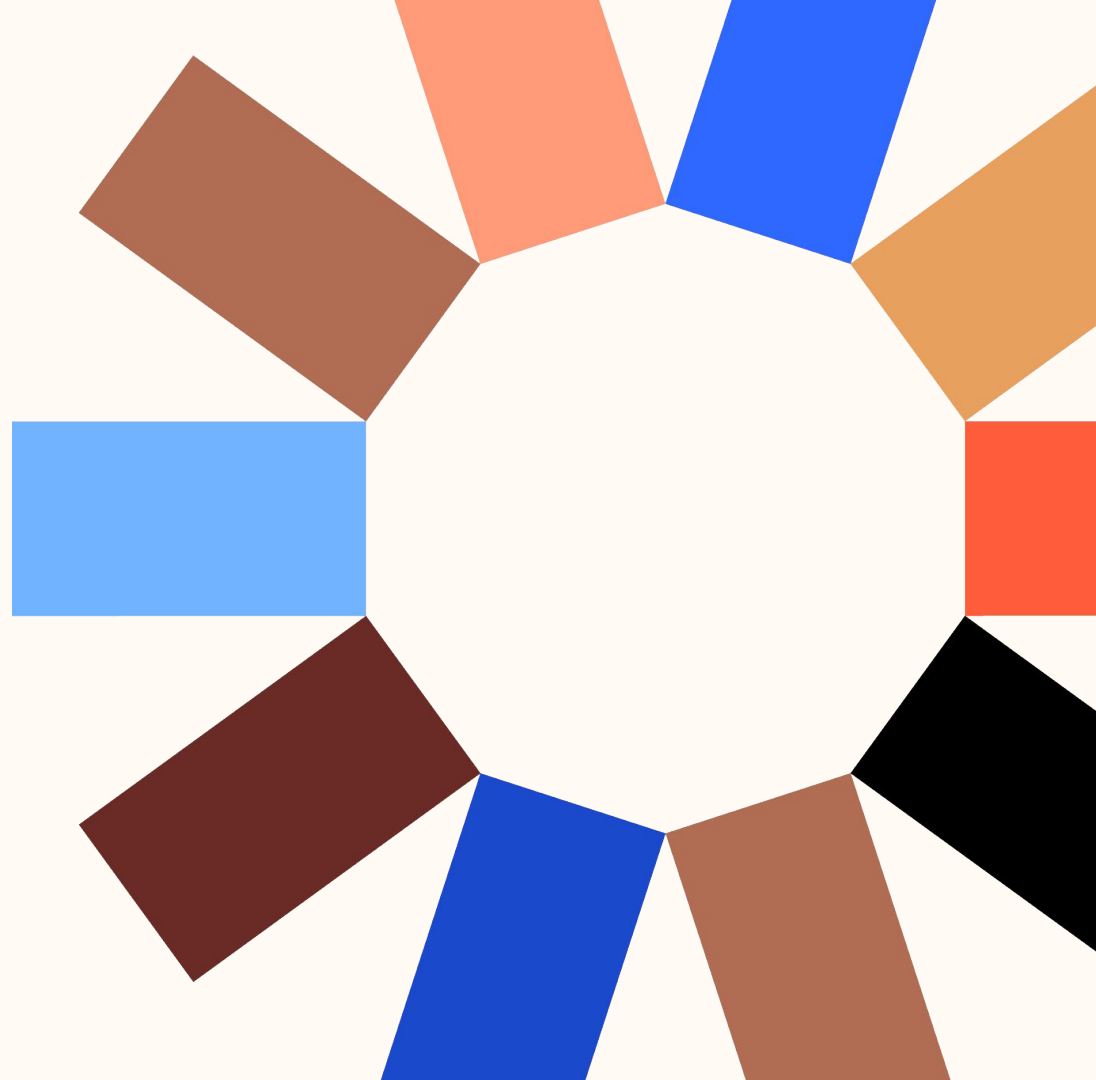


June 17th 2024
Jackson/Teton County
Workshop Presentation

The
Kelsey



The Kelsey pioneers disability-forward housing solutions that open doors to **homes and opportunities for everyone.**

More **affordable** to all incomes – from the very lowest up to market rents.

More **accessible** to meet diverse access needs and more person-centered design.

More **inclusive** for people with and without disabilities to live in true community with access to the supports they need.



61 million Americans with disabilities don't have their basic housing needs met. The barriers include:



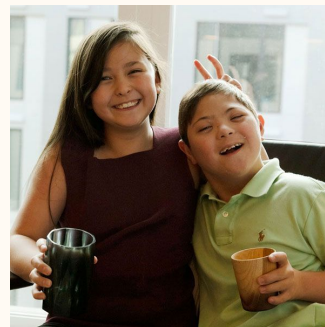
Cost

People with disabilities reliant on SSI would need to spend 131% of their entire income to afford basic housing.



Discrimination

Over 55% of housing discrimination is based on disability, more than any other type of housing discrimination.



Access

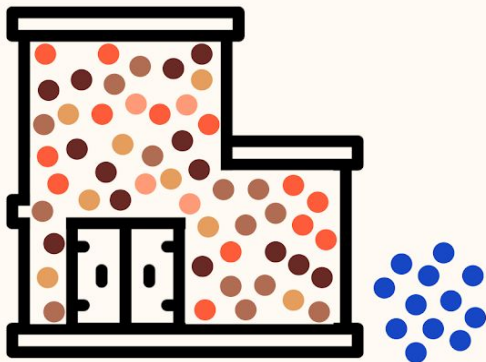
Less than 6% of the housing market is accessible to people with disabilities.



Supply

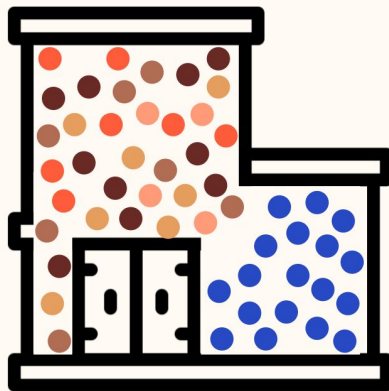
Only 12% of adults with intellectual disabilities rent or own their own homes and people with disabilities are 4x more likely to experience homelessness.

Anchored in inclusion.

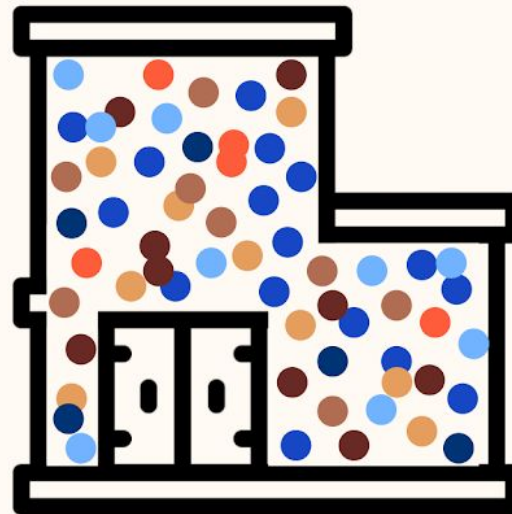


People with disabilities are segregated in:

- Hospitals
- Institutions
- Congregate Settings
- Homeless Shelters
- Disability-specific housing developments



People with and without disabilities live in the same building physically but with barriers to full access, separate lives and experiences, and no community connections



People with and without disabilities share community together, diversity is valued, interdependence is supported, and people have access to the same spaces and experiences.

Triangle of Community Living

Community

with connections,
recreation,
spirituality, joy,
meaningful work,
and relationships



Housing

that is
accessible,
affordable
across a range
of incomes, and
meets personal
preferences



Supports & Services

including medical
services, in home
supports, and
therapies
designed to meet
individual needs



The **communities we build** prove new, replicable models of inclusive, accessible housing and provide homes to people who need them most.

The Kelsey Ayer Station, San Jose, CA

115 homes; mixed income with 30% of units priced at \$500/month; an accelerated development timeline. Accessible design, transit-oriented location, outdoor amenities, and on-site Inclusion Concierge services. Currently leasing units.



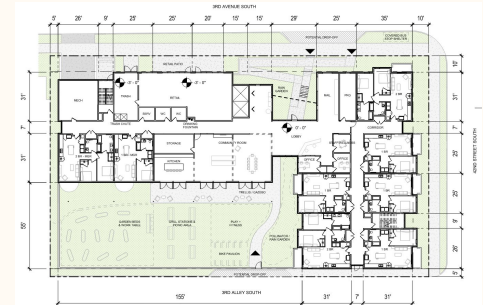
The Kelsey Civic Center, San Francisco, CA

112 homes; mixed income with 30% of units priced at \$500/month. Sustainability awarded project, Disability Community Cultural Center, accessible design, on-site Inclusion Concierge. Opening early 2025.



The Kelsey Avondale, Birmingham, AL

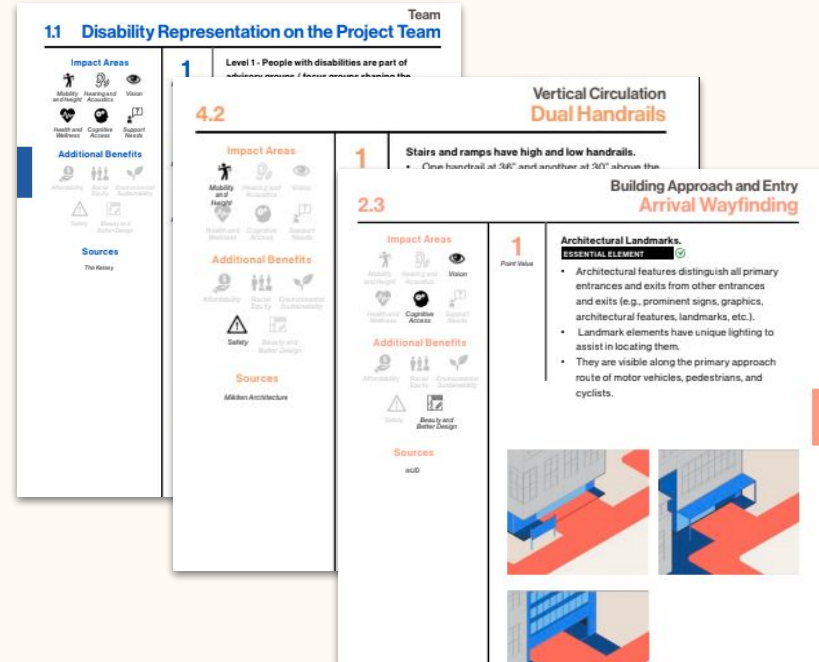
76 homes; mixed income with 25% set-aside for people with disabilities. Accessible design, walkable location, and on-site Inclusion Concierge. In predevelopment.



Inclusive Design Standards

Guidelines that include 300 elements including design choices, building features, development strategies, amenities, and operational policies that support cross-disability accessibility and inclusion

Download for free at
thekelsey.org/design



Jackson/Teton County Analysis

- **Community Perceptions**
- **Analysis of Deed Restricted Units' Accessibility**
- **Review & Recommended Changes to Local Regulations**

Community Perceptions: What we've heard from Residents

2 identity-based virtual listening sessions with 15 individuals

7 one-on-one meetings with industry professionals and community & self advocates

Community Perceptions: Lack of Deeply Affordable Units to Match the Income Levels of Low-Income Disabled and Older Adult Populations and the Workforce that Supports Them

Perception that some populations are disqualified from all deed restricted affordable rental units*:

Low-income disabled and older adult populations + workers that support them need more access to deeply affordable units. Populations working limited hours and/or reliant on government assistance feel they don't meet qualification standards for deed restricted units.

Perception that housing is only a tool for retaining workforce: Local programming designed as a tool for retaining workforce are missing the inherent value of housing for people which disproportionately impacts people with disabilities.


The units that these populations do qualify for have significant wait times.


The support system for disabled and older adults is fragile, as those working in supportive fields such as assisted living, in-home support, and social services also struggle with housing affordability, falling in the 0-80% AMI level.

*Affordable ownership does not have minimum work requirements and reasonable accommodations requests are permitted to exempt those that income qualify for units through SSI.

Existing Housing Stock: Affordability Restrictions on Department Managed Units and other Deed Restricted Units

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.

 Town/County
Managed deeply
affordable rentals

 Additional rentals
that may be
deeply affordable

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

Source:2024-2025 Housing Supply Plan

Community Perceptions: Need for Integrated, Supportive and Accessible Housing Development (1 of 2)

Perception there is a lack of community and professional understanding of disability housing: Listening Session participants polled said the number one problem to address in local disability inclusive housing is the lack of awareness around disability housing and related issues.

Feelings of Isolation: Disabled and older adults often feel isolated due to transit challenges, living in segregated communities and being part of a perceived invisible population amidst high rates of seasonal residents and guests. Increasing the visibility and understanding of older adults and people with disabilities can help raise awareness and support for inclusive and accessible housing.

Community Perceptions: Need for Integrated, Supportive and Accessible Housing Development (2 of 2)

Community Integration: A desire for inclusive housing that blends various demographics, fostering a supportive and integrated community. This can prevent the segregation of disabled individuals and promote a inter-dependent neighborhood feel.

Supportive Living: There is a need for supportive living and group homes that are not all congregated in one area. Housing should include natural supports like caregivers or community members living in proximity.

Normalizing Inclusion: Reduce stigma by normalizing the presence and inclusion of individuals with various disabilities in integrated housing settings through intentional residential programming.

Community Perceptions: Increasing Awareness and Access to Deed Restricted Units

Awareness and Suitability: Many residents are unaware of available deed restricted accessible units and that priority for placement is given to disabled applicants. Those that are aware stated the units are not priced to meet the needs of families and individuals they are intended for such as disabled residents.

Application Process: The application process is perceived as burdensome. Disabled residents that have navigated the process have required substantial family support and knowledge.

Understanding Housing Department Policies and Approachability: There is a misconception about the accessibility and openness of the Housing Department, which has an open-door policy that many residents are unaware of. Improved communication and education about available resources and support can help residents navigate housing challenges better.

Analysis of Deed Restricted Units' Accessibility

Analysis: Methodology for Approaches Used

Unfortunately good data rarely exists for how many accessible homes a town has; working with data on hand and analyzing the types of different projects (e.g. townhomes, duplexes, single family homes, elevator buildings, etc.) The Kelsey has categorized all deed restricted housing in Jackson/Teton County and compared to their Walk Score.

Category Explanation

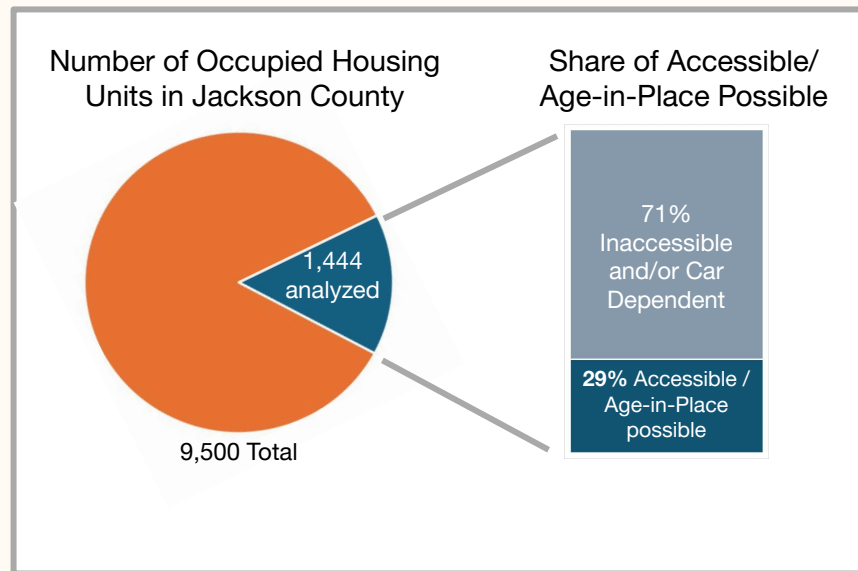
- **Likely Accessible:** These are units that were built after the adoption of the FHAA on ground floor or in elevator building. These units are likely to have accessible routes, doors that are at least 32 inches wide and appropriate reach ranges for light switches and other controls.
- **Age-In-Place-Possible:** These are exempt from FHAA (e.g. town-homes, single family homes, duplexes) but only have several steps and are assumed to have a bathroom/bedroom on the ground floor.
- **Not Accessible:** Small lot townhomes, second story of garden apartments and duplexes, condos with internal staircases, ARU on top of commercial uses,

Walk Score Categories:

90-100	Walker's Paradise Daily errands do not require a car
70-89	Very Walkable Most errands can be accomplished on foot
50-69	Somewhat Walkable Some errands can be accomplished on foot
25-49	Car-Dependent Most errands require a car
0-24	Car-Dependent Almost all errands require a car

Analysis: Share of Accessible Housing of Deed Restricted Housing Stock

Of the data that Housing Department has on file for housing units* an estimated 29% are free from flights of stairs and located in walking distance to at least some daily errands.



Detailed Data:

Total Deed Restricted Homes		Location				
Home Type		Car Dependent	Somewhat Walkable	Very Walkable	Walker's Paradise	Total
Likely Accessible		28	156	185	14	383
Age-in-Place Possible		351	42	21		414
Not Accessible		246	272	125	4	647
Total		625	470	331	18	1,444

*Both deed restricted and formerly deed restricted

Review & Recommended Changes to Local Regulations

Disability-Forward Housing is:

Affordable

to people of all incomes including those at the lowest incomes (20-30% AMI)

Accessible

cross-disability design to support diverse needs and located with access to services, amenities, and transit

Inclusive

mixed community of people with and without disabilities, not segregated, equitable access to all amenities

Jackson/Teton County Housing Department: Rules & Regulations

Key Recommendations*:

- Create more inclusive definitions, qualifications, and eligibility requirements
- Disability-forward incentives and requirements, including but not limited to accessible design
- Minimize barriers in application process and tenant retention
- Increase deeper affordability of rental units
- Land use recommendations

* *Deep Dive on Key Recommendations* packet will be provided at workshop and posted online after workshop.

Create more inclusive definitions, qualifications, and eligibility

- Establish a more inclusive definition of the populations served within Teton County housing programs. For example, verbiage can be added, such as, “low-income adults living with disabilities and older adults on fixed incomes” in addition to “persons and families who are employed in Teton”, to the program mission.
- **Affordable rental and ownership** programs should be available to all applicants who income-qualify, regardless of employment status.
- Enact presumptive eligibility to accept weighted drawing entries marked incomplete due to delayed receipt of disability or income-related documentation.
- De-prioritize the use and influence of credit checks for all housing program

Disability-forward incentives and requirements, including accessible design

- Embed disability-forward design incentives within housing-related funding efforts.
- Increase web and app accessibility for housing programs, including the online intake form, which will advance Teton County's readiness for the 2027 deadline for implementing the Title II ADA website accessibility rule.
- Improve the Reasonable Accommodation policy to create a more efficient and person-centered approach.
- Strengthen the Livability Standards for new construction by embedding key accessibility and adaptability provisions from Uniform Federal Accessibility Standards (UFAS) and/or The Kelsey's Inclusive Design Standards.

Disability-forward incentives and requirements, including but not limited to accessible design

- Continue your commitment to prioritizing accessible units in the weighted drawing process by expanding household member(s) who are sensory impaired, in addition to mobility impaired.
- Across all housing programs, make the Verification Form for Accessible Unit Preference publically available in all formats.
- For the Department's homeownership programs, create greater clarity to ensure that “approved capital improvements” can be used to fund home modifications for older adults and people with disabilities.
- Create an exception to the occupancy requirements in the affordable housing programs so that a live-in aid does not count against the tenant's income qualifications or required household composition

Minimizing barriers in application process and tenant retention

- Establish a formal partnership with the Town of Jackson Equity Task Force
- Allow co-signers on affordable units, as it is allowable for Workforce units.
- Create a more inclusive weighted drawing process by ensuring that people on Social Security Income (SSI) can still qualify for weighted points and that the onset of disability and illness can qualify as “interruption of employment.”
- Increase number of days and create flexibility for notification timelines for when prospective tenants are alerted of their pending approval for deed restricted housing.
- Require and guide property managers in publicizing open unit information
- Create partnerships with local service providers to increase deed restricted unit applications from the disabled and older adult population
- Simplify the recertification process for tenant and property management by partnering with successful technology platforms

Increasing Deeper Affordability

- Require deed-restricted units to accept housing vouchers and any form of rental assistance
- Create an inter-municipal agreement with a Wyoming-based housing authority to have them apply and administer Housing Choice Vouchers vouchers on Teton County's behalf.
- Continue the trend seen in 2024 of at least 25% of future Workforce units should utilize income restrictions to increase the affordability of future Workforce housing
- Pilot subsidy programs for existing and future units to enable deeper affordability for people with disabilities and older adults.





Jackson/Teton County: Land Development Regulations (LDRs)

Land Use Recommendations

- **Create local density bonus incentives for accessible or age-in-place housing.** *Allow for higher density if the developer commits to increasing accessibility beyond the minimum standards, including through implementing guidelines such as the Inclusive Design Standards or by deed restricting units to prioritized populations*
- **Encourage the adoption of housing types that are inherently more accessible.** *Pre-approve different, more accessible form-based neighborhood housing types for easy implementation within existing height and bulk requirements.*

Recommendations: Zoning

These are the types of housing that would be the most conducive to an accessible, mixed-income, multi-model, complete Neighborhood.

Type	Detached House 	Cottage Court 	Duplex / Small Multiplex 	Medium to Large Multiplex 
Number of Units	1 Unit (typical 55 x 100 lot)	4-8 Units (typical 100 x 100 lot)	2-4 units (typical 55 x 100 lot)	5-10+ units on (typical 80 x 100+ lot)
Considerations	ADUs should be encouraged to create more multi-generational housing opportunities	Parking should be encouraged within side setbacks to maintain shared courtyard	Units should be encouraged to be stacked to increase number of accessible homes	Elevators should be encouraged for any building over 3 stories; massing break ups that create smaller buildings of 4 and fewer units should be discouraged
Where it should be allowed	Encouraged at the edges of residential and rural zones	Across all residential zones	Across all residential zones; has appearance of large home	Where height limits allow (density limits should be removed)

Appendix Slides

Tools to Visually Break Up Massing

Cloudveil Hotel Example



76,000 square ft. 3 total elevators

Larger buildings can financially support elevators and lead to more options for people with disabilities and people looking to age-in-place. Rather than banning large building, a more design-forward approach to breaking up the buildings can includes:

- Buildings have recessions and projections to break up massing
- Materials vary with changes in building plane
- Facades are divided into proportions that include a top, middle, and base
- The use of awnings, juliet balconies, and other design features to soften facades; enable developers to keep these just as design elements to keep construction costs manageable
- Intentional landscaping such as trees complimented with low lying bushes
- Side elevations are consistent with front; materials do not change at the vertex of a corner

Costs of Disability Inclusion Interventions

Ranked by priority of recommendations, these are the financial implications of each intervention needed to create 25 deeply affordable, accessible, disability inclusive homes in a 100 unit tax credit project in current economic environment

Recommendation	How it Would Impact an affordable Tax Credit Project Financially	Cumulative Additional Support Needed
Hiring 2 FT Resident Services Staff	Total increase of operating income by \$180K; reduction of mortgage by \$2.3M	\$2,300,000
Set aside 1 unit for on-site staff	Total decrease of rental income of \$20K; reduction of mortgage by \$225K	\$2,525,000
Designing amenity space to be more disability-forward	Increase construction costs by \$200K; increase in subsidy needed	\$2,725,000
Reducing rents of 25 apartments affordable for people on SSI	Total annual decrease in rental income of \$224K; reduction of mortgage by \$2.9M	\$5,625,000

A \$225,000 per unit additional subsidy would create long-term stability for Wyomingites with disabilities who otherwise would not be able to live independently.

Recommendations: Bring additional funding Teton County/Jackson for Disability Inclusive Projects

- Encourage the project to partner with a nonprofit in order to apply to **HUD Section 811** for the 25 units set aside for people with disabilities; this could bring an additional subsidy of \$214K per unit. We understand that HUD will issue a NOFA soon to which a developer can apply directly next year.
- Encourage the project to explore **HUD Section 202** for the senior units in Building A. This is an annual application and with the use of this subsidy you create age-restricted units to seniors without having to set aside 80% of a building to 55+
- Create an inter-municipal agreement with Rock Springs or another Wyoming-based housing authority to have them apply and administer vouchers on Teton County's behalf. **Mainstream Vouchers**, available to non-elderly people with disabilities, may become available to apply to in 2024.
- Encourage the project to partner with a nonprofit partner in order to apply to **Capital Magnate** funds for the project. In 2024 Wyoming was a preferred location for these funds. Applications will open again in Q1 of 2025.