

Special Joint Information Meeting

TOWN COUNCIL & COUNTY COMMISSIONER MEETING

February 28, 2022

2:30 PM

Council Chambers

Chair: Hailey Morton Levinson

NOTICE: THE VIDEO AND AUDIO FOR THIS MEETING ARE STREAMED TO THE PUBLIC VIA THE INTERNET AND MOBILE DEVICES WITH VIEWS THAT ENCOMPASS ALL AREAS, PARTICIPANTS AND AUDIENCE MEMBERS. **PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING**

I. ZOOM LINK FOR PUBLIC PARTICIPATION

To join, click the link or copy to your

browser: <https://us02web.zoom.us/j/87471473011?pwd=OW91TjQrUnpXenNzQ0dEMzFURXVwUT09>

If the link does not work, join at [zoom.com](https://zoom.us) with Webinar ID **874 7147 3011** Password: **83001**

or join by phone **+1 669 900 9128** with Webinar ID **874 7147 3011** and Passcode: **83001**

II. CALL TO ORDER AND ROLL CALL

III. DISCUSSION/ACTION ITEMS

- A. Build Grant Update (Heather Overholser, 20 mins)
- B. Preservation Program – Continued (April Norton, 30 mins)
- C. Housing Rules & Regulations Topic Identification (April Norton & Stacy Stoker, 60 mins)

IV. ADJOURN

Please note that at any point during the meeting, the Chairman or Mayor may change the order of items listed on this agenda. In order to ensure that you are present at the time your item of interest is discussed, please join the meeting at the beginning to hear any changes to the schedule or agenda.



JOINT INFORMATION MEETING AGENDA DOCUMENTATION

SUBMITTING DEPARTMENT: Joint Affordable Housing

PRESENTER: April Norton, Director

MEETING DATE: February 7, 2022

SUBJECT: Future of the Preservation Program

STATEMENT/PURPOSE

Staff will provide the Board of County Commissioners ("Board") and the Jackson Town Council ("Council") with an update on the Pilot Preservation Program that launched in February 2021 and will seek direction on the future of the program.

BACKGROUND/ALTERNATIVES

The Housing Action Plan, approved by the Board and Council in November 2015, directs staff to "preserve existing workforce housing stock to avoid leakage" (Initiative 2.C). This initiative further directs staff to "restrict existing workforce housing, ensuring programs for households in different income categories exist".

The 2020 Housing Supply Plan, approved by the Board and Council in March 2020, identified a Restriction Fund program that would "purchase permanent deed restrictions on existing and new housing stock". The program, as described in the Supply Plan, would "assign values to different deed restrictions and homeowners, prospective buyers, and developers may apply for funds based on the restriction they would like to sell and the value of the home".

The 2019 SPET Ballot had the following language on the ballot that was approved by the voters. This proposed program complies with the SPET ballot language, specifically that the SPET funds may be used for "the purchase of deed restrictions to house the local workforce."

Community Housing Opportunities

\$5,500,000.00 for the purchase of appropriately zoned land to develop permanently deed restricted housing thereon and/or the purchase of deed restrictions to house the local workforce. Funds will be placed in the Jackson/Teton County Housing Authority Housing Supply account. The Jackson Town Council and the Teton County Board of County Commissioners must authorize and direct the expenditure of these funds.
This project is sponsored by Teton County.

At the January 2021 Joint Information Meeting the Board and Council approved a pilot program that would utilize 2019 Specific Purpose Excise Tax ("SPET") Community Housing Priorities funds to purchase permanent deed restrictions on existing homes located in Teton County, Wyoming. The Board and Council also directed staff to provide an update on the program at the July 2021 Joint Information Meeting.

The pilot program was approved to purchase restrictions in one of two ways:

- 1) Down payment assistance to Qualified Households who sought to purchase a market rate home. The household could apply to receive up to 16.5% of the appraised value or sales price (whichever is lower) capped at \$150,000. To qualify, a household must have at least one person who works full-time for a local business and 75% of the household's income must be earned locally. The household may not own property within 150 miles of Teton County, Wyoming. At closing, the Qualified Household records a permanent Workforce Ownership deed restriction on the home.

- 2) Payment to a household who owns a home located in Teton County, Wyoming in return for the recordation of a permanent Workforce Ownership deed restriction on the home. The household provides a current appraisal and inspection report for the home. The Housing Authority can pay up to 16.5% of the appraised value or \$150,000 – whichever is less – for the permanent deed restriction.

At the July 12, 2021 JIM, the Board and Council directed staff to make two changes to the pilot program:

- 1) Exempt current homeowners who wish to sell a deed restriction on their home from Workforce Program qualification requirements. Require all tenants in these units to meet Workforce Program qualification requirements.
- 2) Increase the maximum amount the Housing Authority can pay to purchase a deed restriction to 20% of the appraised value or sales price, whichever is lower, capped at \$200,000.

Since the pilot program began, 19 households have been pre-qualified for the program and three households have utilized down payment assistance to purchase homes on which they recorded a permanent Workforce restriction with one more pending. In total and including the pending sale, \$613,420 has been spent to purchase four deed restrictions (avg. \$153,355/unit.). \$386,580 remains from the initial \$1,000,000 allocation for the program.

Today, staff seeks direction on three key issues:

- 1) Creating a permanent Preservation Program in the Housing Department Rules and Regulations. The pilot program has been active for 12 months. At this point, are the Council and Board ready to permanently create the Preservation Program? This will not ensure future funding for the program but will permanently place the program in the Housing Department Rules and Regulations.
- 2) Purchasing Workforce Rental Deed Restrictions on Existing Homes. The pilot program currently allows the Housing Authority to purchase a Workforce Ownership deed restriction on a home that a Qualified Household is purchasing and in which they will reside. Do the Council and Board want to purchase deed restrictions on rental properties? If so, a Workforce Rental restriction will be recorded and will require that a Qualified Household resides in the unit.
- 3) Future funding for the program. The approved 2021 Housing Supply Plan calls for an additional \$2,000,000 investment in the Preservation Program which, once spent, will create at least 10 additional permanently deed restricted homes. Currently, \$386,580 remains in allocated funding for the program. Do the Council and Board want to allocate additional 2019 SPET funds to this program now?

COMPREHENSIVE PLAN ALIGNMENT

Comprehensive Plan

Principle 5.1: Maintain a diverse population by providing workforce housing.

Principle 5.3: Reduce the shortage of housing that is affordable to the workforce.

Principle 5.4: Use a balanced set of tools to meet our housing goals.

Housing Action Plan

Initiative 2C: Preserve existing workforce housing stock to avoid leakage.

STAKEHOLDER ANALYSIS

Stakeholders include Town and County taxpayers; homeowners; households seeking safe, stable housing; and local businesses.

FISCAL IMPACT

The Board and Council directed and authorized the Housing Authority to utilize \$1,000,000 in SPET funds for this pilot program. Another \$2,000,000 was identified for this use in the 2021 Housing Supply Plan that was approved by the Board and Council in May 2021.

To-date, \$613,420 has been used for four deed restriction purchases (this includes 1 pending purchase), which leaves \$386,580 left in the initial \$1,000,000 allocation.

The 2019 SPET is for \$5,500,000. The Housing Authority currently holds \$1,024,676.27 in SPET funds and anticipates receiving another allocation of \$2,000,000 in November 2022.

STAFF IMPACT

The program requires time from the Housing Manager, Housing Sales Coordinator, Housing Director, and Town and County Legal Departments.

LEGAL REVIEW

L. Colasuonno and A. Moore

ATTACHMENTS

None

RECOMMENDATION

The draft Regional Housing Needs Assessment indicates that the community is about to experience the loss of around 13% of our workforce due to retirement. This equals around 1,300 units. Taking retirement leakage into account along with future job growth, the assessment identifies the need for about 2,500 units of workforce housing to maintain our current commuter patterns (40% commute) and 2,700 units to reach our 65% resident workforce goal. These units can be achieved through both new production and preservation of existing housing stock.

The Preservation Program is one of the tools the Town and County can utilize to permanently protect existing housing stock for the local workforce.

Staff recommends permanently creating the Preservation Program in the Housing Department Rules and Regulations.

- This will codify the program so that it is clearly and permanently defined but will not ensure funding for the program.

Staff recommends directing and authorizing the Housing Authority Board to purchase Workforce Rental deed restrictions on existing properties based on the following parameters: 10% of the home's value, not to exceed \$100,000 per unit.

- Workforce Rental deed restrictions do not include an appreciation cap, nor do they include a rental rate cap.
- Workforce Rental units rent rates are currently discounted about 10% from the market (average).
- Given the number of units we need to permanently create for the workforce in the next five years, investing in preservation of existing housing stock that can be immediately utilized as Workforce Rental housing adds another tool in the housing toolbox for the community while also protecting existing community character.

Staff recommends directing and authorizing the Housing Authority Board to allocate an additional \$1,000,000 for the Preservation Program.

SUGGESTED MOTION

Both Town and County:

I move to direct staff to include the Preservation Program in the 2022 Housing Department Rules and Regulations updates.

I move to direct staff to expand the Preservation Program to allow for the purchase of Workforce Rental deed restrictions on existing units for a maximum of 10% of the home's value not to exceed \$100,000.

I further move to direct and authorize the Jackson / Teton County Housing Authority to allocate \$1,000,000 in 2019 SPET funds for the Preservation Program.



JOINT INFORMATION MEETING AGENDA DOCUMENTATION

SUBMITTING DEPARTMENT: Affordable Housing

PRESENTER: Stacy Stoker

MEETING DATE: February 28, 2022

SUBJECT: Housing Rules and Regulations Topic Identification

STATEMENT/PURPOSE

The Town Council ("Council") and Board of County Commissioners ("Board") will determine which topics to include for discussion when they discuss the annual update to the Jackson/Teton County Housing Department Rules and Regulations ("Rules and Regulations") at the June Joint Information Meeting ("JIM").

BACKGROUND/ALTERNATIVES

In June of 2018, the Council and Board adopted the Rules and Regulations. Staff brings proposed changes to the Council and Board annually for approval. These changes include clean-up items and larger policy questions.

The attached list of potential topics for discussion has been drafted by staff based on requests from the Council and Board, public comment, and staff's recommendations. Staff notes it is providing the complete list of ideas for consideration by the Council and Commission, however, the items on the list have not been comprehensively vetted by staff or legal counsel, as it is unclear which, if any option the Council and Commission will favor. Once Council and Commission provide direction, staff and legal counsel will thoroughly review each item in depth.

The final list of topics resulting from this meeting will be analyzed by staff, considered by the Housing Authority Board at their May 6, 2022 meeting, and then brought to the June 6, 2022 JIM for discussion and consideration.

Today, staff is seeking direction from the Council and Board on whether to remove or add topics for analysis and discussion to the list.

COMPREHENSIVE PLAN ALIGNMENT

Common value 3, Section 5 is to ensure a variety of workforce housing opportunities so that at least 65% of those employed locally also live locally. The Housing Department Rules and Regulations govern the workforce housing to ensure that the units are being used as the community intends.

Housing Action Plan – The Housing Rules and Regulations annual update aligns with Chapter 3 of the Housing Action Plan *Housing Management Plan*, which requires the Housing Manager to revise existing Rules into a unified set of rules that address: standards and processes for enforcement and monitoring of restrictions; maintenance and improvement of restricted housing units; minimum requirements for new restricted units; and minimum standards of livability for existing units to be adopted by the Town Council and the Board of County Commissioners.

STAKEHOLDER ANALYSIS

Stakeholders include applicants, owners and tenants of restricted homes, the public, elected officials, and staff. The process for making changes to the Housing Rules and Regulations provides ample opportunity for stakeholders to make public comment and includes the following:

- January 31, 2022: Housing Department sent out an email to over 4,000 community members, highlighting the opportunity to provide suggested upgrades or changes to the Rules and Regulations.
- February 28, 2022: Joint Information Meeting – Topic Identification
- May 4, 2022: Housing Authority Board Meeting, Rules and Regulations Annual Update Recommendations

- June 6, 2022: Joint Information Meeting – Rules and Regulations Annual Update Discussion and Direction to staff.
- Beginning in July 2022: The Rules and Regulations are enacted as an ordinance in the Town of Jackson Municipal Code and undergo three ordinance readings, each of which include a public comment opportunity, that take place on three different days, that span, at minimum, ten days. The anticipated dates of the ordinance readings are July 5, July 19, and August 16. Should Council and the Board elect to continue this item, the anticipated ordinance reading dates will shift and new anticipated dates will be provided in the future staff report.
- The Housing Department began receiving public comment January 31st. The public will be able to comment throughout the process to the Housing Department or to the Town Council and Board of County Commissioners via email or at public meetings.

All public comment received so far is attached. Some items do not pertain to the Rules and Regulations so they were not included in the Topic Identification List.

FISCAL IMPACT

N/A

STAFF IMPACT

Tracking, reviewing, and analyzing needed or potential changes to the Housing Rules and Regulations has taken approximately 75 hours of Housing Department time and 50 hours of Legal staff time this year.

LEGAL REVIEW

A. Moore and L. Colasuonno

ATTACHMENTS

- Jackson/Teton County Housing Department Rules and Regulations 2022 Topics Identification List
- Public Comment

RECOMMENDATION

Staff included item #17. Ownership of Residential Real Estate in the Topic Identification list because some public comment was received requesting it. Staff recommends removing item #17 because this topic was discussed at last year's Rules and Regulations update with the same ten elected officials. It was decided that the rule would remain at no residential real estate ownership within 150 miles of Teton County. Staff recommends keeping the rest of the list as is.

SUGGESTED MOTION

Suggested Motion if the Attached List is Not Altered:

I move to approve the list of Rules and Regulations topics for update attached to this staff report and direct staff to present said list at the June 6th JIM with policy options for each topic.

Suggested Motion if the Attached List is Altered by Council and the Board:

I move to approve the list of Rules and Regulations topics for update attached to this staff with the following alterations:

1. _____
2. _____
3. _____

and direct staff to present the altered list at the June 6th JIM with policy options for each topic.

Jackson/Teton County Housing Department Rules and Regulations Topic Identification List

	Topic	Background	Include – Yes/No
1.	Accessory Residential Units (ARUs)	Currently, ARUs that are secondary to a commercial use are restricted with a Workforce Housing Rental Restriction. Should we continue to restrict these as Workforce Housing?	
2.	Local Business	Can private residences qualify as a Local Business?	
3.	Local Business	Staff has experienced some issues with the Local Business Definition. Should it be revisited? For example, currently a business can use a Town of Jackson (TOJ) Business License to verify they are physically located in Teton County, however, a business does not have to be physically located in Teton County to get a TOJ Business License.	
4.	Cosigners and Guarantors	Currently, cosigners are not allowed on Affordable or Workforce loans without granting of an exception. Should cosigners and guarantors be allowed on Workforce units?	
5.	Employment	Currently, full-time employment is defined as 30 hours per week (1,560 hours per year). Should this number be changed?	
6.	Employment	Currently, only one person in the household is required to work full-time in Teton County. Should this be changed?	
7.	Income	Rental income is currently included in a household's income for qualification. Which expenses, if any, should be allowed as deductions?	
8.	Income	The Rules and Regulations are not clear on what sources of income are considered non-local. Should this be added?	
9.	Weighted Drawing	Should additional consideration be given in a Weighted Drawing for households who were born or graduated from high school in Teton County, Wyoming?	
10.	Homeowner Associations (HOA)/Covenants, Conditions, & Restrictions (CCRs)	The Rules and Regulations do not include rules concerning HOAs and; CCRs, and a) how much either can-charge or assess restricted homeowners or b) upon what grounds they can assess or charge restricted homeowners. Should this be added?	
11.	Definition of Household	Should the definition of household for Workforce units be changed to allow roommates in rental units to be qualified as separate households?	
12.	Interruption of Employment	Should the current rule allowing interruption of employment for a maximum of 2 years be changed?	

Jackson/Teton County Housing Department Rules and Regulations Topic Identification List

13.	Workforce Housing	The current requirement is that 75% of a household's income must be from a Local Business. Should this percentage be changed?	
14.	Maximum Rents	When Affordable homeowners request a leave of absence and to be allowed to rent their home, what costs should be included in the maximum rent allowed?	
15.	Ownership of Residential Real Estate	Should the current rule that prohibits ownership of other residential real estate within 150 miles of Teton County be changed?	
16.	Central Wyoming College (CWC) Students	Should CWC students qualify to occupy Workforce Housing?	

From: [X X](#)
To: [Stacy Stoker](#)
Subject: Comments
Date: Saturday, February 12, 2022 7:00:26 AM

[**NOTICE:** This message originated outside of the Teton County's mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi and thank you for taking public comments. My comment is related to the rules and regulations of housing communities once occupied...not necessarily rules and regs for getting in. I live near a low rent development and it's been my observation over the last 10 years that because the occupants are mostly renters and not owners, they don't seem to care about following the rules. There is dog feces everywhere. The front and back of the property looks like a garbage dump. The tenants don't care about the level of noise they make during the late evening and night which impacts several people within the building and surrounding neighborhood. It's very frustrating. It's also frustrating that the Jackson/Teton County Housing Department doesn't enforce the rules and regs. Please consider in the future mostly ownership and not rentals...it makes a difference.

From: [Bonnie Self](#)
To: [Stacy Stoker](#)
Subject: Rules and Regulation Comments
Date: Sunday, February 13, 2022 10:52:14 AM

[**NOTICE:** This message originated outside of the Teton County's mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Ms. Stoker,

Thank you for the opportunity to comment on the following two rules and regulations under Workforce Housing Programs.

1. The rules restrict workforce housing to anyone who owns residential real estate 150 miles from Teton County.

This rule seems to imply that someone who owns a home in Pocatello, Idaho or just north of Kemmerer, Wyoming but works in Jackson cannot secure workforce housing. With intense transportation challenges due to weather, roads and population growth, the rules are exacerbating the situation by requiring people to commute long distances instead of living in the County where they work. With astronomical housing prices and a challenging market in Jackson, these individuals do not have incentive to sell their homes, a long-term investment, in order to rent locally. This rule also implies that someone could own a multi-million dollar home in Park City but secure workforce housing without selling since it is over 150 miles away.

I suggest that you review and adjust these regulations to the immediate vicinity of Jackson Hole to get local workers back in the valley without them being required to sell their home.

2. The rules restrict workforce housing to anyone who does not earn a minimum of 75% of their household income from a local business.

Though we have two employees out of our three person household that work in the Town of Jackson (one full-time at a nonprofit organization and one part-time at a local cafe), we are still shy of the 75% threshold since our third member works for local government in Idaho. Though this individual does not work in Jackson, they are involved in regional issues that affect Jackson Hole.

I would recommend that this percentage be decreased or reviewed on a case by case basis to not exclude households that give back to the community.

I appreciate the opportunity to comment and hope the regulations can change to keep people living closer to where they work or go to school. This will only help other county crises such as transportation and workforce shortages.

Sincerely,
Bonnie Self
Teton County, WY



Central Wyoming College - Jackson

240 S. Glenwood St. Jackson, Wyoming 83001 307.733.7425 jackson.cwc.edu

July 30, 2021

Dear Mayor Morton Levinson, Vice-Mayor Jorgensen, and Town Councilors,

We appreciate all the work you are doing this summer and year-round to keep our Town and community safe.

As you know, Central Wyoming College (CWC) is respectfully requesting consideration to revise the Teton County/Town of Jackson Housing Rules and Regulations to enable CWC Jackson students to live in workforce subsidized rentals while attending school.

At your Monday, August 2nd meeting, we hope you will make suggestions during the First Reading to reflect this change.

We feel this is important because programs such as nursing, accounting, and education are intensive and do not have the required working hours of some of the CWC programs such as the Culinary and Hospitality. Despite the fact that our students are 95% local, they face the same housing challenges that everyone does with reasons ranging from their current housing (parents) situation has changed, or they need to move out for personal or space reasons.

For example, most students entering the nursing program at CWC will take full time college classes for at least three years, and in order to succeed in the coursework it is not possible to work long hours. Access to subsidized housing will enable these students to prepare for jobs that are in high demand in our community and become one of our local workforce living in affordable, stable housing. We need an opportunity for these students to look forward to opportunities and careers in our community. One that allows local children the ability to grow their careers and contribute to their town after graduating high school.

Students would have to show they are enrolled at CWC no less than 24 credits a year and be employed, volunteer or have an internship in Jackson Hole for no less than an average of 15 hours per week over the year. CWC can work with the Housing Authority to adjust these calculations for students that have only a semester to complete their program. There can also be stipulations that those applying for subsidized workforce housing as a CWC student can show they have been Wyoming residents for at least one year. We also request that CWC internship hours be counted towards the work requirement hours.

This proposal is a path forward to providing an opportunity to these students and indicates an important priority of supporting local residents through a means to develop, nourish, and create a sustainable life here. We look forward to working together with you and staff.

I appreciate your consideration.

Sincerely yours,



Susan Durfee
CWC Jackson
Director

cc: April Norton, Jessica Jaubert, Willie Noseep

From: [Debby Hathcock](#)
To: [Stacy Stoker](#)
Subject: Housing Rules & Regs Annual Update
Date: Monday, January 31, 2022 1:59:45 PM

[**NOTICE:** This message originated outside of the Teton County's mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Stacy,

I have lived and worked in Teton County, WY for over 10 years collectively. I recently applied to be included in a drawing for a one-bedroom affordable condo for sale only to be told I couldn't apply because I changed my financial status AFTER I found out that the condo was available. I am single, have my 84-year-old mother living with me with a fixed income, and my 22-year-old daughter who is going to college online. I am in a position where it is VERY RARE that anything comes up that I can afford long term. My mother is in line to become a Pioneer Homestead resident and my daughter is at the age where she could move out any time. People like me should be able to apply for different opportunities like this if they arise. It is not fair to exclude me from getting long-term affordable housing for just me if it arises or for all three of us if something comes up.

Again, it is so rare that something comes available that I can afford, I should be able to determine if it is a good fit for just me or for my entire little family. Please suggest that this process be changed for those of us that are not in the typical categories (ex. family with 2 kids, single mom, single, etc).

Thank you for your consideration!

Debby Hathcock

From: [Doug Hayden](#)
To: [Stacy Stoker](#)
Subject: Housing Rules and Regs March mtg
Date: Wednesday, February 9, 2022 9:28:34 PM

[**NOTICE:** This message originated outside of the Teton County's mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Stacy,

I would like to submit a recommendation for a policy change to the rules and regs. This is for the meeting that will take place March 7.

My proposed policy change is to allow community members the option to leave town in pursuit of education if they have 2 years of county work experience prior to departure and if they return to the county following their education to begin contributing to the local workforce. The education leave would have no timeline cap as opposed to the current 2 year cap. In this situation, individuals and families would be allowed to maintain their years of county employment eligibility and apply them to their housing application upon return from school. It is imperative that you not penalize our community members for investing in education that helps fill essential jobs in this town. Getting an education and returning to Teton County should be viewed as an investment in the town and its well being.

Thank you,
Doug Hayden
gdhayden83@gmail.com

From: [melissa kryger](#)
To: [Stacy Stoker](#)
Subject: Rules and Regs
Date: Wednesday, February 2, 2022 12:09:27 PM

[**NOTICE:** This message originated outside of the Teton County's mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Stacy,

Hope you are having a great day.

I think we should allow lower hours this year for full time employment and possibly the prior year. I know I will not qualify as my employer decided to shut down numerous times directly related to COVID.

Also, my landlord is amazing, and has not raised my rent in three years. I think there should be a program for fair landlords. Maybe a tax break?

I truly appreciate the opportunity to put ideas out there.

Sincerely,
Melissa Kryger

From: [Mike Hazlett](#)
To: [Stacy Stoker](#)
Subject: Re: Housing Qualifications Feedback, Remove 150 Mile Ownership Restriction.
Date: Wednesday, February 16, 2022 2:45:37 PM
Attachments: [image001.png](#)

OK,

In that case, I would like to request discussion about removing the 75% local income rule inside Teton Co for law enforcement and Fire/EMS personnel.

Some of us have had previous careers, received pensions, and are bringing forward years of experience to the job. Living in Teton Co, as I mentioned earlier, would provide for local assistance during periods of large events or multiple calls for service when both agencies are having difficulty with retention.

Thanks again, Mike

Mike Hazlett
Fire Captain/Paramedic
Jackson Hole Fire EMS
<http://www.jhfire-ems.org/>
307-413-2066

From: Stacy Stoker <sstoker@tetoncountywy.gov>
Sent: Wednesday, February 16, 2022 12:29 PM
To: Mike Hazlett <mhazlett@tetoncountywy.gov>
Subject: RE: Housing Qualifications Feedback, Remove 150 Mile Ownership Restriction.

No, but that is on the list to be discussed in June. The March 7 meeting has been moved to February 28. The electeds will be deciding whether they want to take anything off of our list or add anything to it. The 75% local income rule has been requested by them so I am assuming it will stay on the list.

Stacy Stoker
Manager I Jackson/Teton County Affordable Housing Department
(o) 307-732-0867
www.jhaffordablehousing.org
Follow us on [Facebook](#) & [Instagram](#)
#housingjh #communityfirstresortsecond



From: Mike Hazlett <mhazlett@tetoncountywy.gov>
Sent: Wednesday, February 16, 2022 12:26 PM
To: Stacy Stoker <sstoker@tetoncountywy.gov>
Subject: Re: Housing Qualifications Feedback, Remove 150 Mile Ownership Restriction.

Stacy,

I guess I was unaware of that option.

Are the any drawing with only 40% on my income from inside Teton Co?

Thanks, Mike

Mike Hazlett
Fire Captain/Paramedic
Jackson Hole Fire EMS
<http://www.jhfire-ems.org/>
307-413-2066

From: Stacy Stoker <ssroker@tetoncountywy.gov>
Sent: Wednesday, February 16, 2022 8:09 AM
To: Mike Hazlett <mhazlett@tetoncountywy.gov>
Cc: MIKE HAZLETT <mikehazlett@comcast.net>
Subject: RE: Housing Qualifications Feedback, Remove 150 Mile Ownership Restriction.

Hi Mike,
Thank you for your email. I will include this as public comment. Please note that you can still apply for housing even though you own a place in Lincoln County. If you were to get picked for something and wanted to move forward with purchasing, you would be required to sell the home in Lincoln County.
Have a great day!

Stacy Stoker
Manager I Jackson/Teton County Affordable Housing Department
(o) 307-732-0867
www.jhaffordablehousing.org
Follow us on [Facebook](#) & [Instagram](#)
#housingjh #communityfirstresortsecond



From: Mike Hazlett <mhazlett@tetoncountywy.gov>
Sent: Wednesday, February 16, 2022 7:25 AM
To: Stacy Stoker <sstoker@tetoncountywy.gov>
Cc: MIKE HAZLETT <mikehazlett@comcast.net>
Subject: Housing Qualifications Feedback, Remove 150 Mile Ownership Restriction.

Stacy,

Thank you for managing the challenging job of housing in Teton County.

I have been a Jackson Hole Fire/EMS Fire Captain/Paramedic for over four years and have been unsuccessful in purchasing housing in Teton County.

I purchased a small cabin in Lincoln Co a couple of years ago as rents were just as high as a mortgage. I commute 1 1/2 hours to work in Jackson, traveling up the Snake River Canyon.

If housed in Teton County, I would also be available, when not on shift, to provide backfill and emergency response when staffing issues are unable to provide manpower for emergency calls. Unfortunately, this issue of inadequate staffing has become more common place when multiple calls for service are pending.

I would like the requirement of home ownership within 150 miles removed so that if a workforce home comes available, I would be able to apply and possibly purchase.

Thanks, Mike

Mike Hazlett
Fire Captain/Paramedic
Jackson Hole Fire EMS
<http://www.jhfire-ems.org/>
307-413-2066

From: [Shelby Read](#)
To: [Stacy Stoker](#)
Subject: Recommended Change
Date: Tuesday, February 1, 2022 2:47:59 PM

[**NOTICE:** This message originated outside of the Teton County's mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Stacy,

I would like to suggest that we be able to own property within a closer proximity than 150 miles. I don't want to buy a new house (because haha we couldn't afford anything close anyway), but there is an opportunity to purchase land within a couple of hours of Teton County that could be an investment for my family. I know that the Housing Trust has different rules and I'm just wondering if the Housing Department could revisit the rule for our housing program.

Respectfully,
Shelby Read

--

Cheers,
Shelby
she/her