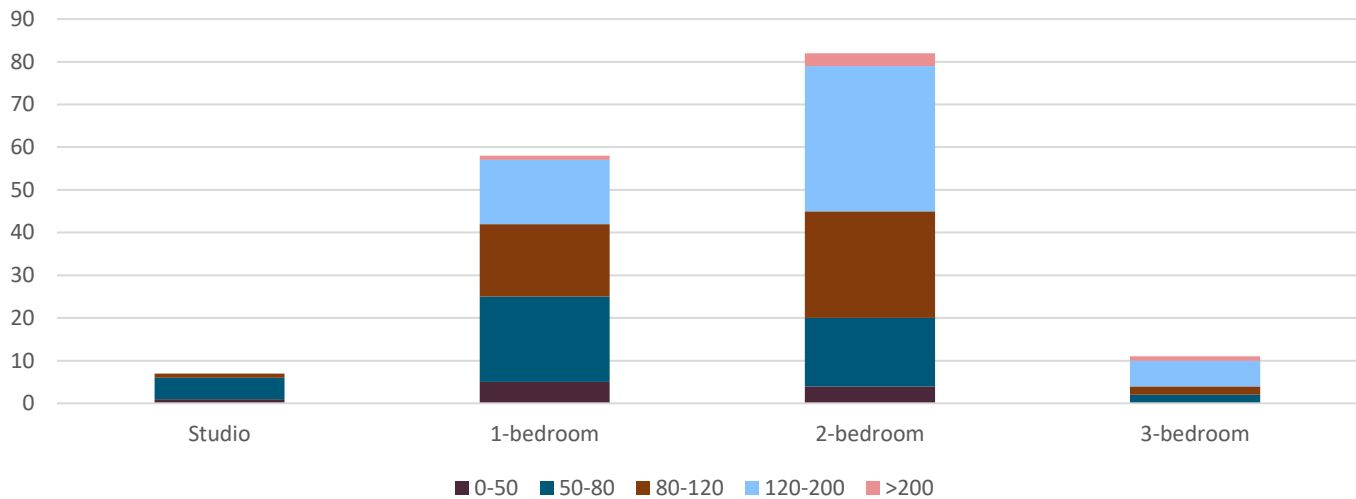


Workforce Rentals: 164 Homes Represented

This includes privately owned Workforce Rental apartments.

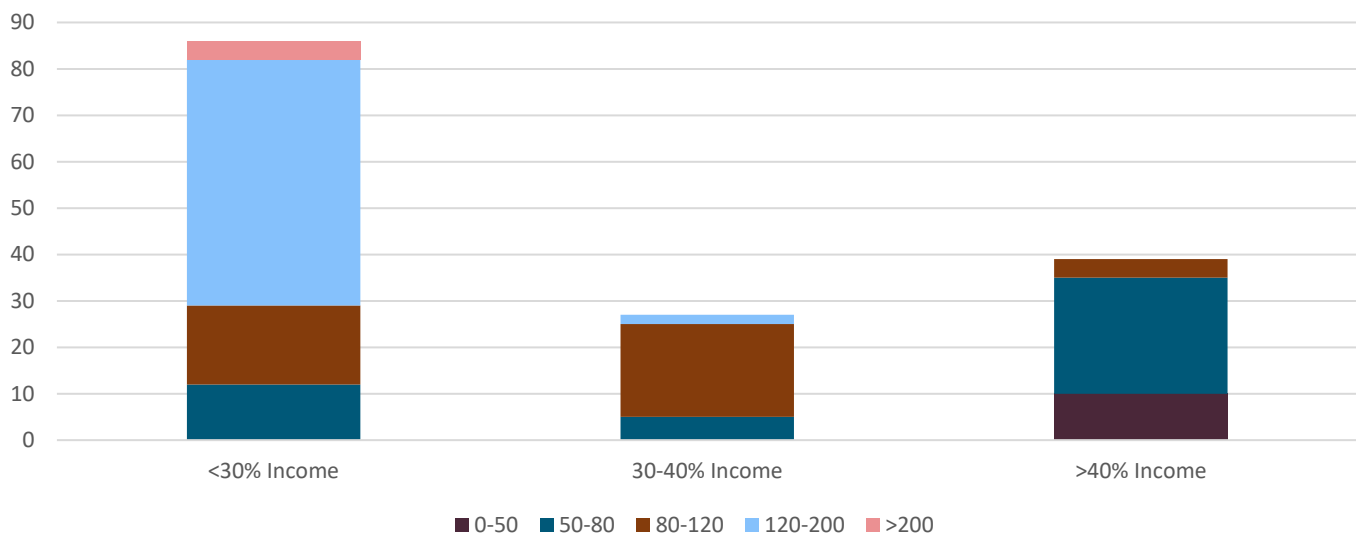


Most Workforce Renter Households Earn 50-200% MFI



Most Workforce Renter Households Spend <30% Income on Rent

Households earning <120% MFI are more likely to spend a higher % of income towards rent



Employment Information for Households Living in Homes with Housing Department Restrictions

Places of employment for working adults living in homes with Housing Department deed restrictions are listed below. This does not include homes managed by the Jackson Hole Community Housing Trust or Habitat for Humanity, including the homes built in partnership with the Housing Department. It only includes information for the Affordable Ownership homes sold since July 2018.

22 Tattoo	Matarowzi Pelsinger Builder
3 Creek Ranch (33)	Mateosky Construction
307 Imperial Roofing	Matoska Trading Company
Ace Hardware	Maverik
Albertson's (33)	Mental Health & Recovery Services of JH
ACLU (2)	Merry Piglets (3)
Alder Environmental	Mike's Heating and Sheet Metal
Alpine Dentistry	Million Dollar Cowboy Bar
Amangani (6)	Montessori School
Animal Care Clinic	Moose Corner Childrens Academy
Annie's Gardening (2)	Mountain Handyman, LLC
Anvil Hotel Partners (3)	Mountain Land Design
Art Association	Mountain Man Wood Floors
Aspens Market	Mountain Modern Hotel
Aspen Meadows	Mulligan Law Office
Astoria	Napa
Avis (3)	National Museum of Wildlife Art (2)
Axis	National Park service (2)
Bank of Jackson Hole	Natural Selection Tour
Berlin Architects	Nida Risto Interiors (2)
B.P. Painting	Northview Building Group
Backcountry Safaris	North Works Architecture
Bank of Jackson Hole (4)	Noso Patches
Baxter Design Studio	OFG Construction Management
Bee Cleaning	One 22 Resource Center (2)
Berkshire Hathaway Home Services Brokers of JH (2)	OR Landscaping
Bin 22	Orange Theory Fitness
Blacktie Skie	Orsetto (2)
Blue Collar Restaurant Group (6)	OSM
Blue Spruce Cleaners	Osprey Beverages
Boreal Property Management	Osteria
Brilliantly Done Housekeeping	Outpost (5)
Brushbuck Wildlife Tours (2)	Overland Sheep Company
Bubba's BBQ	Overland West Inc.
Buckrail	Pacific Marine Logisitic
Buschong Equipment	Paine Care Center
Busy Bee LLC	Pausten and Associates
Caldera House	Peak Builders
Caldera Management LLC (4)	Pearl Street Bagels
Calico Restaurant	Pearl Street Market
Carpet Cowboys	Persephone Bakery (2)
Center for the Arts	Phillips 66
Champu Salon (2)	Picnic LLC
	Pinky G's

Childrens Learning Center (2)
 Circ Design (3)
 CLB Architects
 Clear Creek Group
 Community Entry Services
 Community Foundation of Jackson Hole (4)
 Compass Jackson Hole (2)
 Construction LTD
 Continuum
 Conway Media
 Cowboy Coffee (3)
 Cruz Construction
 Crystal Springs Ranch
 C-V Ranch Therapeutic Residential School
 Dan Van Ham Catering
 Delano Studio LLC
 Delcon
 Demberg Construction
 Design Associates Architects
 Detail Drive
 Diamond G Theatrics LLC
 Dollar Rent-A-Car
 Donaley Company LLC
 DS Electric
 Dubbe Moulder Architects
 Eclipse Marketing
 Eco Tours Adventures (2)
 Edge Construction
 Eidelweiss Engineering
 Elevation Hair Studio
 Elk Country Inn (6)
 Emily Janak Interiors
 Enterprise Rent-A-Car
 Epsilon Technology Corp (2)
 ER Office
 Evable Social
 Excel Physical Therapy
 Federick Mountain Group
 Fine Dining Restaurant Group (5)
 Fireside Resort
 Firewise Landscapes, Inc (3)
 First Baptist Church
 First Interstate Bank (2)
 Flat Creek Pediatrics
 Flowering Sole
 Four Corners Masonry
 Four Pine Collective
 Four Seasons Resort (18)
 Four Timbers
 Frito Lay

Pinnacle Construction (14)
 PRA Jackson Hole
 Premier Cleaning Services
 Presbyterian Church of JH (2)
 Prospect Studios (2)
 Provisions (2)
 Pumpkin Patch
 Rafting Adventures
 Ranch Inn
 RC Carpentry
 Red Dog Construction
 Remede, LLC
 Rendezvous River Sports Inc (2)
 REI (2)
 Resort Management Company (2)
 Ridgeline Excavation (2)
 Roadhouse Brewing (3)
 Rocky Mountain Connections
 Rocky Mountain Yeti (2)
 Route Painting
 Rustic Inn
 Self Employed (29)
 Senior Center of Jackson Hole
 Serenity Development and Management
 Shaw Construction
 Shooting Star (5)
 Silver Dollar Bar (7)
 Ski Butlers
 Skinny Skis
 Smiths Food and Drug (34)
 Snake River Angler (2)
 Snake River Brewing Company (11)
 Snake River Fund
 Snake River Roasting Company (3)
 Snake River Sporting Club (18)
 Snake River Tree and Shrub (2)
 Snow King Resort (8)
 South Park Nursery and Landscaping
 Spring Creek Ranch (2)
 Spring Health
 Spring Hill Suites (6)
 Spur Restaurant
 St John's Health (26)
 Standard Drywall (2)
 Staples
 Starbucks
 START Bus
 State Farm
 Stelting & Gross LLP
 Stillwest Brewery (3)

Frontier Air
 Frost Salon
 Gateway Church
 Gather (2)
 GC Catering
 G.E. Johnson Construction (3)
 Geittman Larson Swift LLP
 Genevieve Catering (2)
 Glorietta Trattoria
 Goosewing Ranch
 Graham Faupel Mendenhall
 Grand Teton Association
 Grand Teton Lodge
 Grand Teton Music Festival (49)
 Grand Teton National Park
 Grand Teton Property Management (2)
 Greenway Painting
 Greinier Electric (2)
 Gros Ventre OBGYN
 Guides of Jackson Hole
 Gun Barrel Steakhouse
 Habitat for Humanity (4)
 Handfire Pizza (3)
 Harmony Design & Engineering
 Hatch
 Healthy Being Juicery
 Heart Four Ironworks
 Hershberger Design
 Hertz (2)
 High Country Linen (2)
 High Country Outfitters
 Hilton Homewood Suites (7)
 Hole Landscaping (2)
 Hotel Jackson (4)
 Hotel Terra (5)
 Huff House Inn (2)
 Hughe's Production (2)
 Immigrant Hope
 Inn on the Creek
 Inspiration Point
 Intermountain Roofing
 Inversion Yoga
 Isagenix
 Jackson Cardinal Flies
 Jackson Contractors, LLC
 Jackson Drug (2)
 Jackson Hole Adventure Center
 Jackson Hole Airport (3)
 Jackson Hole AV,
 Jackson Hole Car Detailing

Stillworks
 Stitch Upholstry (2)
 Stio (3)
 Studio 307
 Suda (2)
 Surefoot
 Sweet Addictions- DBA Atelier Ortega/
 Sweet Pea Grocery Delivery
 Sweet Peas Day Care
 Tanks Masonry
 Target (7)
 Taut Wood
 Tayloe Inc. Gallery (2)
 Teewinot Institute
 Teton Cleaning
 Teton Club (2)
 Teton Conservation District
 Teton County (15)
 Teton County Library (3)
 Teton County School District (24)
 Teton County Search and Rescue
 Teton County Weed and Pest
 Teton Dental Arts
 Teton Gravity Research (5)
 Teton Literacy Center
 Teton Motors (2)
 Teton Music School
 Teton Mountain Lodge
 Teton Mountaineering
 Teton Oasis (2)
 Teton Outpatient Center (2)
 Teton Pines (4)
 Teton Raptor Center (2)
 Teton Science School (3)
 Teton Thai (11)
 Teton Tiger (3)
 Teton Tile and Design
 Teton Trash Removal (2)
 Teton Village Sports
 Teton Youth and Family Services (3)
 The Anvil Hotel
 The Black Fox Group
 The Bunnery Restaurant
 The Car Wash at Jackson Hole
 The Clear Creek Group
 The Cloudveil (9)
 The Driver Provider
 The Grand Tour Transportation
 The Lexington Inn & Suites (6)
 The Liquor Store (3)

Jackson Hole Chamber of Commerce
 Jackson Hole Classical Academy
 Jackson Hole Contracting Inc
 Jackson Hole Distributing
 Jackson Hole Flight Services
 Jackson Hole Golf & Tennis (3)
 Jackson Hole Health & Fitness
 Jackson Hole Land Trust
 Jackson Hole Mountain Resort (78)
 Jackson Hole Nannies
 Jackson Hole Property Management
 Jackson Hole Therapeutic Riding
 Jackson Hole Trust Company (3)
 Jackson Hole White Water
 Jackson Hole Wildlife Safaris
 Jackson Hole Winery
 Jackson Lumber
 Jackson Sprinklers
 Jade Heating and Plumbing
 Jared Spieker
 JB Appliance
 Jedediah's (2)
 JH Airport
 JH Compunet (2)
 JH Eco Tour Adventures
 JH Hotel Management- The Hostel
 JH Indoor
 JH Paragliding
 JH Snow Removal
 JH Wildlife Foundation
 Johnson Resort Properties
 Jorgensen Associates
 Jupiter Cleaning
 Jvation Inc
 Kampai (3)
 Keegan Photography (2)
 Kiddy City
 Kims Corner
 Kismet Rug Gallery (3)
 KT814 LLC
 Larsen Family Dentistry
 LC Cleaning
 Little Acorn Academy
 L.P. Handyman LLC
 Leo's Construction
 Liberty Burger (4)
 Local Restaurant (2)
 Lodge at Jackson Hole (3)
 Lucky you
 Lulu Lemon

The Lodge at Jackson Hole
 The Moving Company
 The Painters
 The Rose
 The Spence Law Firm
 The UPS Store
 THL II Inc.
 Thomas D Mangelsen Inc.
 Tom Stoner Construction
 Toolson Telephone
 Toran Accounting
 Town of Jackson
 Training To Be Balanced
 Tram Bar LLC
 Trio Restaurant
 Two Ocean Trust
 Uber (3)
 Unifi Service (Delta Air) (3)
 Unique Gardens
 United Ground Express (3)
 United Parcel Service
 United States Senate
 Untitled Architecture
 UPS Store
 US Bank (2)
 US Forest Service (2)
 UVC Transportation
 Vertical Harvest
 VIP Car Service
 Virginian Lodge
 Voices JH
 Ward+Blake Architects (2)
 Wendys (2)
 Westbank Anglers (2)
 West Group Teton Employer LLC (7)
 Whiskey Barber
 White Buffalo Club (9)
 White Glove
 Whole Foods (2)
 Wilderness Ventures
 William E Wecker & Associates (4)
 Willow Street Group (3)
 Wilson Heating and Air
 Wonder Institute
 Workshop
 Wort Hotel
 WRJ Designs
 WW Beverages
 Wyoming Department of Transportation
 Wyoming Game and Fish (2)
 Wyoming Inn



Lyft
M Catering
Made in Jackson Hole
Maintenance Resources Inc.
Mangy Moose (4)
Massage Professionals of Jackson Hole

Wyoming Landscaping Maintenance
Wyoming Property Management
Wyoming Star Gazing
Wyoming State Engineers
Wyoming Tree Fellows
Yeah Buddy Pizza
ZCM Inc.

Public-Private Partnership Developments

9

Total Partnership
Developments since
2016

253

Homes for
Community Members

54% / 46%

Rental / Ownership
198 Affordable units
55 Workforce units

42

New Homes Created
via Public-Private
Partnerships in 2023

Since the adoption of the Housing Action Plan, the Town of Jackson and Teton County – via the Housing Department – have partnered on nine affordable workforce housing developments. Five of these developments are **complete**, three are **under construction**, and one is slated to break ground in 2024. These nine developments represent 253 new homes. Another, tenth public-private partnership is being pursued at 90 Virginian Lane. It is anticipated that an additional 150 homes will be built at that site.

[You can find a map of these developments on the Housing Department's website.](#)

- [Mercill Condos](#), completed in 2023, created 30 Workforce homes – 18 sold to local workers & 12 sold to local businesses. The median sales price for the units sold to businesses was 11% (one-bedroom units) and 24% (two-bedroom units) higher than those sold to local workers, providing a market subsidy for the other units.
- [Kelly Place Condos](#), completed in 2023, created 12 Workforce homes – 9 sold to local workers & 3 available for sale.



Project	Kelly Place	Mercill	Parkside	Jackson St.	Flat Creek	S4 Flats	90 Virginian
Units	12	30	18	57	48	12	TBD
Beds	22	40	42	113	84	20	TBD
Site size	0.32 acres	0.575 acres	1.08 acres	1.46 acres	1.00 acre	0.24 acres	5.15 acres
DU/acre	37.5	52.17	16.67	39.04	48	50	TBD
Zoning	NH-1	CR-2	NL-5	CR-2 & NH-1	NH-1	NH-1	NH-1
Affordability	>200%	>200%	<80%	30-200%	<60%	80-200%	30-250%
Rent/Own	Own	18 Own 12 Rent	Own	Rent	Rent	8 Own 4 Rent	Both
Months from Ground Lease to Completion	33 months	36 months	Estimate 48	Estimate Phase 1: 20 months	Estimate 26 months	Estimate 24 months	TBD
Hard + Soft Costs	\$7,200,000	\$17,774,078	\$6,520,000	\$36,600,000	\$23,974,435	\$5,244,363	
Land	\$1,703,416	\$2,100,000	\$2,225,383	\$17,100,000	\$5,000,000	\$2,400,000	\$28,000,000
Total Cost	\$8,903,416	\$19,874,078	\$9,995,383	\$53,700,000	\$28,974,435	\$8,207,563	
Cost/unit	\$741,951	\$608,507	\$555,299	\$946,866	\$603,634	\$683,964	
Cost/bed	\$404,701	\$456,380	\$237,985	\$477,622	\$344,934	\$410,378	
Public \$	\$1,703,416	\$2,235,000	\$3,475,383	\$14,400,000	\$6,000,000	\$2,763,200	
Public \$/unit	\$141,951	\$74,500	\$193,077	\$252,632	\$125,000	\$230,267	
Public \$/bed	\$77,428	\$55,875	\$82,747	\$127,434	\$86,310	\$71,429	

COMPLETED MARCH 2023: KELLY PLACE CONDOS AT 430 & 440 W. KELLY AVENUE

❖ RFP partnership project with private developer.



This partnership with **Roller Development** and **Post Company** (formerly Studio Tack) created 12 Workforce Ownership units – 2 one-bedroom homes and 10 two-bedrooms homes – for households working in Teton County. The Town of Jackson is providing the land for this development, which was purchased for \$1,703,416.03.

In addition to creating permanently deed restricted homes for local workers, the Town of Jackson secured four employee first rights of purchase at Kelly Place Condos for contributing the land.

The Town of Jackson and Teton County, via the Housing Authority, initially purchased the land for this development in January 2019. The Housing Department then released an RFP to develop 16 homes on the site. Three developers responded; the Town & County awarded the project to Roller/Post Co. in June 2019.

After a series of meetings that delayed the groundbreaking for the development several months, the Town & County agreed to transfer ownership of the property to the Town of Jackson. The Town Council then reduced the unit count from 16 to 12.

Development Description

12 units	22 bedrooms
0.32 acres	37.5 units per acre
Affordability: >120% MFI	Ownership
Months to Build: 33	2021-2023

Demographics: Kelly Place Condos

At the time the HSP is being published, the developers have sold 9 of the 12 homes to local working families. Data provided below represents those 9 sales.

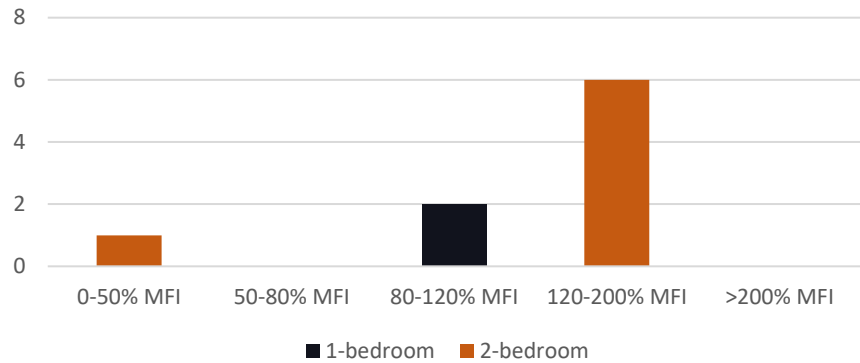
1 bed condo

Average Price = \$412,500

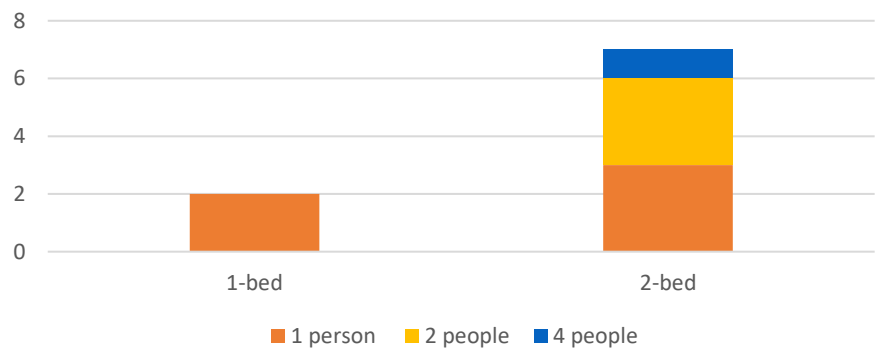
2 bed condo

Average Price = \$789,286

Most Kelly Place Households Earn 120-200% MFI



Most Kelly Place Households are 1 or 2 People



Employers with Employees Living at Kelly Place Condos

St. John's Health
Gather Restaurant
Whole Foods
Prospect Studios
The Indian Restaurant
Kampai



Untitled Architecture
Two Ocean Trust
Albertsons Pharmacy
Fine Dining Group
Amangani

Meet Whitney

Once a commuter, traveling over the pass to work at St. John's Health, she is now a homeowner at Kelly Place Condos. [Learn more about her story online.](#)

COMPLETED MARCH 2023: MERCILL CONDOS AT 105 MERCILL AVENUE

❖ RFP partnership project with private developer.



This partnership with **Mercill Partners** created 30 Workforce Ownership condominiums – 20 one-bedroom homes and 10 two-bedroom homes – for households working in our County. Teton County provided the land for this development, valued at \$2,100,000. The County also paid to move the existing historic structures for the Jackson Hole Historical Society & Museum (JHHS) and to prepare the site for development, an additional cost of \$130,000.

In February 2021, the Teton County Commissioners voted to exercise their option to purchase the 6,800 square feet of commercial space in the building for \$800/SF. The County is leasing this space to two childcare providers: the Jackson Hole Children’s Museum and Happy Kidz Daycare, thus investing in this development to address two key community needs – affordable housing and childcare.

Teton County also secured five employee first rights of purchase in this development.

Development Description

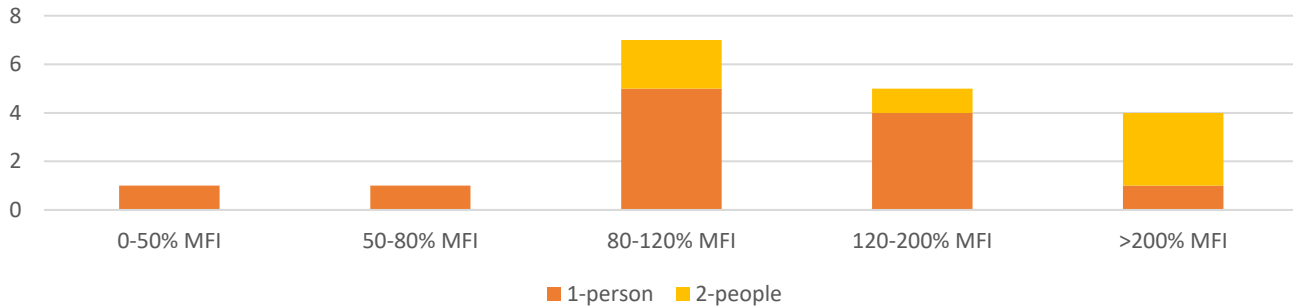
30 units	40 bedrooms
0.575 acres	52.17 units per acre
Affordability: >120% MFI	Workforce Ownership (18), Workforce Rental (12)
Months to Build: 20	2021-2023

Through a collaborative effort, JHHS, the Town of Jackson, and Teton County were able to safely remove and store the historic cabins that were located on the site until JHHS was ready to move them to their forever home on the Genevieve Block. Shacks on Racks relocated the remaining log structure to a private residence. Because of community collaboration, all historic buildings on this site were saved and you can soon visit them at JHHS’s new location!

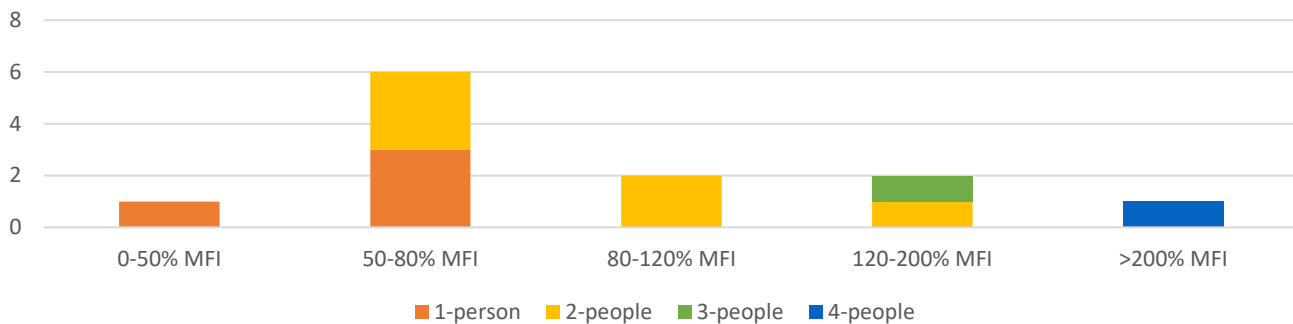
Demographics: Mercill Condos

- The developers sold 18 homes to local working families. The median sales price for a one-bedroom home was \$386,250 and \$545,000 for a two-bedroom home. These units appreciate at CPI not to exceed 3% annually.
- 12 homes were purchased by local businesses and are rented to local employees. The median sales price for a one-bedroom home was \$430,000 and \$675,000 for a two-bedroom home.

Households Earning <120% MFI Purchased Half of the Owner-Occupied Homes at Mercill Condos



75% of the Renter Households Living in the Employer-Owned Homes at Mercill Condos Earn <120% MFI



Employers with Employees Living at Mercill Condos

Bapp
Bank of Jackson Hole
Jorgensen Associates
JH Indoor
Graham Faupel Mendenhall
Axis Gymnastics
The Liquor Store (2)
Starbucks
US Bank
OFG Construction
Teton County Library (2)
Community Entry Services
Silver Dollar Bar (2)
CLB Architects
Snake River Brewing Co. (2)



Meet Mary

Chief Nursing Officer at St. John's Health who has found safe, stable housing at Mercill Condos. [Learn more about her story online.](#)

Jackson Hole Mountain Resort (4)
Fine Dining Group
Teton County School District
Ski Butlers
St. John's Health (4)
Four Seasons Resort
Teton Gravity Research
Gather Restaurant
Teton County Public Health
Dembergh Construction
Stillworks
Caldera Management LLC
Jackson Cardinal Flies
Blue Collar Group (3)

UNDER CONSTRUCTION: PARKSIDE AT BENSON & BROWN STATION AT 445 E. KELLY AVENUE

❖ Partnership project with private nonprofit developer.



This partnership with **Teton Habitat** will create 18 Affordable Ownership townhomes – 12 two-bedroom homes and 6 three-bedroom homes – for households working in Teton County. The County is providing the land for this development, valued at \$2,225,383.49, and horizontal infrastructure including rerouting the Cache Creek Ditch to Mike Yokel Park and on-site relocation of the historic Benson/Brown Residence.

Since 1994, the Town & County have partnered with Teton Habitat to create 47 units, plus these 18 townhomes currently being developed.

Development Description

18 units	42 bedrooms
1.08 acres	16.67 units per acre
Affordability: <80% MFI	Ownership
Projected Months to Build: 48	phased completion: 2023 to 2026

This development combines historic preservation with affordable housing and takes advantage of the new Town of Jackson historic preservation incentive tools.



The Benson/Brown Residence is the site of the first commercial hydropower in the Town of Jackson. As part of this project, the historic water turbines will be brought above grade and restored for a future public exhibit.

UNDER CONSTRUCTION: JACKSON STREET APARTMENTS AT JACKSON STREET & KELLY AVENUE

❖ Opportunity project with private foundation.



This project is a partnership between the **Cumming Foundation** and Teton County that will create 57 apartments – 113 bedrooms – for local working families and individuals. The Cumming Foundation is contributing six lots, all of which are in the lodging overlay, valued at \$11,500,000, and is investing \$13,000,000 into the development. Teton County contributed four lots, valued at \$5,600,000, and \$8,000,000. The **Community Foundation of Jackson Hole** joined the project in June 2022, serving as a conduit for Teton County's land and financial investments through the creation of a Designated Fund and investment in the Development's multi-member limited liability company.

In addition to creating 57 permanently deed restricted apartments, Teton County will also receive 15 first rights of rental for its employees.

Development Description

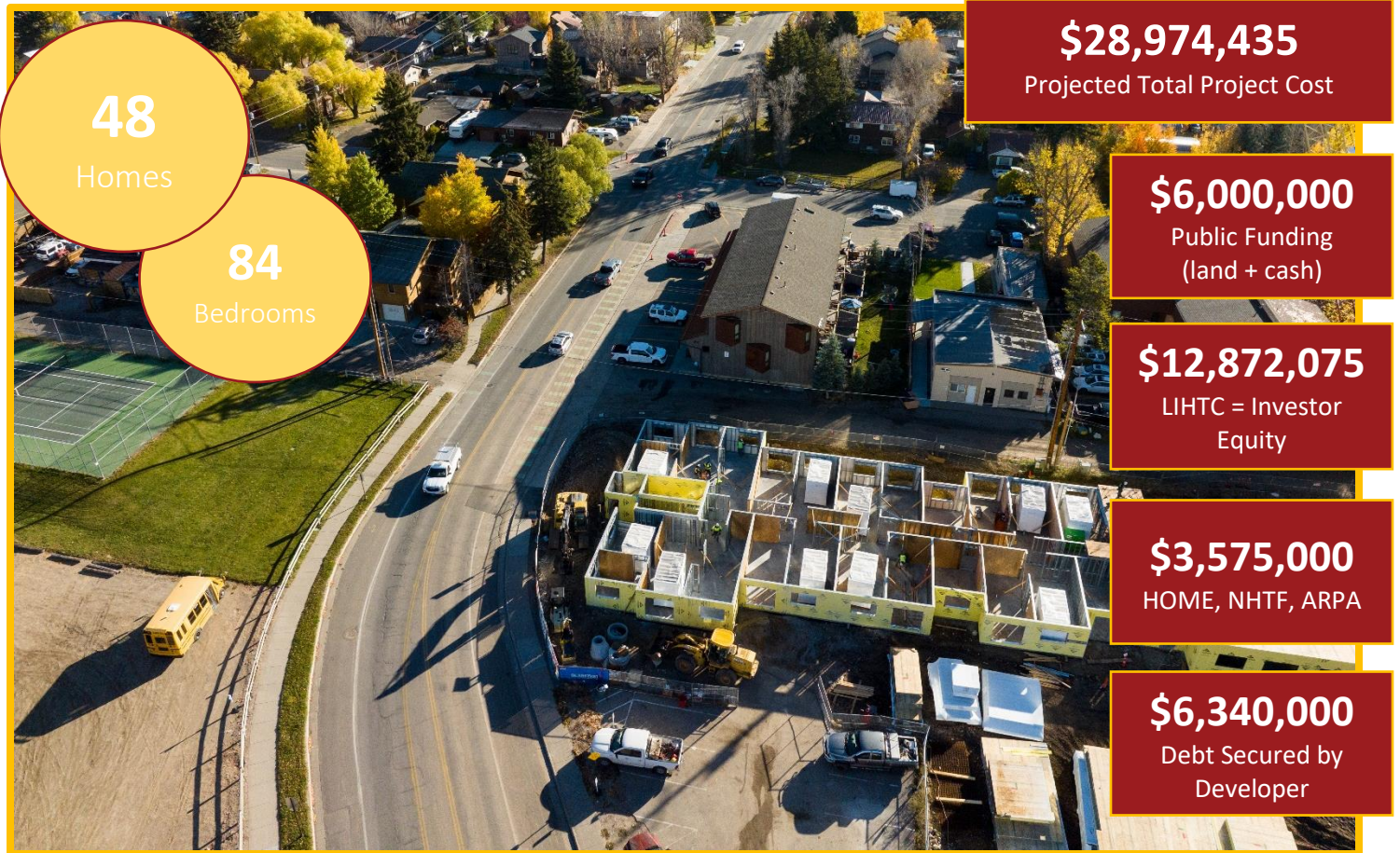
57 units	113 bedrooms
1.46 acres	39.04 units per acre
Affordability: 30-200% MFI	Rental
Projected Months to Build: 36	2022-2025 (Phase I complete in 2024)

This innovative partnership combines public funds, philanthropy, and below market debt to finance the project.

Rent rates will range from \$607 to \$3,360 per month, depending on unit size and deed restriction type (Affordable or Workforce).

UNDER CONSTRUCTION: FLAT CREEK APARTMENTS AT 400 WEST SNOW KING AVENUE

❖ RFP project with private developer.



This partnership with **BlueLine Development** and **Stealth FCA LLC** will create 48 Affordable Rental units. The Town of Jackson is providing the land, appraised *free market value* at \$5,000,000, and an additional \$1,000,000 in funding for the development. The developer secured Low Income Housing Tax Credits, HOME funds, and National Housing Trust funds to finance the project. In late 2023, the state awarded the development \$1,250,000 in ARPA funds for the project, replacing funding the Town had previously supplied the project, freeing up that Town funding to be used to create future affordable workforce housing.

Development Description

48 units	84 bedrooms
1.00 acres	48 units per acre
Affordability: <60% MFI	Rental
Projected Months to Build: 24	2023-2025

This development is the first Teton County development to receive Low Income Housing Tax Credits (LIHTC) in over 20 years. By utilizing the LIHTC Program, the developer will be able to provide units to households earning <60% MFI.

Accessing LIHTC funding was one of the last action items remaining from the 2015 Workforce Housing Action Plan.

IN PRE-DEVELOPMENT, BREAKING GROUND IN 2024: S4 FLATS

❖ Opportunity Project with Private Developer



This partnership with [Figure 9 Development](#) will create 12 new homes. Eight of these homes will be Affordable Ownership and four of these homes will be Workforce Rental. The Town of Jackson is providing the land (910 Smith Lane and 915 Simon Lane) and an additional \$300,632 in funding for the development. (915 Simon Lane was owned by the Town of Jackson and appraised for \$1,200,000. 910 Smith Lane appraised for \$1,600,000; the Town purchased the lot for \$1,200,000.)

The project groundbreaking has been delayed due to challenges with coordination between the new alignment for the adjacent intersection and parking requirements. At the time of this Housing Supply Plan publication, the groundbreaking is projected for 2024.

In addition to creating 12 new permanently deed restricted homes, the Town of Jackson has also secured eight employee rights of first purchase in the development.

Development Description

12 units	20 bedrooms
1.00 acres	48 units per acre
Affordability: 80-200%	8 Ownership, 4 Rental
Projected Months to Build: 18	2023-2024

This development combines a bargain sale (the Town purchased 910 Smith Lane for below-market value), parking that is covered, and modular development to bring these units to market quicker than other developments.

In addition to the new housing being created, the Town of Jackson plans to invest in multi-modal improvements along this corridor.

IN PRE-DEVELOPMENT, BREAKING GROUND IN 2025: 90 VIRGINIAN LANE

❖ RFP Project with Private Developer



The Jackson/Teton County Housing Authority purchased 90 Virginia Lane in August 2023. This 5.15-acre parcel of land is currently occupied by a 100-stall RV Park and is zoned Neighborhood High – 1. The Housing Authority utilized Housing Supply Funds to complete the purchase. These funds include mitigation fees from private developers, General Fund contributions from the Town and County, and Specific Purpose Excise Tax funds.

The Town Council and Board of County Commissioners directed and authorized the Housing Authority to release a Request for Proposals (“RFP”) for a Multifamily Affordable Workforce Housing Developer for the site. 11 responses were received. In Spring 2024, the Housing Supply Board and staff will review and score responses before interviewing finalists. A recommendation will be brought to the Town Council and County Commission in May or June 2024.

The RFP required a minimum of 150 homes that are mixed income and a blend of for rent and ownership products.

Capital Programs

4 Homes Permanently Protected for Local Workers via <i>Preservation Program</i>	1 Existing Program <i>Preservation Program</i>	1 Program in Development <i>Sr. Housing & Assisted Living</i>	1 Program Added <i>ARU Pilot Program</i>
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Existing Program: Housing Preservation Program

\$1,000,000 – Initial Funding Allocation (2019 SPET)

\$1,000,000 – Additional Funding Allocation (2019 SPET)

Objective: Preserve existing homes for use by local workers and their families through down payment assistance to new homebuyers, deed restriction purchase from existing homeowners, or funding to employers purchasing Workforce Rental units.

How do we do this?

- Provides 20% of home's value (not to exceed \$200,000) to prospective or current homeowners in exchange for placing a permanent Workforce Ownership restriction on the home. Appreciation on homes is set at CPI capped at 3%.
 - New owners must initially qualify under the Workforce Program and will be required to requalify annually as long as they own the home.
 - Existing owners are not required to qualify under the Workforce Program but will be required to sell the home to a household that qualifies under the Workforce Program.
- Provides 10% of the home's value, not to exceed \$100,000, to employers or other entities purchasing Workforce Rental units. For these units, there is no appreciation cap nor is there a rental cap.
 - Tenants must qualify under the Workforce Program.
 - Units may not be empty for longer than 60 days in a calendar year.

Housing Preservation Program		
	<i>Down Payment Assistance</i>	<i>Restriction of Existing Residence</i>
Total Households Prequalified	20	1
Deed Restrictions Purchased	4	0
Funds Spent to Purchase Restrictions	\$603,700	\$0

Key Observations:

- High interest rates have reduced households' buying power, making it harder for locals to access downpayment assistance.
- High property taxes may make recording a deed restriction on one's property more attractive because the home value will be capped, reducing the *amount* of property tax due.

In 2023, two homes that were purchased using downpayment assistance were listed for resale, marking the first two resales for this program.



3455 Tensleep Drive, Unit 15

Purchase Price	\$840,000
Purchase Date	March 2021
Interest Rates at Initial Sale	3.13%
Downpayment Grant	\$135,300
Resale Price	\$735,531
Resale Date	Sep. 2023
Discount from Market at Resale	\$559,469
Interest Rates at Resale	7.73%

In 2021 a local family purchased this two-bedroom, two-bathroom townhome using **downpayment assistance** from the Preservation Program. In June 2023, the family listed the home for sale. The Workforce Ownership deed restriction recorded on the home at closing caps the annual appreciation of the home at CPI not to exceed 3% annually and requires that future buyers meet the Workforce Program requirements. So, based on the amount of grant funding provided and the initial purchase price, the maximum amount the home could be sold for was \$735,531 (netting the initial buyers \$30,831). **At the time of resale, a similar, free-market townhome in the same development sold for \$1.295 million.** By investing \$135,300, we were able to permanently protect this home for local workers and their families.



1070 Elk Run Unit B6

Purchase Price	\$1,050,000
Purchase Date	Dec. 2021
Interest Rates at Initial Sale	3.52%
Downpayment Grant	\$200,000
Listed Resale Price	\$904,074
Resale Date – TBD	Listed for Sale
Discount from Market at Resale	\$375,000
Interest Rates at Resale (Jan. 2024)	6.55%

In 2021 a local family purchased this two-bedroom, 2.5-bathroom townhome using **downpayment assistance** from the Preservation Program. In August 2023, the family listed the home for sale. The Workforce Ownership deed restriction recorded on the home at closing caps the annual appreciation of the home at CPI not to exceed 3% annually and requires that future buyers meet the Workforce Program requirements. So, based on the amount of grant funding provided and the initial purchase price, the maximum amount the home could be sold for was \$904,074 (netting the initial buyers \$54,074). However, no qualified buyers have been able to purchase the home. Higher interest rates are reducing households' buying power. The home is currently being rented to a qualified Workforce household who is paying rent in an amount equivalent to the owner's monthly housing costs (mortgage, insurance, etc.). If the home has not sold within one year, the owner will be required to reduce the sales price.

In Development: Senior Housing & Assisted Living Program

In FY 2024 staff requested \$25,000 for professional services to begin and inform work on this item. The Town Council and BCC directed staff to work on this program but removed the requested funding. Staff continued to meet with community members working in this space, and when the opportunity arose, applied for, and received a grant from the Community Foundation of Jackson Hole to work with [The Kelsey](#), a nonprofit creating disability-forward housing solutions.

Adults in Teton County Living with a Disability*	3,200 people 13.8% of Total Population
Teton County Residents with a Cognitive Disability*	1,020 people
Teton County Residents with an Independent Living Disability (have difficulty doing errands such as visiting a doctor or shopping)*	910 people
Teton County Residents with a Self-Care Disability (have difficulty bathing or dressing)*	500 people
Young Adults with Intellectual or Developmental Disabilities (IDD) – most of these people are 18-30 years old and are being supported in all areas of life by their aging parents**	45+ people in 18-30 age range

*Based on an average of Census, University of New Hampshire, and CDC data

**Anecdotal listing from schools, Vertical Harvest, Community Entry Services, and State of Wyoming

Objective: This program will focus on providing, through partnership, homes for disabled community members seeking stable, safe housing.

How do we do this?

Phase One: Staff will work with The Kelsey on a three-part scope of work, February – July, 2024.

Task	Timeline
1) Current State Needs Assessment	February – March, 2024
Written Progress Report to Town Council & BCC	April 2024
2) Policy Recommendations & Feasibility.	April – May 2024.
Present policy recommendations to Town Council and/or BCC	July 2024
3) Technical Assistance for Local Development Community	May-June, 2024.
Staff will present a publicly-available report that will provide solutions and ideas for external groups working in this space (developers, funders, disability service orgs., housing officials)	July 2024

Phase Two: Using what we learn from our work with The Kelsey, staff will develop a program focused on supporting local efforts to create affordable housing opportunities for disabled community members. This could include grant support, technical expertise, and/or formal partnerships.

Added in FY 2025: Accessory Residential Unit Pilot Program

In FY 2024 staff requested \$10,000 for professional services for research and design to build a resource guide that would provide information about the planning and building process, contact information for companies creating modular or pre-fabricated ARUs that meet local and international building code requirements, landlord resources, and clear explanations of the rules around renting an ARU. This item was not funded in the FY 24 budget, but was added into the FY 25 Housing Department Work Plan + Supply Plan by the Town Council and County Commission on March 4, 2024.

Housing Toolbox

Tool	What is it?	Where have we used it?	What have we learned & what are we curious about?	Next Steps / Future Action
Density Bonus Tools – 4 tools identified here	<p>(1) The 2:1 Workforce Housing Density Bonus Tool gives developers more square feet to develop in return for some deed restricted units.</p> <p>(2) The NL-4 allows developers to build up to 4 units per lot if all the units are deed restricted. The units can be sold separately.</p> <p>(3) CR-3 and NH-1 fourth floor allowance for site greater than 2 acres.</p> <p>(4) Workforce Home Business tool in Hog Island.</p>	<ul style="list-style-type: none"> • 174 N. King • Mercill Condos • Kelly Place Condos • Jackson Street Apts. • Parkside at Benson-Brown Station • S4 Flats • 90 Virginian Lane • 64 units have been created by private sector developers (not including Public-Private Partnerships) 	<p>The bonus tools:</p> <ul style="list-style-type: none"> ✓ Create more affordable workforce homes ✓ Do not require additional public investment ✓ Workforce Rentals are renting for less than market-rate units, but more than Affordable units ✓ Workforce Home Business tool in Hog Island has not gained traction and may not provide enough financial incentive to utilize. 	<p>The Jackson Town Council is set to discuss the 2:1 Bonus and its impacts in the summer of 2024. Changes that may be considered include a change to the bonus ratio and changing the type of restriction required.</p> <p>Continue utilizing 2:1 in all PPP developments where the tool is allowed.</p> <p>Consider expanding density bonus tools to Complete Neighborhoods in the County and updating the Workforce Home Business tool.</p>
Minimum Density	Minimum density is a land use tool that establishes a minimum density requirement on a lot.	<ul style="list-style-type: none"> • NH-1 zone in the Town of Jackson no longer allows single-family home development. All new construction must have a minimum of 2 or 3 units (depending on lot size) per lot. 	Requiring multiple units per lot ensures that land is used more efficiently to create more, smaller homes. Since its implementation, the NH-1 has not seen the proliferation of large, single-family homes like other residential neighborhoods in town.	<p>Monitor development in NH-1 neighborhoods.</p> <p>Consider minimum densities in other areas in the Town and Complete Neighborhoods in the County.</p>

Tool	What is it?	Where have we used it?	What have we learned & what are we curious about?	Next Steps / Future Action
Shortened Planning Review Process	Deed restricted housing is exempt from calculation of threshold for physical development permits. This allows deed restricted developments to go straight to building permit (skipping sketch plan & development plan).	<ul style="list-style-type: none"> • 174 N. King • Mercill Condos • Kelly Place Condos • Jackson Street Apts. • Parkside at Benson-Brown Station • S4 Flats 	<ul style="list-style-type: none"> ✓ Shorter planning periods reduce project costs. ✓ Larger projects are typically more complicated and require a longer review process. Without that, issues for projects are coming up later in the process, causing delays and increasing costs. 	Utilizing the Development Option Plan for very large projects, like 90 Virginian Lane, to coordinate administrative review.
Inventory Public Land Available for Housing	A list of the public land currently owned by the Town or County. The properties are sorted into two groups: parcels that are appropriate for affordable workforce housing and those that are not.	<ul style="list-style-type: none"> • 174 N. King • Mercill Condos • Flat Creek Apts. • S4 Flats 	<ul style="list-style-type: none"> ✓ Contributing Town or County owned land via a long-term ground lease with a nominal annual fee has been a key to successful public-private partnership projects. ✓ Condos may not be sold with a ground lease. Projects that create condos require the Town/County to deed the land to the developer upon project completion and prior to individual unit sales. 	Revise the Wyoming Condominium Act to make it explicitly clear, as many states do, that condos may be owned in fee simple on ground leased land.

Tool	What is it?	Where have we used it?	What have we learned & what are we curious about?	Next Steps / Future Action
Public-Private Partnerships	Developments that include a private developer and public sector partner. The partnerships are structured via a Ground Lease, Development Agreement, or some other formal agreement. These partnerships are predicated on sharing risk with private-sector partners.	<ul style="list-style-type: none"> Grove Phase III Redmond Street Rentals 174 N. King Mercill Condos Kelly Place Condos Jackson Street Apts. Flat Creek Apts. Parkside at Benson-Brown Station S4 Flats 90 Virginian Lane 	<p>Sharing risk has been an efficient use of housing funding.</p> <ul style="list-style-type: none"> ✓ Since implementing the PPP model, no PPP developments have come back to the Council or Board to ask for additional funding, including the developments built during the COVID 19 Pandemic. ✓ When there have been cost overruns, our private development partners have born those. 	<p>Continue investing in PPP developments.</p> <p>Actively seek new PPP opportunities.</p> <p>Continuously refine and improve processes and agreements related to PPPs.</p>
Low-Income Housing Tax Credits	The Low-Income Housing Tax Credit (LIHTC) program is a federal program that give States and local LIHTC-allocating agencies annual budget authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households.	<ul style="list-style-type: none"> Flat Creek Apts. 	LIHTC funding, coupled with HOME and National Housing Trust Funds, provides enough funding to create deeply affordable homes. These programs require units to be rented to households earning <60% MFI.	Consider accessing 4% LIHTC for new affordable workforce housing developments.

Tool	What is it?	Where have we used it?	What have we learned & what are we curious about?	Next Steps / Future Action
Private Foundation Grants	Private foundations provide grant funding to serve the public good.	<ul style="list-style-type: none"> Grove Phase III Redmond Street Rentals 174 N. King Jackson Street Apts. Parkside at Benson-Brown Station COVID short-term housing solutions Accessible Housing Opportunities 	<p>Grants are an important funding tool that help increase the affordability of affordable workforce housing developments.</p> <p>Grants also provide funding for specific programs.</p>	Continue to seek private foundation grant funding for developments and special projects/programs.
Program-Related Investments	A program-related investment (“PRI”) is a type of mission or social investment that foundations make in order to achieve their philanthropic goals. As an alternative to a traditional grant, PRIs can effectively recycle grant dollars.	<ul style="list-style-type: none"> Jackson Street Apts. 	At Jackson Street Apartments, over \$10 million was contributed as a program-related investment. These funds will earn a return (via rent revenue) that will then be re-granted out to qualifying nonprofits, thus leveraging the foundation’s and the public’s contributions to the development.	<p>Continue exploring ways to scale the Jackson Street Apartments model.</p> <p>Seek funders who are willing to make PRIs to create more affordable workforce housing. Seek additional leverage from public & private sector sources (see “Below-Market Debt”, below).</p>
Below-Market Debt	Debt (loan) with an interest rate that is lower than the applicable federal interest rate when issued.	<ul style="list-style-type: none"> Jackson Street Apts. 	Cheaper debt reduces overall project costs.	Work with banks and other lenders to create a funding pool that can be loaned at a below-market rate to affordable workforce housing developments.

Tool	What is it?	Where have we used it?	What have we learned & what are we curious about?	Next Steps / Future Action
Tax-Exempt Bond Financing	Tax-exempt bonds are issued by government entities to raise money.	<ul style="list-style-type: none"> 90 Virginian Lane 	Less than a year after voters approved the 2022 Community Housing SPET, we were able to issue bonds (using future SPET collections to secure the debt) to purchase 90 Virginian Lane. This allowed us to quickly put into action funds the voters approved for housing.	Consider future applications of this tool to create affordable workforce housing.
First Rights of Purchase / Rental	<p>A contract that allows the holder to access a rental or for sale home first, before it is offered to the general public. These rights are sold to employers as a way to generate funding and provide opportunities for employee housing.</p> <p>In our agreements, once a household purchases or rents a home, they may stay in the home even if they no longer work for the employer with the FROP/FROR so long as the household continues to qualify based on the deed restriction recorded on their home.</p>	<ul style="list-style-type: none"> Redmond Street Rentals 174 N. King Jackson Street Apts. 	Monetizing FROP/FROR creates an additional funding source for affordable workforce housing developments.	Consider creating a FROR/FROP “pool” across all Housing Department / Housing Authority homes to generate additional revenue for housing and create opportunities for local employers to invest in housing.

Tool	What is it?	Where have we used it?	What have we learned & what are we curious about?	Next Steps / Future Action
Use Workforce Rentals to subsidize affordability	Workforce Rental units must be rented to a household who works locally and earns most of their money locally; they may not be owner occupied. There is no rent cap, nor is there a cap on household income for the renters. Unlike Workforce Ownership homes, these units do not have an appreciate cap and typically sell for higher prices than ownership units.	<ul style="list-style-type: none"> Mercill Condos S4 Flats 	At Mercill Condos, Workforce Rental units sold for 10-20% more than ownership units. This allowed the developer to keep ownership prices down and still earn a profit.	Consider utilizing this tool to increase affordability without additional public subsidy in future affordable workforce housing PPPs.
Provide Down Payment Assistance	Provide a grant to households purchasing a market home. In return for the grant funding, the households record a permanent Workforce deed restriction on the home, protecting it for future local workers.	<ul style="list-style-type: none"> Housing Preservation Program – Workforce Ownership (20% not to exceed \$200k) Housing Pres Program – Workforce Rental (10% not to exceed \$100k) 	<p>We have provided 4 grants to purchase 4 Workforce Ownership deed restrictions. Even with \$200k, the math is hard for local workers trying to buy a market home. Resale for at least one household has been challenging with high interest rates.</p> <p>No grants for Workforce Rental units have been provided.</p>	Consider the amount being provided. Should this be scaled for different types of homes, different types of deed restrictions, etc.?
Purchase Deed Restrictions on Existing Homes	Provide a grant to a household and in return for the grant funding, the household records a permanent Workforce deed restriction on their home, protecting it for future local workers.	<ul style="list-style-type: none"> Housing Preservation Program 	We are currently working on our first grant for an existing homeowner.	Consider the amount being provided. Also consider a marketing campaign to educate owners about this option and the property tax benefits.

Tool	What is it?	Where have we used it?	What have we learned & what are we curious about?	Next Steps / Future Action
Track our progress	Consistently track progress towards housing goals.	<ul style="list-style-type: none"> Annually, Housing Supply Plan 	By consistently tracking data sets, we have created trend data that can be used to inform policy decisions made by the elected officials.	<p>Continue creating a Housing Supply Plan each year.</p> <p>Work with the Community Foundation's Housing Collective to build the new Housing Dashboard</p>
Track community indicators	Since adoption of the 2012 Comprehensive Plan, long-range planning staff have created an annual Indicator Report that tracks 20 data sets related to our comp plan goals for the community.	<ul style="list-style-type: none"> Annually, Indicator Report & Housing Supply Plan 	By consistently tracking data sets, we have created trend data that can be used to inform policy decisions made by the elected officials.	Continue tracking comprehensive plan indicators. Support long-range planning's efforts to build an indicator dashboard.
Remove Parking Minimums / Parking Maximums	Land Development Regulation that limits the number of off-street car parking spaces that can be built in new developments.	This tool has not been used.	This tool has not been used.	
Allow some year-round on-street parking	Allow developers to provide some on-street parking to reduce need for on-site parking. This may trigger discussions related to snowplowing capacities and approach.	This tool has not been used.	This tool has not been used.	Provide cost-benefit analysis comparing impacts to developments and costs to change approach to snowplowing.
Tax-Increment Financing	Tax Increment Financing (TIF) is a revenue tool that uses increased taxes generated by new development to finance costs related to the development (like infrastructure, land acquisition, planning, etc.). Wyoming Business Council TIF Fact Sheet.	This tool has not been used.	This tool has not been used.	Research <i>if</i> TIF could work in the Town of Jackson and/or Teton County to create funding for future affordable workforce housing.

Tool	What is it?	Where have we used it?	What have we learned & what are we curious about?	Next Steps / Future Action
Pre-Approved ARU Program	A program that assists property owners in creating accessory residential units (ARUs) by providing architectural plans, expediting the building permit process, and reducing pre-construction fees.	This tool has not been used.	The creation of this program has been in the Housing Department Work Plan, off-and-on, for the past couple years. Due to funding constraints, the program was removed by the Town Council in FY24.	Develop a pre-approved ARU program, using other, similar programs to inform the development.

Affordable Workforce Housing Bonus Tools

64

New Affordable
Workforce Units
Created

113

New Affordable
Workforce Units
Under Construction

340

New Affordable
Workforce Units in
Planning

283

Pooled
Incentive Units
Remaining

The Town and County Land Development Regulations (LDRs) provide bonus tools within structured zoning standards to incentivize the creation of Affordable Workforce Housing. While many of these tools are effective in further leveraging public investment in Affordable Workforce Housing development, a primary objective of these tools is to incentivize private sector development of permanently deed restricted housing by offering development bonuses beyond standard zoning allowances. These tools are very important for the Housing Department and local non-profit housing developers to maximize the number of units allowed on a site for a 100% deed restricted housing development.

- The **Workforce Housing Floor Area Bonus** (Town LDR Sec. 7.8.4) was adopted as part of the 2018 zoning update to the Town of Jackson Land Development Regulations. Known as the “2:1 bonus” or “fill-the-box tool,” its purpose is to encourage development of Affordable or Workforce housing units by allowing additional unrestricted floor area beyond the zone-based maximum Floor Area Ratio. This tool may be utilized in the [CR-1](#), [CR-2](#), [CR-3](#), [DC-1](#), [DC-2](#), [NH-1](#), [NM-2](#), and [OR](#) Town zones. It allows a developer to expand floor area to the maximum that can be built within physical dimension zoning standards (height, setbacks, parking, etc.) instead of being capped at maximum Floor Area Ratio for the site. For a developer to use the tool, they must provide 1 square foot of deed restricted Workforce or Affordable housing for every 2 square feet of “bonus” unrestricted floor area.
- The **Workforce Housing Incentive for Additional Height** (Town LDR Sec. 2.2.13) permits a structure to be up to 48 feet in height and 4 stories if the equivalent bonus floor area achieved is permanently restricted as Affordable or Workforce Housing. Currently, this tool is only available in the Town CR-3 zone on sites meeting specific criteria (minimum 2-acre site, walking distance to transit and commercial services, etc.). In September 2023, the Housing Department submitted a text amendment proposing expansion of access to this tool into the Town NH-1 zone on sites meeting specific criteria. This text amendment application is still under review at the Town Council.
- **Deed Restricted Housing Exemptions** (Town LDR Sec. 7.8.3) are included in the Town LDRs to encourage voluntarily deed restricted housing and to facilitate required deed restricted housing development. Floor area deed restricted for Affordable or Workforce housing is exempt from maximum Floor Area Ratio (FAR), housing mitigation requirements, limits on nonconforming physical development, and may proceed with an expedited review process.
- A density bonus in the **Town NL-5 zone** allows for the maximum of three dwelling units per lot to be increased to four dwelling units per lot if all are permanently deed restricted as Affordable or Workforce housing. Additionally, condo or townhome subdivision of dwelling units on a single lot is only permitted if all units are permanently deed restricted as Affordable or Workforce housing.
- **Accessory Residential Units** (ARUs) are allowed in most Town and County zones in addition to permitted primary uses. In exchange for FAR and/or density exemptions to construct the ARUs, the owner may only rent to qualified Workforce households. ARUs accessory to non-residential uses are deed restricted to ensure that this occupancy standard is protected; ARUs accessory to residential uses are not because these units may also be occupied by family or nonpaying guests.
- The County adopted a **Workforce Home Business zone** currently applied only to Subarea 7.2 Hog Island Home Business as a Workforce housing incentive zone. While base zoning maintains maximum density standards of the

prior legacy zone, the Workforce Home Business zone includes a development option for increased residential density in exchange for Workforce deed restriction of all the resulting bonus units.

- Similar density “upzones” in exchange for permanent deed restriction of all the resulting bonus residential units have been approved ad hoc as applications are made. These include the Lower Valley Energy employee housing site at the southern end of the County business park, the Jackson Hole Community Housing Trust site at Henry’s Road, expansion of the Business Park zone across Vosika Lane, and expansion of the P/SP zone to the Hitching Post site.
- The Northern South Park Overlay zone is another iteration of housing incentive bonuses integrated into updated zoning of a County complete neighborhood. Although still in the review process, this tool is designed to maintain the maximum density standards of the current legacy zoning of the site but offers a development option for increased residential density in exchange for Affordable and Workforce deed restriction of the majority of the resulting bonus units.

Cumulative Limit on Incentives (Town & County LDRs Sec. 7.8.2): To implement “Policy 3.1.a: Ensure there is no net increase in development potential” of the Jackson/Teton County Comprehensive Plan, a growth management program was established to use the maximum community-wide development potential established through zoning in 1994 as a benchmark for allowed future development. With no net increase in community-wide development potential, zoning can be strategically amended to capture underutilized development potential for reallocation in more useful and appropriate locations.

The result of this growth management program is maximum development potential allocated to physical locations via zoning assignment, as well as a “pool” of allowed additional residential units unassigned to a physical location but accessible through workforce housing incentives. This growth management program is tracked annually in the Indicator Report prepared by Town and County Long-Range Planning staff. For consistency with this program, Town and County Land Development Regulations align the continued use of Affordable Workforce bonus tools with the availability of residential units in the community-wide pool.

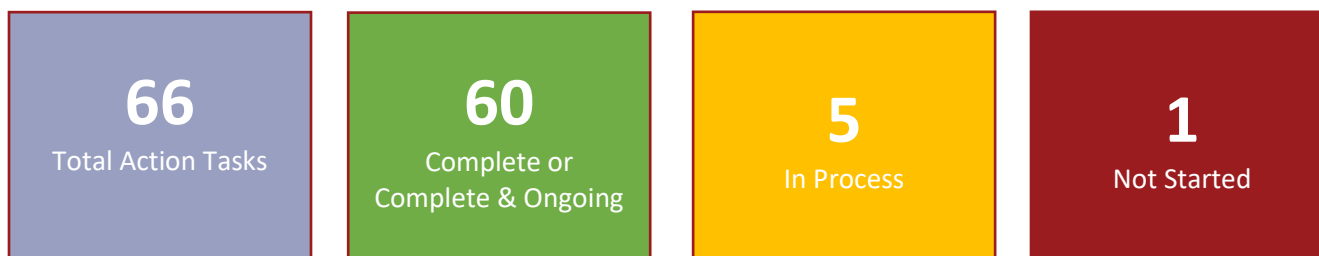
The 2023 Indicator Report Databook represents 1,925 residential units in the “pool” available for allocation through housing incentive tools.

Considering development assumptions based on projects in the planning or pre-planning phase, approximately 1,642 future units would draw from the pool, reducing available units for continued incentive use to approximately 283 units.

		Affordable Workforce Housing Bonus Tools						Resulting Restricted Units (above base FAR)
		2:1 Tool/ Exempt FAR	Height Bonus	NL-5 Zone	County Zoning (WHB, NSP, conditional)	Dev. Potential Drawdown	Expedited Review ARU	
Project	Status							
160 E Broadway	Complete 2019	X				(2)		1 Workforce Rental
1120 South Park Loop	Complete 2021	X				(13)		5 Workforce Rentals
645 Cache Condos	Complete 2021	X				(2)		1 Workforce Ownership
445 Vine	Complete 2021	X				(3)		1 Workforce Rental
174 N. King*	Complete 2022	X				(6)	X	6 Affordable Ownership
Glenwood I	Complete 2022					(12)		3 Workforce Ownership
								1 Workforce Rental
10 E Simpson	Complete 2022	X				(3)		1 Workforce Rental
367 S Willow	Complete 2022	X				(1)		1 Workforce Rental
Mercill Condos*	Complete 2023	X				(30)	X	30 Workforce Ownership
Kelly Place Condos*	Complete 2023	X				(7)	X	7 Workforce Ownership
Gables Apartments	Complete 2023	X				(16)		7 Workforce Rental
Veronica Lane Apts	In construction	X				(23)		9 Workforce Rentals
Glenwood II	In construction	X				above		3 Workforce Ownership
Parkside*	In construction				X	0	X	18 Affordable Ownership (ability to subdivide; no density bonus)
Jackson St Apts*	In construction	X				(30)	X	30 Affordable and Workforce Rentals
80 E. Karns	In construction	X				(9)		3 Workforce Rental
Flat Creek Apts*	In construction					0	X	48 Affordable Rental
3965 Antelope	In construction					0		3 Workforce Rental
3555 South Park	In construction					0		2 Workforce Rental
Projected Future Projects – red indicates units that have been allocated, gold indicates units that have not yet been allocated								
Hoback Mini-Storage	In Planning					0		4 Workforce Rental
JHCHT at Redmond + Hansen*	In Planning				X	(5)	X	20 Affordable Ownership
S4 Flats*	In Planning	X				(8)	X	8 Affordable and Workforce Ownership
The Loop	In Planning	X		X		(100)	X	81 Workforce Rental
665 S Cache	In Planning	X				(8)		3 Workforce Ownership
N Millward Mixed Use	In Planning	X				(37)		17 Workforce Rentals
1400 S Hwy 89	In Planning	X				(96)	X	64 Workforce Rentals

Mogul Hotel	In Planning	X		(80)			80 Workforce Rental
JHCHT at Horse Creek*	In Planning			X (25)			24 Affordable Ownership
LVE Employee Homes*	In Planning			X (16)			17 Workforce Ownership
LVE ARUs	In Planning			0		X	6 Workforce Rental
Astoria Park	In Planning			0		X	2 Workforce Rental
555 Elk Ave	In Planning			0		X	12 Workforce Rental
605 Deer Drive	In Planning			0		X	2 Workforce Rental
St Johns Church	In Pre-App			0		X	2 Workforce Rental
TCSD at South Park	In Pre-App			?			24 Workforce Rental
Pearl Ave Residences	In Pre-App	X		(16)			9 Workforce Rental
Aspen Flats	In Pre-App	X		(3)			1 Workforce Rental
90 Virginian Lane	In Pre-App	X	X	(70)	X		150 Affordable and Workforce
NSP Housing	In Pre-App			X (1319)			923 Affordable and Workforce
Hitching Post	In Pre-App			0		X	Unknown
Vosika Lane BP	In Pre-App			0		X	Unknown
Total, including projected future				(1,642)			
Available Units for Future Incentive Use						283	

Progress Report on 2015 Housing Action Plan



The 2012 Jackson/Teton County Comprehensive Plan set a 65% resident workforce goal for our community. The Comprehensive Plan directed staff and the elected officials to take “corrective actions” when the percentage of the workforce living locally dipped below 65%.

In November 2015 the Workforce Housing Action Plan was adopted. The plan identified new tactics and specific actions for addressing the historical decline in resident workforce identified in the 2012 Comp Plan. These actions are listed below, along with the timeframe in which they were to be completed by staff per the Workforce Housing Action Plan. Of the 66 total tasks, 60 are complete or ongoing and only one task is not started.

ONGOING OR LONG-RANGE	Chapter 2: Housing Supply Actions
	ONGOING
	1. Update the 5-year Housing Supply Program annually.
	2. 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.
	COMPLETE
	3. Develop a program to ensure that restricted and employee provided workforce housing meets adequacy, suitability, and affordability standards.
	4. Explore a program to subsidize upgrades above minimum standards through technical expertise, loans, grants, or other means. (UNSUCCESSFUL)
	ONGOING
	5. Monitor the net loss (leakage) of workforce housing that is occurring.
	6. Enforce short-term rental prohibitions.
	7. Work with the public to gather information on what technical assistance programs would be most useful.
	IN PROCESS
	8. 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.
	ONGOING
	9. Facilitate relationships between interested developers and employers.
	10. Develop a centralized and/or coordinated message on housing need, updated annually with indicator information.
	11. Conduct community outreach inclusive of public workshops, sessions with employee groups, and consistent media appearances.
	Chapter 3: Housing Management Actions
	ONGOING
	12. Work with owners of existing restricted units to update restrictions consistent with new structure and Guidelines.
	13. Review new restricted housing stock for minimum standards.
	IN PROCESS

	14. Consolidate all subsidized housing programs in a single interface so the workforce can understand requirements, qualifications, and prioritization.
	15. Provide an opportunity for advertisement of private housing opportunities through the clearinghouse (advertisement may fund administration of the clearinghouse).
	COMPLETE
	16. Inventory the standard of living in our workforce housing stock, market and restricted, especially at the lowest income categories. (2022 REGIONAL HOUSING NEEDS ASSESSMENT)
	TO-DO
	17. Develop an education program for housing occupants and providers on Fair Housing standards and recourse.
	COMPLETE
	18. 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. (UNSUCCESSFUL)
	19. Explore statutory options to develop adequate standard of living requirements. (UNSUCCESSFUL)
	Chapter 4: Funding for Housing Actions
	ONGOING
	20. Ensure the Housing Director is familiar with programs and works to secure state and federal funding.
	21. Develop a technical assistance and support program to assist private housing providers seeking state and federal funds.
	IN PROCESS
	22. Explore a real estate transfer tax and other funding options.
	ONGOING
	23. Support discussions of a statewide housing fund.
	Chapter 5: Zoning for Housing Actions
	COMPLETE
	24. Avoid barriers to housing supply such as mixed-use requirements in favor of allowances. (NEW TOWN ZONING APPROVED JULY 2018)
	IN PROCESS
	25. Eliminate change of use penalties that may be barriers to housing.
	COMPLETE
	26. Create zones where housing is the only allowed use in areas where the desired bulk and scale will allow for more density. (NEW TOWN ZONING APPROVED JULY 2018)
	ONGOING
	27. Explore limits on the rate of residential and nonresidential growth to limit employee generation.
	COMPLETE
	28. Explore limiting the type of housing allowed in some zones to only those types most likely to be occupied by the workforce. (NEW TOWN ZONING APPROVED JULY 2018)
FIRST 2 Yrs. (by 1/2018)	Chapter 2: Housing Supply Actions
	COMPLETE
	29. Define “year-round” workforce. (2016 HOUSING SUPPLY PLAN)
	30. 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.
	ONGOING
	31. Identify existing developments appropriate for public subsidy for preservation as workforce housing.
	32. Identify housing projects for public investment as an employer.
	COMPLETE

	33. 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.
	ONGOING
	34. Develop a centralized and/or coordinated web presence describing all of the community’s housing efforts.
	35. Visually communicate the demographic served.
	Chapter 3: Housing Management Actions
	COMPLETE
	36. Adopt Jackson/Teton County Housing Management Guidelines with recommendations from the Jackson/Teton County Housing Authority Board.
	37. 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.
	38. Explore contracting some management functions to a private property manager in coordination with non-profits and employers.
	39. Develop a single application for all subsidized housing programs and a system for distribution of the applications to providers. (UNSUCCESSFUL)
	Chapter 4: Funding for Housing Actions
	ONGOING
	40. Review the housing indicators currently monitored and refine methodology as needed.
	41. Evaluate any variables likely to impact the supply of workforce housing that are not being monitored and develop a method for monitoring them.
	Chapter 5: Zoning for Housing Actions
	COMPLETE
	42. Review zoning against Fair Housing standards in coordination with the Housing Director.
	43. Develop incentives to avoid loss of workforce housing through redevelopment, such as allowing for retention of nonconforming density.
	44. Update the mitigation requirement for residential development to a simpler standard based on floor area. (ENGAGE 2017 APPROVED JULY 2018)
	45. Update the mitigation requirement for commercial development to a standard that mitigates for year-round employee generation. (ENGAGE 2017 APPROVED JULY 2018)
FIRST 6 MONTHS (by July 1, 2016)	46. Ensure Town and County requirements work together as a single, simpler system. (ENGAGE 2017 APPROVED JULY 2018)
	Chapter 1: Organizational Structure Actions
	COMPLETE
	47. Amend the Resolution creating (and bylaws governing) the Teton County Housing Authority to establish a regional housing authority of the Town and County.
	48. Work with the legislature to make necessary changes related to regional housing authority commission duties and structure. (UNSUCCESSFUL)
	49. Hire the Housing Director and staff.
	50. Appoint the Jackson/Teton County Housing Authority Board pursuant to statute regarding regional housing authorities (as potentially amended) and the direction of this Plan.
	51. Determine Town/County split of administrative funding for Housing Supply and Housing Management Divisions.
	52. Appoint the Housing Supply Advisory Board or ask the Jackson/Teton County Housing Authority Board to provide recommendations on housing supply.
	53. Hire the Housing Manager and staff.
	Chapter 2: Housing Supply Actions
	ONGOING
	54. Identify potential land appropriate for housing development based on the Illustration of Our Vision Chapter of the Comprehensive Plan.

	COMPLETE
	55. 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.
	56. Hire key staff and/or contractors needed to operate the Housing Supply Division.
	Chapter 3: Housing Management Actions
	COMPLETE
	57. Hire key staff and/or contractors needed to operate the Housing Management Division.
	ONGOING
	58. Expand existing information to develop a full inventory of restricted units.
	Chapter 4: Funding for Housing Actions
	ONGOING
	59. Actions to establish and implement the Community Priorities Fund are being developed outside of this Housing Action Plan in coordination with transportation initiatives. (GENERAL PENNY FAILED, 2018. \$5.5M SPET COMMUNITY HOUSING PRIORITIES INITIATIVE PASSED 2019. \$20M SPET COMMUNITY HOUSING PRIORITIES INITIATIVE PASSED 2022)
	Chapter 5: Zoning for Housing Actions
	COMPLETE
	60. 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. (NEW TOWN ZONING APPROVED JULY 2018)
	61. Consider allowing ARUs in all Town and County zones with limits on size and/or density to ensure desired character.
	62. 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). (NEW TOWN ZONING APPROVED JULY 2018)
	63. Revise parking requirements to facilitate additional density for housing. (UNSUCCESSFUL)
	64. 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. (TOWN WORKFORCE BONUS TOOL)
	65. Implement an expedited approvals process for price-restricted housing projects. (INLCUED IN NEW TOWN ZONING APPROVED JULY 2018)
	66. Implement automatic waivers from some fees for price restricted housing projects. (TOWN APPROVED 2021)