Special Joint Information Meeting

TOWN COUNCIL & COUNTY COMMISSIONER MEETING

June 13, 2022
1:00 PM
Council Chambers
Chair: Mayor 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/82998098084?pwd=QkFnMDBqSHNvbFJvdUN4Q1BFZ3gxZz09
If the link does not work, join at zoom.com with Webinar ID **829 9809 8084** Password: **83001**
or join by phone **+1 346 248 7799** with Webinar ID **829 9809 8084** and Password: **83001**

II. CALL TO ORDER AND ROLL CALL

III. DISCUSSION/ACTION ITEMS

1:00-1:15 Travel and Tourism Board Budget - Continued (Riley Tyalor)

1:15-1:30 Energy Conservation Works Budget (Riley Taylor)

1:30-3:30 Housing Rules and Regulations Annual Update (April Norton)

3:30-5:00 SPET Discussion (Roxanne Robinson)

5:00 *Town Only* - Ordinance L (third reading, to be designated Ordinance 1318)

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.

BOARD OF COUNTY COMMISSIONERS

TOWN COUNCIL

JOINT INFORMATION MEETING
AGENDA DOCUMENTATION

SUBMITTING DEPARTMENT: Administration **PRESENTER**: Riley Taylor

MEETING DATE: June 13, 2022

SUBJECT: **ECW and TTB FY23 Budgets**

STATEMENT/PURPOSE
The purpose of this item is to consider approving the proposed FY23 budgets for the Energy Conservation Works (ECW) and Jackson Hole Travel and Tourism Board (TTB).

BACKGROUND/ALTERNATIVES
The Joint Powers Agreement requires Town Council and County Commission approval of the ECW budget on an annual basis. An excerpt from the ECW Joint Powers Agreement is below:

> (d) Budget Approval. The Budget shall be reviewed and approved by the Town Council and the Board of County Commissioners. The Board shall submit their proposed budget to the parties no later than May 15 of every year.

Similarly, the Joint Powers Agreement between the Town and County indicates that the Travel and Tourism Board must submit their budget and operating plan no later than May 15th of each year to the Town Council and the County Commissioners. The budget and operating plan is then subject to review, alteration, modification or revision, and approval by the Town Council and the Board of County Commissioners. An excerpt from the JPA is below:

> 8(e) Budget Approval. The Budget and operating plan shall be reviewed and approved by the parties. The Board shall submit their proposed budget and operating plan to the parties no later than May 15 of every year.

Alternatives include:
1. Adopt the proposed budget(s) as presented.
2. Alter, modify and revise the budget(s) and adopt an amended budget.
3. Other

COMPREHENSIVE PLAN ALIGNMENT
ECW operations are in direct alignment with Section 2 of Common Value No. 1, Ecosystem Stewardship as it relates to Climate Sustainability through Energy Conservation. Principles 2.1 and 2.4 regarding the reduced consumption of non-renewable energy and the increase in energy efficiency in buildings is the prerogative of the ECW.

TTB operations are in alignment with the Economy section of the comprehensive plan. This section discusses the need to expand our approach to tourism to develop it as a more sustainable year-round economic sector. Attracting tourists as well as second homeowners to the community year-round utilizes existing capacity to create greater investment in the community while limiting additional impacts to our ecosystem. The focus of the TTB budget includes management of tourism v. a single focus on increasing tourism. Policy 6.1.b discusses promoting eco-tourism that promotes energy efficient and low impact enjoyment of the ecosystem having an expanded role in the overall tourism sector. Policy 6.2.a. discusses enhancing tourism as the basis of the economy. Strategies that support the activities of the Travel and Tourism Board include 6.1.S.1. Marketing the community as a "green" location to visit, live and work, and promoting businesses based on eco-tourism, 6.2.S.1. Exploring cultural tourism and other opportunities to fill existing capacity for lodging accommodations and services during shoulder seasons, 6.2.S.2. Expanding tourism promotion to encourage longer stays and increased spending by visitors to the community, second homeowners and retirees.

STAKEHOLDER ANALYSIS

The stakeholders of the ECW include the Town, County and Lower Valley Energy as partners in this initiative, those participants in any of the ECW programs that have reduced their energy bills through efficiency, and all the customers of Lower Valley Energy that enjoy the benefits of avoided costs or higher energy bills system wide.

The stakeholders of the TTB include all residents and guests to the community.

FISCAL IMPACT

The FY23 Town budget contains a recommendation for a $35,000 allocation to the Energy Conservation Works (ECW) as does Teton County's.

The Travel and Tourism Board does not receive any direct funding from the Town of Jackson or Teton County, only from the 60% of the lodging tax that is dedicated to promotion.

STAFF IMPACT

Approximately two hours to schedule presentations and prepare and revise the staff report for this item.

LEGAL REVIEW

Not required.

ATTACHMENTS

None. Presentation materials will be provided by the boards.

RECOMMENDATION

To approve the FY23 budget for the Energy Conservation Works (ECW) and Jackson Hole Travel and Tourism Board (TTB) as presented.

SUGGESTED MOTIONS

I move to approve the proposed FY23 budget of the Energy Conservation Works as presented.

I move to approve the proposed FY23 budget of the Jackson Hole Travel and Tourism Board as presented.

TETON COUNTY/TOWN OF JACKSON
FUNDING REQUEST FORM
FY2021

Agency Name: Energy Conservation Works				Prepared By: Phil Cameron		
Funds Requested						
	FY20-21 Funds Received	% of Received as overall Budget	FY 21-22 Funds Received	% of Received as overall Budget	FY 22-23 Funds Requested	% of Request as % of overall Budget
Town	$ 28,000.00	8%	$ 35,000.00	10%	$ 35,000.00	8%
County	$ 28,000.00	8%	$ 35,000.00	10%	$ 35,000.00	8%
TOTAL REQUEST	$ 56,000.00	15%	$ 70,000.00	20%	$ 70,000.00	16%
Organization's Annual Budget Information						
	FY20-21 Funds Received	% of Income/Expense	FY 21-22 Funds Received	% of Income/Expense	FY 22-23 Funds Requested	% of Income/Expense
INCOME						
Local Government	$ 102,500.00	28%	$ 123,500.00	36%	$ 129,500.00	30%
State Government	$ -		$ -	0%	$ -	0%
Federal Grants	$ -		$ -	0%	$ -	0%
Non-Gov. Grants	$ 2,000.00	1%	$ 12,389.00	4%	$ 15,000.00	4%
Donations	$ 18,467.00		$ 32,535.00	9%	$ 42,500.00	10%
Fees for Service	$ 1,700.00	0%	$ 1,500.00	0%	$ 1,500.00	0%
Fundraising	$ 10,500.00	3%	$ 6,500.00	2%	$ 12,500.00	3%
In-Kind	$ -		$ -	0%	$ -	0%
Use of Reserves	$ -		$ -	0%	$ -	0%
Other	$ 228,047.00	63%	$ 169,202.00	49%	$ 226,000.00	53%
TOTAL INCOME	**$ 363,214.00**	**100%**	**$ 345,626.00**	**100%**	**$ 427,000.00**	**100%**
EXPENSES						
Direct Service Costs: Salary, Benefits, Supplies etc.	$ 163,500.00	48%	$ 211,000.00	61%	$ 224,000.00	54%
Indirect Services Costs: Administrative, bookeeping, fundraising, marketing etc.	$ 42,302.00	13%	$ 64,105.00	19%	$ 78,000.00	19%
Other Expenses: Program Expenditures		0%	$ -	0%		0%
Res Loan Payments	$ 101,962.00	30%	$ 32,500.00	9%	$ 55,000.00	13%
WEA Loan Interest	$ 4,192.00	1%	$ 5,300.00	2%	$ 5,500.00	1%
LOC Commercial Loan	$ 3,698.00	1%	$ 1,750.00	1%	$ 2,250.00	1%
Green Power Purchases	$ 22,200.00	7%	$ -	0%	$ 22,000.00	5%
EcoFair	$ -	0%	$ 30,500.00	9%	$ 30,500.00	7%
	$ -	0%	$ -	0%	$ -	0%
	$ -	0%	$ -	0%	$ -	0%
TOTAL EXPENSES	**$ 337,854.00**	**100%**	**$ 345,155.00**	**100%**	**$ 417,250.00**	**100%**
Net Income/ Expense	***$ 25,360.00***		***$ 471.00***		***$ 9,750.00***	
Operating Reserve Funds:	$ 121,214.00		$ 121,214.00		$ 125,284.00	
Capital Reserve Funds:	$ -		$ -		$ -	

TETON COUNTY WYOMING
BOARD OF COUNTY COMMISSIONERS

TOWN COUNCIL

JOINT INFORMATION MEETING
AGENDA DOCUMENTATION

SUBMITTING DEPARTMENT: Joint Affordable Housing **PRESENTER**: Stacy Stoker

MEETING DATE: June 13, 2022,

SUBJECT: **Annual Update to Jackson/Teton County Housing Department Rules and Regulations**

STATEMENT/PURPOSE

The Board and Council will consider 10 policy topics in the Jackson/Teton County Housing Department Rules and Regulations and provide direction to staff. These topics include seventeen policy questions.

BACKGROUND/ALTERNATIVES

In June of 2018, the Jackson Town Council ("Council") and Teton County Board of County Commissioners ("Board") adopted the Jackson/Teton County Housing Department Rules and Regulations. Staff brings proposed changes to the Council and Board annually for approval.

On February 28, 2022, the Town Council and Board of County Commissioners identified a list of topics that they requested to be discussed at the annual Rules and Regulations Update. The attached list encompasses the entire list of identified topics with the exception of one, which was a request to add the topic of requiring energy efficient appliances in the Livability Standards for restricted units. Energy Star appliances is already a requirement in the Livability Standards so this topic was removed.

The complete list of topics and policy questions along with staff analysis is attached.

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.

FISCAL IMPACT
N/A

STAFF IMPACT
Tracking, reviewing, and keeping notes on needed or potential changes to the Housing Rules and Regulations has taken a significant amount of both legal and housing staff time.

LEGAL REVIEW
A. Moore and L. Colasuonno

ATTACHMENTS

- Topic List and Staff Analysis

RECOMMENDATION
Staff and Housing Authority Board recommendations are included as part of the attached Topic List and Staff Analysis.

SUGGESTED MOTION
County motion:
I move to direct staff to make the changes to the Housing Rules and Regulations, as proposed today, and bring the proposed redlined Housing Rules and Regulations document back to the July 11 JIM for approval and release for the 45-day public comment period.

Town motion:
I move to direct staff to make the changes to the Housing Rules and Regulations, as proposed today, and bring the proposed redlined Title 16 of the Town of Jackson Ordinances back to the July 11 JIM for approval and to begin the 3 readings of the ordinance changes prior to adoption.

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TOPIC LIST AND STAFF ANALYSIS

JACKSON/TETON COUNTY AFFORDABLE HOUSING

HOUSING RULES AND REGULATIONS UPDATE 2022

1. COMPLIANCE

How should the Housing Department perform compliance on restricted rental units?

Currently, for restricted ownership and rental units under the Affordable and Workforce housing programs, the Housing Department reaches out to owners annually to request verification documentation. Restrictions recorded on the properties provide the Housing Department with the authority to request documentation needed to verify that the owner or tenant is a Qualified Household. For rental units, the Housing Department requests the following:

1. Tenant Application. This application provides information about the tenant. The tenant fills in their place(s) of employment, income, banking information, and signs a Certification and Oath stating that the information they have provided is true and correct.

2. Qualification Worksheet. This is a worksheet that the landlord completes. It has a place for tenant's Local Income, non-local income, and hours worked. This helps the Housing Department to see how the landlord qualified the tenant and is used as a comparison when the Housing Department calculates these criteria.

3. Affidavit of Current Employment. This form is completed by the employer(s) of the tenants. It provides income, hours worked, hire date, work period (seasonal or year-round), and bonuses. This form helps the Housing Department to determine if the tenant is currently employed, the hours they are working, and what they are getting paid.

4. Prior year tax returns and W-2s. These are used to determine whether there are other sources of income such as dividends, rental income, self-employment income, etc. This is the only way the Housing Department can verify non-local income or the lack thereof.

5. Authorization to Release Information. This form is signed by the tenant and allows the Housing Department to get further information from the employer if the Affidavit of Employment is not completed correctly.

6. Most recent one-month bank statements. The Housing Department no longer asks for bank statements because to get accurate information, at least 3 months of statements would be required. Staff believes that tax returns are enough and bank statements are an option when there are questions or red flags. An example of this would be a full-time server at Bubba's who makes $10,000 per year. It would be evident that tips are not being claimed.

The Housing Department has reached out to Housing Departments and organizations locally and in other communities to inquire about their processes.

Following are processes used to qualify and requalify tenants by other entities:

Aspen Pitkin County Housing Authority
1. Bi-annual requalification
2. Copy of ID
3. Tenant Application
4. Most recent pay stub and Affidavit of Employment completed by employer(s).
5. 2 years of W-2s. and 2 years of Tax returns and current year's W-2s and tax return on Tax Day.
6. Statements for all assets and liabilities (bank statements, investment accounts, car loans, credit cards, etc)

Snow King Apartments – LIHTC Funds
1. Annual Requalification
2. Tenant Application
3. Affidavit of Employment completed by Employer
4. Most recent W-2s and Tax Returns
5. Bank statements

Jackson Apartments – USDA Rural Development Funds
1. Annual Requalification
2. Tenant Application
3. Affidavit of Employment completed by Employer
4. Bank Statements
5. W-2s and Tax Returns if there are questions about the application
6. Tenant is required to report any changes to income or a change in household size immediately and may be evicted with 30-day notice if they exceed the income limit.

Legal Opinion: Public comment at the Housing Authority Board Meeting indicated that owners requiring tenants, who are also employees, to provide personal information is coercion and unconstitutional. Both Town and County legal have indicated that requiring this type of documentation for restricted units in Teton County is typical and common practice in all types of government benefit programs. I

Option 1. Keep the status quo. Continue to request the above listed documentation and require all owners to obtain the documents from their tenants to provide to the Housing Department.

Option 2. Staff and Housing Authority Board Recommendation: Staff recommends continuing to ask for the current required documentation with exception of the one month of bank statements. The bank statements do provide another layer of information. However, one month is not enough to tell if a deposit is consistent. The Housing Department recommends only asking for bank statements when there is uncertainty about the applicant's income. The community expects the Housing Department to thoroughly vet the tenants of restricted housing units. The documentation currently requested by the Housing Department is not different from what other government agencies use to verify income and employment. This documentation is the only way that the Housing Department can calculate and verify other sources of income and non-local income. Without this documentation, we would simply be taking the word of the tenant, which would allow them to easily hide income, assets, and ownership of other residential real estate.

To lighten the burden on landlords and lessen the number of people with access to tenants' sensitive information, the Housing Department recommends qualifying tenants directly instead of having landlords collect the documentation. The landlord would inform the potential tenant to go to the Housing Department to get qualified. The potential tenant will provide all documentation to the Housing Department. Once qualified, the Housing Department will provide the tenants with a Qualified Tenant Letter, which can then be delivered to their landlord prior to signing a lease. This method of qualifying tenants would not significantly increase the work of the Housing Department. It would, however, eliminate requiring the landlord to obtain the documentation, which would be helpful to landlords and tenants. In addition, this method of obtaining verification documents removes the concern raised by public comment that employees may feel coerced and uncomfortable by requiring them to provide personal information to their employers to keep their housing.

Option 3: Require all the current required documentation except for tax returns. In lieu of tax returns, have employers and tenants sign an affidavit stating all sources of income have been disclosed to the Housing Department. Staff does not recommend this option because an affidavit is not verification of income. There is no way to verify that the employer and/or tenant has been truthful in the signed affidavit, so it bears no weight. There is also not way for an employer to know if their tenant has a second job or other sources of income.

Option 4: The Housing Department performs compliance checks every two or three years instead of every year. Staff does not recommend this option because there is too much turnover in many units and the system would easily be gamed. It would provide leeway for misuse of the units between compliance checks. If it is found that an owner was out of compliance last year but is now in compliance, there is no penalty because the default has already been cured. Owners could short term rent the units for a year or two and then rent long term for the year of the compliance check.

2. WORKFORCE HOUSING

Should some of the rules for Workforce Housing be changed?

A. At least 75% income must be from a Local Business.
B. Definition of Household.
C. ARUs restricted as Workforce Housing.
D. Allowing co-signers and/or guarantors.

A. Should the current rule requiring a minimum of 75% of a household's total gross income be earned from a Local Business be changed? Currently, households must earn a minimum of 75% of their gross income from a Local Business. The Workforce Housing Program is intended to serve people who work for Local Businesses and earn too much to qualify for the Affordable Housing Program but still cannot afford to purchase a market home. The Program does not have income and asset limits. The 75% of local income rule is intended to ensure a household is working locally but still allow them to have 25% of their income from other non-local sources. These non-local sources could include dividends, rental income, child support, etc. The 75% rule is also intended to prohibit households who work remotely or otherwise earn their income outside of Teton County from owning or renting Workforce housing. If a household can do their job from a location outside of Teton County, there is no need for the community to provide Workforce housing for them. Over the past two years, an increasing number of people have been moving to Teton County who work remotely. Households who work remotely can qualify only if their employer qualifies as a Local Business.

The Housing Department has received feedback from the public concerning this policy. Specifically, St. John's Health has indicated that when they recruit employees, the employee's spouse often works remotely for a company that does not qualify as a Local Business. There have also been a few instances where a household employed at other Local Businesses have not qualified to enter a drawing for a Workforce unit because a spouse is working remotely.

Option1. Staff and Housing Authority Board Recommendation: Staff recommends keeping the status quo. For the most part, the 75% of local income requirement has been working well. The Workforce Housing Program is intended to provide housing for working households who fill local jobs. It is not intended to house people who could be filling local jobs and choose not to. Working remotely is a choice.

St. John's Health is a unique employer in Teton County who desires to build a Workforce housing development to house their employees. Staff recommends working with them to design a Workforce restriction that meets their needs. This would be a similar process as was successfully used for Lower Valley Energy's employee housing development.

Option 2: Lower the 75% local income requirement. Staff does not recommend this option for the following reasons:

- The 75% income requirement ensures that adults living in Workforce housing provided by the community are supporting the community by working for Local Businesses.
- The number of households who have been unable to qualify at the 75% local income requirement have been rare.
- The number of Workforce units is limited, and they should be utilized to their maximum potential for housing the local workforce.
- While the units are meant to house the workforce, households who can afford to buy a market home should buy in the market. Keeping the 75% local income requirement decreases the likelihood that a large income earner with large sources of non-local income will buy a Workforce unit.

Option 3: Remove the 75% local income requirement and only require that 1 person in the household be employed at a Local Business. Staff does not recommend this option for the same reasons listed in Option 2 above.

B. Should the definition of Household be changed for the Workforce Program?

<u>Definition of Household</u>: a social unit composed of those living together in the same dwelling.

In 2020, the first Workforce units under the 2018 regulations began coming online. Many of these units are either master leased by employers as rental units for their employees, owned by employers, or are housing roommates who can't afford the rent living on their own.

The current definition of household requires that everyone living in the unit gets qualified as one household. Employers and Landlords often need to qualify tenants separately as they may be signing leases at different times. In addition, qualifying roommates as one household often gives roommates information about each other's income, etc. that they would not normally wish to disclose to one another.

Option 1. Keep the status quo. All persons occupying a unit are considered one household.

Option 2. Staff and Housing Authority Board Recommendation: Allowing unrelated tenants of rental units to qualify separately would not have a negative impact on the Workforce Housing Program. Since there is not an income limit, it doesn't adversely affect the program if the incomes are combined with the other adults in the household to qualify or separated. Qualifying unrelated tenants separately would be more restrictive because the income requirement would be per person instead of per household. Staff recommends changing the definition of Household for Workforce rental units as follows:

<u>Household Definition for Tenants of Workforce Rental Units:</u> One person or a group of two or more persons living together in the same dwelling that comprise a social unit composed of at least one adult that have established ties and familiarity with each other, including but not limited to, by marriage, domestic partnership, blood, or guardianship. More than one household can occupy one Workforce rental unit.

C. Should Accessory Residential Units (ARUs) that are secondary to non-residential uses ("Commercial") continue to be included in the Workforce Housing Program?

An accessory residential unit (ARU) is a dwelling unit that is secondary to a principal use of the property. The intent is that accessory residential units provide workforce housing. In reference to Commercial ARUs, the Town and County Land Development Regulations state, "The occupants shall be employed within Teton County, in accordance with the Jackson/Teton County Housing Rules and Regulations." The County LDRS go on to state, "the mechanism, and its specific provisions, for achieving the restriction shall be acceptable to the Teton County Housing Authority and shall be enforceable by the Teton County Housing Authority." This use standard has been in place and enforceable by the Town and County LDRs since at least 2005.

In this context, "mechanism" means a restriction that will be recorded on the property.

In 2018, the Jackson/Teton County Housing Rules and Regulations were updated to make Commercial ARUs a part of the Workforce Housing Program, and a Workforce Rental Restriction is now recorded on them to ensure compliance with this use standard and to notify future owners and tenants of the use standard. Prior to 2018, a restriction was recorded on County Commercial ARUs that had an employment requirement only.

Workforce Housing Restriction key points:

- At least one person in the household must work a minimum of 30 hours per week for a Local Business.
- No one in the household may own any residential real estate within 150 miles of Teton County.
- A minimum of 75% of the household's income must be earned from a Local Business.
- The unit must be occupied by the household a minimum of 80% of the lease term.
- The unit may not be vacant more than 60 consecutive days.
- There is no income or asset limit for tenants.
- There is no maximum rent cap and no caps on rent increases.

It is important to note that ARUs that are accessory to residential uses ("Residential ARUs") do not get restrictions recorded because LDR use standards allow these units to be occupied by family members or nonpaying guests of the main house. Only if the unit is rented to a paying tenant must the use standard for local workforce occupancy referenced above be followed. The Residential ARUs are accessory to a private residence. Due to the absence of a restriction, the LDR rules for these Residential ARUs are only enforceable by the Planning Department. The Housing Department does not do compliance to ensure these ARUs are being used as intended. It is the Housing Department's understanding that the Town and County Planning Departments to not have the bandwidth to perform the compliance either. The restriction on the ARUs that are accessory to non-residential uses allow the Housing Department to do compliance and ensure that these units are being used to house the local workforce as intended by the program.

How are Commercial ARUs created?

1. To satisfy a development's housing mitigation requirement. The LDRs allow Commercial ARUs to be used to mitigate a development's housing requirement. In these cases, the Commercial ARUs will receive a restriction in accordance with their requirement. The restriction will be an Affordable or Workforce restrictions. For example, if a commercial building is required to provide one Affordable 80 – 120% MFI 2-bedroom unit, a Commercial ARU can be built within the building to meet the obligation. It will receive an Affordable Deed Restriction. This type of Commercial ARU would not be considered voluntary because it is satisfying a housing requirement.

2. Using the free floor area bonus and added use tools. Another way Commercial ARUs are created is by utilizing a floor area incentive tool that allows the developer to get additional (extra) floor area for the Commercial ARU(s). The Land Development Regulations allow developers to build Commercial ARUs and receive free floor area in their development. This allows the development to build residential rental units within their development that cause their total floor area to exceed the maximum floor area allowed by the LDRs. In this case, the Commercial ARUs will receive a Workforce Rental Restriction. Also, these types of Commercial ARUs are exempt from housing mitigation requirements because they are permanently deed restricted. This type of Commercial ARU is considered voluntary only because the developer is not required by the LDRs to build it. The developer is taking advantage of incentives in the LDRs to get approval to build it. It is a win for the community because the unit is required to house the workforce and a win for the developer because it will generate cash flow. It is notable that these types of apartments would not otherwise be allowed in commercial zones if not for the workforce requirement.

3. Unrestricted residential units. If a developer wants an option for an unrestricted residential unit, they need to build an apartment, attached dwelling unit or single dwelling unit that is classified as a primary use on the property. The owner would be allowed to use the apartment in whatever way they wish. If it was in the lodging overlay, it could be short term rented. Outside of the lodging overlay, it would have the requirement to be rented for at least 31 days. It would not be required to be rented to someone in the local workforce. The apartment could also be sold off as a separate unit if platted accordingly. These types of apartments are not considered ARUs because they are not secondary to another use.

Option 1. Staff and Housing Authority Board Recommendation: Staff recommends keeping the status quo. The Workforce Rental restriction for Commercial ARUs is consistent with the standards in the Land Development Regulations and ensures that the units are being used to serve households that are working for Local Businesses. The incentives for Commercial ARUs exist in the LDRs to increase housing for the workforce in our community. The restrictions allow the Housing Department to do compliance and ensure they are being used as intended.

Option 2. Don't require Workforce restrictions on Commercial ARUs. This option keeps commercial ARUs restricted solely by the LDRs. The Housing Department would not have compliance enforcement authority. The Planning Department(s) would be responsible for compliance enforcement, which they have not historically had the bandwidth to perform.

D. Should co-signors or guarantors be allowed on loans for Workforce Ownership Units?

A co-signer is equally responsible for the monthly mortgage payments along with the borrower on a loan and is typically put on the title for the property. A guarantor will be liable for payments only after the borrower defaults and is unable to pay (typically used on business loans where the business is the primary borrower, and the owner of the business guarantees the loan but can be used for conventional residential loans as well). A guarantor's name does not appear on the title or deed. Currently, co-signors and guarantors are not allowed on loans for Affordable or Workforce units without granting of a Request for Exception. The Housing Department has only granted exceptions for co-signers if the co-signer is NOT on title to the property.

The Rules and Regulations require that a household have the financial ability to purchase the unit on their own. A co-signor would affect the household income and/or assets if they are providing funds to make mortgage payments. Affordable units have income and asset limits and therefore, co-signers are not allowed. Workforce units are different.

Key Points to Consider:

1. Workforce Ownership units do not have an income or asset limit.
2. 75% of a household's income must be from a Local Business.
3. Households are allowed to receive gifts for down payments. Gifts are counted as assets, not income. There is not a limit on the gift that can be given for a Workforce unit because there are not asset limits. A household could receive a gift large enough to purchase the home without needing a mortgage, for example.
4. Households may not exceed 45% debt to income (DTI) (i.e., they can spend no more than 45% of income towards total debt including mortgage payment). Notably, this is in line with general lending practices, though some lenders will loan money at a maximum of 50% DTI.
5. Owners of Workforce Ownership units must requalify annually.
6. Initial sales prices are set by developers. We are seeing the initial sales prices on Workforce units being sold as follows:
   a) Last year, initial prices were $650,000 to $710,000 for 2-bedroom ownership units
   b) Last year a 2-bedroom rental unit sold for $1,495,000
   c) This year, 2-bedroom units at Kelly Place Condos are set around $835,000. 105 Mercill 2-bedrooms are around $526,000 – $800,000 Glenwood-Gill 3-bed condos are listed at $1,849,000 - $2,099,000 (it is undetermined whether these will be ownership or rental units at this time.)
7. Allowing cosigners and gifts increases purchasing power for households. This contributes to higher sales prices.
8. Reasons a household might need a co-signer/guarantor to get a loan are:
   a. Cannot afford the payment on their own.
   b. Bad credit.
   c. No credit history.

Option 1: Keep the status quo. Staff is not against keeping the status quo; however, staff provides the recommendation in Option 2 to help buyers in the 120% - 200% MFI income range to be able to afford

Workforce units with some limitations. The 120 – 200% income range households do not qualify for Affordable units because their income is too high.

Option 2: Staff and Housing Authority Board Recommendation: Developers of Workforce units are allowed to set the initial sales prices. Most prices are being set higher than what is affordable for most households in the 120 – 200% income range. (a 2-person household earning 160% of MFI could afford a loan of approximately $530,000 at current interest rates). To help households in the 120 – 200% MFI income range to have the ability to purchase Workforce units, staff recommends allowing cosigners or guarantors only if the household cannot afford the loan on their own with the following conditions:

a. The cosigner or guarantor is not allowed to be on title to the home.
b. If a cosigner is needed because a household is not able to afford the payment on their own (max. 45% DTI), the cosigner will be considered by the Housing Department to be providing supplemental income. This income will be counted as non-local income.
c. The supplemental income will be calculated based on the amount of supplemental income needed to lower the household's DTI down to 45%.
d. If the amount of supplemental income needed to lower the household's DTI to 45%, is so high that it causes the household's non-local income to exceed 25%, the household will not qualify for a co-signer or guarantor.

In **Chart A** below, the supplemental income needed from a cosigner to get the borrower to 45% DTI is low enough that it doesn't put the household under the minimum requirement of 75% of Local Income.

Chart A - qualifies

Purchase Price	$720,000		**Household's Local Income**	$80,000
Down Payment	$ 35,000		**DTI (using total monthly debt)**	58%
Loan Amount	$685,000		**Cosigner Supplemental Income**	$24,000
Monthly Payment	$ 3,886		**DTI w/Cosigner**	**45%**
Total Monthly Debt with mtg. payment	$ 4,500		**Local Income**	**77%**
			Non Local Income	**23%**

In **Chart B** below, the supplemental income needed to get the borrower to 45% DTI is too high and puts the household under the minimum of 75% income earned locally.

Chart B – Does NOT qualify

Purchase Price	$720,000		**Household's Local Income**	$60,000
Down Payment	$ 35,000		**DTI (using total monthly debt)**	58%
Loan Amount	$685,000		**Cosigner Supplemental Income**	$43,000
Monthly Payment	$ 3,886		**DTI w/Cosigner**	**45%**
Total Monthly Debt with mtg. payment	$ 4,500		**Local Income**	**58%**
			Non Local Income	**42%**

All reasons for having a co-signer or guarantor besides affordability would require a Request for Exception.

3. LOCAL BUSINESS

Should the definition for Local Business be changed to ensure that businesses meet the intent of the local requirement?

A. Town of Jackson Business License to verify location.

B. Add part C to include private residence with one employee.

Current Definition of **Local Business**: A business must meet either A or B of the definition.

A.) (1) A business physically located within Teton County, Wyoming, holding a business license with the Town of Jackson, Wyoming or one that can provide other verification of business status physically located in Teton County, Wyoming, AND (2) A minimum of seventy-five percent (75%) of the business' clients or customers are physically located in Teton County, Wyoming, AND (3) the employees/owners must work in Teton County, Wyoming to perform their job.

B.) A business physically located in Teton County Wyoming who employs two or more Qualified Employees, which Qualified Employees must work in Teton County Wyoming to perform their job.

Definition of **Qualified Employee**: A person who works for a Local Business in Teton County Wyoming a minimum of 1,560 hours annually (average of 30 hours per week).

A. Should Town of Jackson Business License be eliminated as a method to verify a business is physically located in Teton County? Part A of the definition for Local Business allows businesses to use a Town of Jackson Business License to verify that they are physically located in Teton County, Wyoming. However, a business is not required to be physically located in Teton County to obtain a Town of Jackson Business License. In addition, businesses located in Teton County but not in the Town of Jackson are not required to obtain a Town of Jackson Business License. There are other ways that businesses can verify that they are physically located in Teton County. These include but are not limited to the following:

- Copy of a lease or deed to the property where the business is located and,
- Copies of utility bills with the name and address of the business.
- For businesses that are not brick and mortar
  - Local vehicle registration to business, and
  - Client list

Option 1: Keep the status quo. Don't remove Town of Jackson Business License as a method for verifying that a business is physically located in Teton County, Wyoming.

Option 2: Staff and Housing Authority Board Recommendation: Staff recommends removing Town of Jackson Business License as a method for verifying the business is physically located in Teton County because businesses do not need to be physically located in Teton County to obtain a business license.

B. Should a part C be added that allows Private Residences to qualify if they have one employee that is required to be physically located in Teton County, Wyoming to perform their job? In this context, private residence means a single family detached dwelling that is not a commercial business but has employees or subcontracts labor.

Pursuant to the Town of Jackson and Teton County Land Development Regulations, newly constructed private residences are required to mitigate for housing via a housing fee determined per square foot of habitable space (Teton County exempts houses under 2,500 square feet). Fees are based on employees generated both during construction and post construction (maintenance, household, emergency responders).

Private residences often hire the following types of employees:

1. Contracted Labor. These are companies or self-employed individuals that are not employed personally by the private residence. They do their work as contracted labor and must qualify as a Local Business for their employees to qualify for Workforce or Affordable Housing. These businesses include landscaping, window washing, snow plowing, etc.

2. Personally Employed: Some private residences hire individuals personally to work for them. These could include private chefs, house managers, cleaners, grounds keepers, nannies, and caretakers. Some of these employees travel with the families who hire them and do not work a minimum of 1,560 hours locally per year. These employees would not qualify for Affordable or Workforce housing.

Private residences do not qualify under Part A of the Local Business definition because they do not serve clients or customers physically located in Teton County, Wyoming.

Private residences do qualify under Part B of the definition if they hire a minimum of two qualified employees who must be physically located in Teton County to perform their job. If they only have one qualified employee, they will not qualify as a Local Business under the current definition.

Option 1: Keep the status quo. Do not add a part C that allows a private residence to qualify as a Local Business.

Option 2: Staff and Housing Authority Recommendation: Private residences pay housing mitigation fees so their employees should qualify for Affordable and Workforce Housing. Staff recommends adding part C to the definition of Local Business to read:

C.) A private residence physically located in Teton County, Wyoming who employs a minimum of one Qualified Employee who must be physically located in Teton County, Wyoming to perform their job.

Option 3: Add language to the definition of Local Business that would exclude private residences. Staff does not recommend this option because private residences' employee generation numbers are included in the Housing Nexus Study. In addition, new construction of private residences and additions to private residences are required to pay housing fees (over 2,500 square feet in the County).

4. HOMEOWNERS ASSOCIATION (HOA) FEES

Should HOAs consisting of both restricted and market units be limited on the amount they can charge for dues and special assessments on restricted units?

Key points to consider:

- Restricted units are often a part of a larger homeowner's association consisting of mostly market homes.
- Because they are the minority, owners of restricted homes do not have power in their vote in the association.
- Market owners sometimes want expensive amenities, which cause assessments to be levied on all the owners. Historically, these items have included bronze statues, specialty landscaping, heated roads, and upgrades to insurance policies (adding earthquake insurance, terrorist insurance), and upgrades to siding or building décor.
- Market home values are higher than restricted home values. Restricted homes have caps on appreciation. Increased amenities, upgrades to landscaping, etc. can increase the value of market homes but do not increase the value of restricted homes.
- Aspen-Pitkin County and Park City, Utah both have regulations for HOA's consisting of restricted homes mixed with market homes. Both communities impose limitations on dues, annual increases, and special assessments.

Option 1: Keep the status quo. Town and County government are not involved in how HOAs assess dues on restricted units. Staff does not recommend this option because we have seen cases where unnecessary and unfair HOA assessments and dues are making restricted units unaffordable to their owners.

Option 2: Staff and Housing Authority Board Recommendation Staff has consulted both Town and County Legal on this issue. Staff recommends adding regulations for HOAs that have restricted units mixed with market units to the Housing Department Rules and Regulations to address this issue. The regulations will contain limits to allowed monthly dues based on square footage comparisons to market units, value comparisons to market units, as well as limits on annual increases and special assessments. They will also require that the Housing Department approve CCRs and all changes to CCRs that affect assessments to restricted units.

If you choose to move forward with staff recommendation, staff will work with Town and County Legal to create a policy.

5. EMPLOYMENT

Should some of the current employment criteria be changed?

A. Definition of full-time employment.

B. Number of adults in a household required to work.

C. Interruption of Employment allowance.

A. Should the definition of full-time employment be changed? Full-time employment is defined as 30 hours per week or 1,560 hours per year. Teachers are given an extra 250 hours per year to make up for hours worked outside of a normal workday (preparing assignments, grading papers, obtaining ongoing certifications, etc.) Typically, a teacher works 1,480 hours per year plus 250 = 1,730.

The job environment in Teton County is such that many businesses close based on seasons. Examples of this are landscaping, ski industry, fishing/hunting and other types of guiding, wildlife touring, restaurants, hotels, schools, etc. The current definition of full-time employment is intended to include individuals who have dual seasonal jobs or have jobs that close during the off-season.

Option 1: Staff and Housing Authority Recommendation:

Staff recommends keeping the status quo. The definition of full-time employment should remain at 30 hours per week or 1,560 hours per year to include individuals who work dual seasonal jobs or jobs that close in the off season.

Option 2: Raise required hours to 40 hours per week or 2,000 hours per year. Staff does not recommend this option because it would likely preclude the majority of dual-seasonal workers.

B. Should the number of adults in the household required to work be changed? Currently, one person in the household must be employed full time for a Local Business for the household to qualify.

Key points to consider:

- Caregivers' hours are included meaning if someone is a stay at home parent or caring for an immediate family member, they can qualify as being employed. Hours during the times school aged children are attending school may not be counted unless the children are being officially home schooled. Hours can be counted between 8:00 am and 5:00 pm. Children must be younger than school age or homeschooled. After school hours can be counted for school aged children until 5:00 pm.
- Disabled individuals can be exempt through the Reasonable Accommodation Process. This is a no fee request made to the Housing Department that requires verification from a healthcare provider of the inability to be employed.
- Verifiable volunteer hours can be counted as employment.

- Adult children under the age of 25 and attending school are exempt.

Option 1: Housing Authority Board Recommendation. Keep the status quo. One person in the household is required to work full-time at a Local Business.

Option 2: Staff Recommendation. Staff recommends requiring all adults in a household to be employed in an aggregate amount per household rather than per person as follows:

Two adult household: 60 hours per week.

Three adult household: 90 hours per week.

Additional 30 hours per week added per household adult.

The intent of the Affordable and Workforce Housing Programs is to house our workforce locally. Unique situations that are not contemplated by the Housing Rules and Regulations can be handled through the Exception process.

Option 3: All adults in the household are required to meet the minimum work requirement. Staff does not recommend this option because it is too restrictive. Households should be allowed some flexibility.

C. Should the period a household is allowed to have an interruption of employment be changed?

Currently, a household may have an interruption of employment for a maximum of 2 years to 1.) leave for post-secondary education, 2.) care for an ailing family member, and 3.) hospitalization.

Prior to 2018, when a household entered a drawing for a restricted home, they were given a “Preference” in the drawing if they had at least four consecutive years working full time in Teton County immediately prior to entering the drawing. Households in the four-year preference were offered a home before households who had less than four years. This meant that you needed to have four years of employment history, or you had little or no chance of getting a home.

In 2018, the drawing process was changed to a Weighted Drawing. The Weighted Drawing process is point based. Households receive one point for each verifiable consecutive year working full time in Teton County immediately prior to entering the drawing. One-point equals one entry in the drawing. Households must have one full year of full-time employment to receive one point and become eligible to enter the drawing. While households with more points have more chances of being selected, all households entered in the drawing have at least one chance to be selected for the home.

Households who leave for a maximum of two years for qualified reasons are not allowed to count the two years they were gone, however, if they have a minimum of two consecutive years of full-time employment immediately prior to leaving, they can count years employed prior to the interruption of employment. They must return immediately after the reason for their interruption of employment and obtain a job within one month of returning to Teton County.

When the Weighted Drawing process was adopted in 2018, the elected officials confirmed the two-year maximum interruption of employment and felt that households who leave to attend school for more than two years would still have a chance of getting chosen but should not have the same chance as households who remain working in Teton County.

Option 1: Keep the status quo: A 2-year interruption of employment is allowed for 1) hospitalization, 2) school, 3) taking care of a sick family member.

Option 2: Staff Recommendation: Staff recommends allowing an interruption of employment to attend post-secondary education for a maximum of four years and keeping the two-year maximum for caring for a family member or hospitalization. Bachelor and master's degrees typically can be obtained within four years, which includes taking a break during summer semesters. Two years is only long enough to obtain an associate degree. Individuals who need to be gone longer than four years to obtain their desired degree can still return to Teton County and begin entering drawings for a home once they have been working full time for one year.

The individual attending post-secondary education would be required to be a full-time student as defined by the educational institution consecutively during the interruption of employment.

Option 3: Housing Authority Board Recommendation: Change the allowed interruption of employment for secondary education to five years. If someone is required to be in school for longer than five years to complete their degree, do not require them to wait one year before being eligible to enter a drawing.

6. INCOME

How should income from a rental property and non-local income be calculated?

A. Calcualtion of rental income.

B. Local vs. Non-Local income.

A. How should rental income be calculated? When an applicant or owner owns a residential rental unit located outside of the 150-mile radius of Teton County, it is counted as an asset, and the rental income is counted as well. Currently, the policy is to count all rental income towards the household's gross income. It is counted as non-Local income. The IRS allows certain deductions for expenses so the calculation on the household's tax return is different that the Housing Department's calculation. In some cases, there are enough deductions that the household is not taxed at all on the income generated by the rental unit. The Housing Department's calculation assumes that the expenses are already being passed on to the renter and therefore does not allow any deductions.

Common deductions on tax returns for rental income are as follows:

a. Mortgage interest
b. Property tax
c. Operating expenses (advertising, utilities, insurance, property management)
d. Depreciation
e. Repairs/maintenance

Option 1: Staff and Housing Authority Board Recommendation:
Staff recommends keeping the status quo. Income from an investment property should be counted 100% toward a household's gross income when applying for restricted housing. Tax shelters for investment properties should not be included when calculating income.

Option 2: Allow deductions of some expenses including mortgage payment, taxes, insurance. Staff does not recommend this option because rental properties are often used as a source of income that have many tax-sheltered deductions. Mortgage payments can be used as a loophole if someone wants to leverage the home to pull cash out.

B. What qualifies as Local vs. non-Local income?

The Workforce program requires that households earn a minimum of 75% of total income from a Local Business. Currently, any income other than income earned from a Local Business is considered non-local income. Typical income that is not from a Local Business is as follows:

a. Dividends
b. Income from a business that does not meet the definition of a Local Business.
c. Child Support
d. Alimony
e. Rental income from a residential unit.
f. Retirement (unless over the age of 62)
g. Social Security for reasons other than retirement
h. Disability (Reasonable Accommodation Process is available to exempt disabled individuals)
i. Unemployment (Unemployment has not been used against a household during COVID if it can be demonstrated that the reason for unemployment is due to COVID)
j. All other consistent sources of income

The current Rules exempt individuals who have reached the legal age of retirement as determined by the Social Security Administration, currently 62, from qualifying under employment or income requirements.

Staff has received feedback from the public relating to retirement and child support. Some individuals who are eligible for Wyoming State Retirement after 20 years of service (such as government employees, and law enforcement officers) have complained because their 20 years of employment was local, and they feel their retirement should be considered local as well. Comments have also been received from individuals who earned their retirement while working in other communities and feel it should not be counted as non-local income as long as they are currently employed in Teton County, WY. Public feedback has also included the opinion that child support should not be considered non-local income. To date, child support has never been the cause of non-qualification of an applicant.

Option 1: Keep the status Quo: All retirement income and child support should be counted as non-local income because it is not earned from a Local Business.

Option 2: Staff Recommendation
Staff recommends counting retirement as local only when the retirement is connected to a job working for an organization that qualifies as a Local Business. The retirement will count as Local Income if the individual continues to be employed at a Local Business until they reach age 62 or the legal retirement age allowed by the Social Security Administration.

Staff recommends counting child support as Local Income only if it can be demonstrated that the individual paying child support is working for a Local Business.

Option 3: Housing Authority Board Recommendation: The Housing Authority Board recommends the staff recommendation for retirement accounts but keep the child support as non-local income.
Option 4: Remove the following items from the non-local income list: (get direction from Boards).

7. WEIGHTED DRAWING

Should special consideration be given in the Weighted Drawing for individuals who have graduated from High School and/or were born and raised in Teton County?

Chapter 3 of the Jackson/Teton County Comprehensive Plan describes generational continuity as a common value that contributes to a "healthy community with a high Quality of Life and visitor experience". The Comprehensive Plan goes on to say that "the stability and cultural memory brought by long-term residents aids in achievement of the community's Common Values by integrating understanding and appreciation of where we have been with efforts for the future."

The current rules do not give any extra points or preference for people who were born and raised in Jackson or who graduated from a local high school. The Weighted Drawing is set up so that each full year of full-time employment receives one point (entry) in the Weighted Drawing. People who were born here and/or graduated from high school here can enter the drawing after one year of full-time employment.

County and Town Legal have expressed some concern that treating households differently because they were born in Jackson or graduated from high school here is against the U.S. Constitution. Legal has requested that if there is interest in pursuing this topic by the Town Council and Board of County Commissioners, they be given more time to research this and provide an opinion.

Option 1: Staff and Housing Authority Board Recommendation: Keep the status quo: The intent of the housing program is to house the local workforce. The intent of the Weighted Drawing system is to prohibit preferences for anyone in the drawing. Instead of preferences, points or entries are given for each year of full-time employment. An extra point is given to qualified Critical Services Providers. All households who enter the drawing have a chance to be chosen for the home. Individuals who grew up and/or graduated in Teton County, WY can enter the drawing if they have one or more years working full-time in Teton County.

Option 2: Direct Legal to look further into the legality of giving those born in or graduated from High School in Teton County special consideration and bring back to the JIM at next year's update. Legal has indicated that they have concerns about this rule because it could be seen as discrimination if you give extra weight in the drawing to someone based on residency.

8. MAXIMUM RENTS

How much should an owner of an Affordable Housing Unit be allowed to charge for rent when they are away on an approved leave of absence?

Owners of Affordable Housing Units are required to occupy their homes a minimum of ten (10) months each year. They can request approval for a leave of absence in cases of illnesses, education, training, or other exigent circumstances. Leaves of absence can be granted by the Housing Manager for up to one year.

It is encouraged for owners who are taking a leave of absence to rent their home to qualified tenants while they are away. This is preferred rather than having the unit sit vacant. The qualified tenants are verified and approved by the Housing Department

Currently, the maximum rent the owners can charge is 30% of the low end of the income range the home is classified under or the owner's housing costs, whichever is less.

Example:

For a 2-bedroom 80 – 120% income range home, 30% of the low end of the income range is $1,850 per month.

Housing costs would include mortgage, taxes, insurance, and HOA dues. If the home was purchased for $300,000 with a 3.5% down payment (required by the Housing Department) and $300 per month HOA dues, the payment would be $1,965 per month.

Key Points to Consider:

1. If owners cannot rent their unit for an amount to cover their housing costs, they may not be able to make their mortgage payment. This could cause the home to become at risk for foreclosure. The restrictions on the unit have provisions allowing the restrictions to be stripped if the unit is foreclosed upon and sold at Sheriff's Sale.

2. Homeowners who continue to refinance and use their equity to take out funds to pay off credit cards, pay medical bills, do home improvement or other reasons may have a higher housing cost which would translate to a higher maximum rental rate.

3. Owners will not be able to find tenants who qualify to rent their Affordable home if the rent is too high.

Option 1: Keep the status quo. Maximum rent should be 30% of the low end of the income range for the unit.

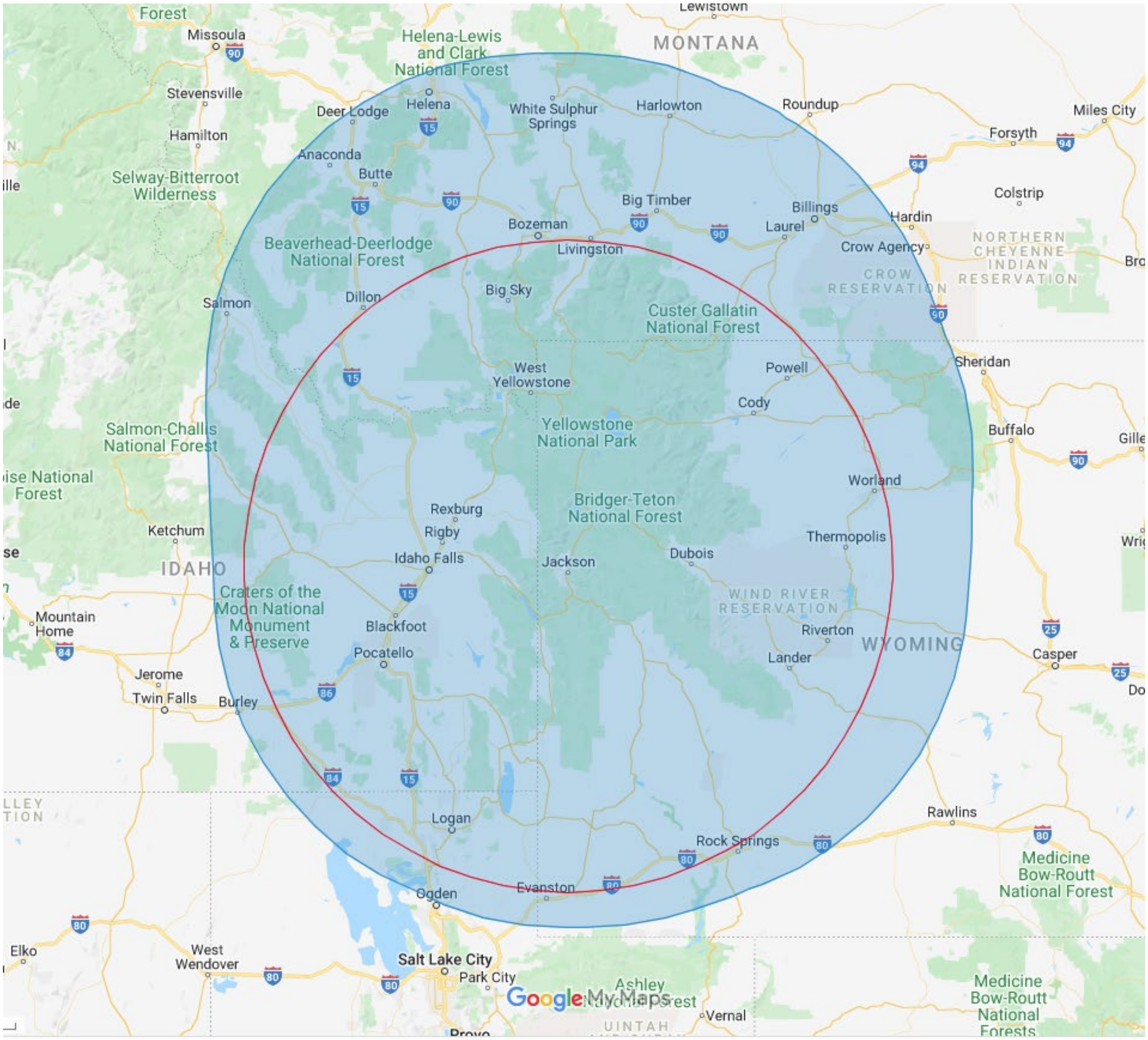
Option 2: Staff and Housing Authority Board Recommendation: Staff recommends changing the current maximum rent rate to the amount that covers the owner's housing costs (mortgage payment, HOA dues, taxes, insurance, and utilities as defined by the Rules and Regs. if included in rent). If the owners ask too much in rent, households who qualify for the Affordable unit will not be able to afford the rent and will choose not to rent the unit. This will regulate the maximum rent rate.

If the owner is allowed to rent the unit to cover the housing costs, it lessens the risk to the Housing Department that the unit will fall into foreclosure and potentially be lost to the program.

9. OWNERSHIP OF RESIDENTIAL REAL ESTATE

Should the rule prohibiting ownership of residential real estate within 150-mile radius of Teton County be changed?

Owners of Affordable and Workforce housing units are not allowed to own other Residential Real Estate within 150 miles of Teton County. The map below shows the 150-mile radius from the borders of Teton County, WY in blue. The red circle shows 150 miles from the town of Jackson.



Current Definition of Residential Real Estate: A parcel that either includes a Residential Dwelling Unit or has the by-right potential for developing a Residential Dwelling Unit per local zoning regulations.

Public comment has indicated that for owners of restricted units who are trying to move into the market, it is more financially feasible to purchase a vacant lot with the intention to build a home later than to purchase a house that is already built. The current definition of Residential Real Estate does not allow owners to do this.

Recently, an owner requested an exception to be allowed to purchase a vacant lot so they could build on it in the future. The exception was granted with conditions that included a timeline to start construction, a timeline to complete construction, and conditions on use of the lot (non-income or residential use) prior to completion of the home.

Option 1: Staff and Housing Authority Board Recommendation: Keep the status quo. This topic was vetted during last year's Rules and Regulations with the same members of the Town Council and Board of County Commissioners. It was decided to keep the prohibition of owning Residential Real Estate within 150 miles of Teton County.

Option 2: Allow ownership of vacant land with the stipulation that it is non income earning.

Option 3: Change the rule to no residential real estate within 150 miles of the Town of Jackson.

Option 4: Option 2 and Option 3.

10. CENTRAL WYOMING COLLEGE (CWC) STUDENTS

Should CWC students or other students attending college qualify to rent restricted housing units?

Central Wyoming College has written to the Housing Department, Town Council and Board of County Commissioners requesting help with housing their students. They have asked to allow their students to qualify to rent restricted housing units.

Their letter indicates that many of their students work 30 hours a week as part of programs like Hospitality and Culinary. Other students would have a challenge working 20 hours per week due to their course workload. CWC has indicated that changing the rules in this manner would allow Teton County students to stay in Teton County while attending CWC.

Key Points to Consider:

1. The housing program in Teton County is structured to serve the local Workforce. The Housing rules and Regulations state, "The general goal of all housing programs covered by these Housing Department Rules and Regulations is to provide and maintain housing affordable to persons and families who make a living primarily from employment located in Teton County, Wyoming" The Jackson/Teton County Comprehensive Plan ("Comp Plan") Chapter 5. Local Workforce Housing states that the community should, "Ensure a variety of workforce housing opportunities exist so that at least 65% of those employed locally also live locally."

2. The current Weighted Drawing Process is set up as a point system. Households must have one full year of full-time employment to receive 1 point in the Weighted Drawing. Students who are working 30 hours per week can qualify if they can show one full year of employment (1,560 hours).

Option 1: Staff and Housing Authority Board Recommendation: Keep the status quo. The housing program in Teton County is structured to serve the local Workforce. Part time workers do not qualify for Housing Department programs. If CWC Students work 30 hours per week for a full year, they are eligible for Affordable or Workforce housing. In addition, if CWC students can verify they work full-time, they can qualify to rent any of the Affordable or Workforce units that do not go through a Weighted Drawing without having a full year of employment. Staff recommends keeping the status quo and requiring students at CWC to qualify for housing in the same manner as other working households in the community.

Option 2: Allow CWC students to qualify for Workforce and Affordable housing even if they don't meet the employment criteria. Staff does not recommend this option because the Workforce and Affordable units are intended to be used for people who are working full-time at Local Businesses. There is limited supply of housing units and plenty of people who meet the employment criteria and applied but haven't yet been chosen in the weighted drawing. This option would make the pool larger and add more competition for the people who meet the employment criteria.

From:	X X
To:	Stacy Stoker
Subject:	Comments
Date:	Saturday, February 12, 2022 7:00:26 AM

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 dont 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

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

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

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 in 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

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 l Jackson/Teton County Affordable Housing Department
(o) 307-732-0867
www.jhaffordablehousing.org
Follow us on Facebook & Instagram
#housingjh #communityfirstresortsecond

JACKSON/TETON COUNTY AFFORDABLE HOUSING
TETON COUNTY WYOMING 1921 ★ 2021

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 <sstoker@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 issue 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

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

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?	Y
3.	Local Business Q HERE IS WHETHER IT IS IMPORTANT TO QUALIFY THE OWNER & OCCUPANT OR JUST THE OCCUPANT. I PREFER THE LATTER	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?	N
6.	Employment	Currently, only one person in the household is required to work full-time in Teton County. Should this be changed?	N 75% SHOULD COVER IT
7.	Income	Rental income is currently included in a household's income for qualification. Which expenses, if any, should be allowed as deductions?	SAME AS ON TAX RETURN
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?	Y GOOD IDEA
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?	TOUGH - SHOULD BE A MIN. STD THAT WKFCE PAYS IF HOA GOES ABOVE, MAKE IT A SUB HOA
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?	N IT NEGATES THE POWER of 75%.
12.	Interruption of Employment	Should the current rule allowing interruption of employment for a maximum of 2 years be changed?	N - UNLESS YOU SHORTEN IT

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?	N
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?	RENT / POWER
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?	Y FOR HOG ISLAND ALSO
16.	Central Wyoming College (CWC) Students	Should CWC students qualify to occupy Workforce Housing?	

SHOULD ALLOW FOR SOMEONE TO BUY A LOT AND BUILD - OR IF THEY OWN A BUSINESS HAVE EMPLOYEE HOUSING (MAYBE REQUIRE IT TO BE ~~EE~~ WKFS RESTRICTED WHILE THEY OWN / LIVE IN THEIR UNIT)

From:	Shannon Murray
To:	Stacy Stoker
Subject:	Rules and Regulations Comments
Date:	Friday, February 25, 2022 11:08:46 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.]

Hello,

I would like the committee to revisit the land ownership rule of 150 miles to allow for retirement planning. As an affordable home owner we would like to be able to plan for our future and purchase land in the area that we can afford in order to at some point make a retirement plan. Without this option, we will likely continue to utilize the workforce housing once retired rather than allowing another working family to occupy the space. The real estate market seems to be moving out of reach for middle income families in our outer communities at this time. Thank you for your time and consideration.

Best,
Shannon Gutwein

Central Wyoming College
2660 Peck Avenue Riverton, Wyoming 82501 307.855.2000 www.cwc.edu

February 22, 2022

Dear Director Norton,

We hope you are all doing well, and we appreciate all your work to address Teton County's housing needs.

As you know, Central Wyoming College has been in discussions with local elected leaders and yourself regarding students' hours counting towards the 30 hours a week requirement from the Housing Department.

Many of our students work 30 hours a week already as part of programs like Hospitality and Culinary. Some would have a challenge to meet even a 20-hour workweek during their courses. Those would include Nursing, Accounting, Computer Tech and business classes, where the curriculum requires more time in the classroom.

We want to work with you and your staff and Town and County elected officials to amend the Housing Rules & Regulations to provide a pathway for CWC students. These changes would allow students in higher education programs to be able to apply for rental and ownership housing while attending CWC and other college programs locally. Keeping our Teton County students in Teton County after graduation is vital to the health of our community.

Thank you for your work, and we look forward to working with the Housing Department on ways to support students.

Please feel free to reach out with any questions. Thank you.

Sincerely,

Brad Tyndall	Susan Durfee
President, Central Wyoming College	Director, Central Wyoming College Jackson

Received from Stephanie Thomas 2/25/2022

Jackson/Teton County Housing Department Rules and Regulations
2022 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?	
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?	

My comments on the Topics above vary and I believe you can fit my comments in where you see they fit.

#1. We tend to base quite a bit of people's "value" in this community based on how much money they make vs the more holistic way in which people may contribute to this community. When I think about the rules around employment (5 or 6 above) we value full time, employment in JH more then we do other contributions (volunteerism, raising children, participating on volunteer or non-profit boards, etc) This mostly comes into play when we talk about people who have gotten to the age of retirement (should retired people who contribute a ton of time though volunteerism and dedication to the community) or households where you have young kids and the cost of sending them to daycare is too high to maintain until they are of an age where it becomes more affordable. I'm sure there are other circumstances as well but I think these rules negatively impact people who are contributors to this valley in incredible ways and we aren't giving them the recognition they deserve or at least the opportunity to qualify for affordable housing.

#2. I have a comment on #13. I believe the current definition of how people qualify for workforce housing could be discriminatory against traditionally female or underpaid jobs (teachers, therapists, nurses, etc). We must value people and what they are bringing to this community, OR we somehow need to convince employers they need to make a lot more money (that probably isn't going to happen). Say for an example, if a therapist in this valley (something we desperately need) is making significantly less money than her spouse who works for the federal govt (who's income comes from DC) or for a consulting group out of Denver is that therapist job not make them worthy of being here? What if he volunteers to coach kids soccer and sits on a local board? Do those hours not count? It's not really the therapist fault that their job doesn't make as much as their spouse. And because Teton County is a small community with limited opportunity for certain types jobs, remote working is just how the world is moving. So I would consider moving this requirement that 50% of the household be employed in Jackson Hole vs putting any sort of income contingency on this aspect of the application.

#14 Since I'm currently in the position of having the opportunity to leave the valley for a few months, I've been intimately involved with #14. I absolutely understand that rules around leaving your home unattended need to be in place but the current rendition of them needs review and revision based on the global economy, the changing demographics of our homeowners (retiring people), and the length of time one is attempting to leave the valley and their intentions upon returning. I don't have all the answers on this one here but believe it needs an examination and analysis on how to make this rule fit the changing times in our world. I would be happy to help sit on this committee to look at this aspect of our housing regulations.

In general I know compliance is important but I also know that valuing our community members as holistic beings who are living, working, and possibly raising families in this community is just as important. The rules on paper must be weighed against the realities of the people contributing to our community. I believe it's been ingrained in our brains that people who live in affordable homes are the lucky ones. Somehow they "won the lottery" (literally in this case) but we don't often talk about how important these people are to our community. That our community is SO Lucky to have these great people making our community what it is. Where would we actually be without them? And with the scarcity of housing, the incredibly increase in price of living and the squeezing out of the working community, in general we need to flip the script to stop the message "you're lucky to get that house/rental/apartment" to "we are so fortunate to have you, how can we help you stay".

From:	Stacy Stoker
To:	Stacy Stoker
Subject:	RE: Question for Housing Authority
Date:	Tuesday, March 22, 2022 1:48:10 PM

From: Ainslie Mintz <ainsliet88@gmail.com>
Sent: Monday, March 21, 2022 4:24 PM
To: Billi Jennings <bjennings@tetoncountywy.gov>; Billi Jennings <bjennings@tetoncountywy.gov>
Subject: Question for Housing Authority

[**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 Billi, I emailed this to you because you're the only housing authority email I have! Can you pass this on to whomever would be the right recipient? I hope that you are doing well!
Thanks,

Ainslie

Dear Housing Authority,

I have lived in the Millward Redevelopment since 2015 and I am so grateful for the time I have been able to spend in this neighborhood. In the time since we bought it we have thrived in this community, both my husband and I are small business owners, I own Teton Yoga Shala which is just a two minute drive and he has a care-taking business in the village. He works for the resort in the winter and is a fish guide in the summer in addition to being a volunteer firefighter. We also have two toddlers. Without the house in this neighborhood I don't think our lives here in Jackson would be possible.

That said we have outgrown our small two-bedroom house and every day I am tripping on someone or trying to work on my computer from my dresser. Zoom calls from home are completely unprofessional and it has really started to affect my mental health. It's been great but the past few years with two kids have been cramped to say the least. When we moved into this neighborhood we were so excited to learn that we could grow within the community because you could upgrade when a neighbor moved. While I understand why the rules got changed I also think there was a reason that benefit was in place and I am wondering if that would ever be reinstated as I would love to pass my house on to someone else and keep everything moving.

Our neighborhood is a very tight community- our four year old plays with her best friends every day after pre-school and is looking forward to attending kindergarten with them next fall. It would break her heart to leave but I can't see us living in the same place for many more years like this. We also really love the neighborhood and I have served on the HOA board and we both take the time to make sure that things are going smoothly and that people are getting along.

The purpose of this email is to ask if you would consider honoring the rules that were in place when we purchased our house the next time a bigger house in the neighborhood goes for sale. Many things have been "grandfathered" in in the past and I hope that this could be added to the list. I know that is a complicated thing to ask but after speaking with several people about it I figured I would give it a shot.

Thank you, I am truly, from the bottom of my heart grateful for everything you are doing to try to keep this community in tact with all of the crazy changes that have happened the past few years.

Sincerely,

Ainslie and Nathan Mintz

From: Brigid Mander
To: Stacy Stoker
Subject: Affordable Housing Qualification Comments
Date: Monday, June 6, 2022 2:38:56 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 Stacey,

Thanks for speaking with me the other day and answering my questions about housing eligibility in Teton County. I know it is a difficult balancing act and a difficult problem, but I do believe it seems there are some important gaps in your qualifications.

For example, I do not qualify, though I have lived here for a long time (15 years) and have built my own career as an independent journalist and writer, with plenty of coverage of this area. I work with publications based all over the world and in the US, but only a small amount of my work is from a Teton County, WY, media organization. I used to work in restaurants, or summers toiling around gardening (on the grounds of mostly empty mansions), and other service jobs to the ultra-wealthy and the tourism economy. Yet the fact I've graduated from serving other people, and built my career in the arts and media nationally means I now longer qualify for housing in this very expensive market is a mixed message. Are community members more valued if they are digging for a garden company, or folding at a hotel, than anyone in the arts or entrepreneurial spaces? The message this sends is not for a healthy, well-rounded, community, but simply one that provides for a labor force of service.

A hotel, which creates many low wage jobs and puts intense pressure on this county and the environment can have employees housed by the county? People who work for property managers who run the ever-increasing industry of short term rentals, and that take up ever more local housing stock? People who serve absentee homeowners? These are jobs, frankly, that are perpetuating your housing problem. I understand you have to have rules and parameters for who qualifies, but you are nonetheless failing a large part of your community. I know there are many deserving people who do qualify already and who work in many parts of the community: banks, nonprofits, the library, for example, but, you are still leaving out a vast swath of what makes a real, rich community of people, not just a "workforce." I encourage you to work on fixing this issue.

Thanks for your time,
best
Brigid

--
Brigid Mander
www.brigidmander.com

PO Box 1666
Wilson, Wyoming 83014
917.847.8734

From:	Tim Miller
To:	Stacy Stoker
Subject:	Gap in affordability / income ranges
Date:	Wednesday, March 23, 2022 2:54:55 PM

Hey Stacy thanks for the time taking my call and talking housing with me.

I wanted to just send ya that email and let you know I'm concerned that there is a gap in the housing program for people who aren't broke, but aren't rich. We're told to go to highschool, get good grades, get a career and that that will put us in a position financially to buy a home, etc.

Given the housing market, there are quiet a few normal people who make good but not great money here in the valley and therefore do not afford the ultra low affordable units but don't make enough to buy a market home. Some are even in a position where they make too much for 'workforce' housing but still cannot buy a market home. There is a real section of people who are not rich, who are not broke, (maybe the word here is middle class) and cannot afford to be here any longer. Obviously, this is all made much worse by lack of inventory.

I also want to mention the workforce housing - i know that current stipulations mandate 75% of income must be made in the valley, but why is there no income cap? In my perspective, it is far too easy to financially manipulate this system. Why on earth is there no income cap? We could very reasonable cap income on a couple at 250 or 300k, although that is a ton of cash. It makes 0 sense to me that there is no income cap, and I believe the asset caps also need to be adjusted. Again, I am writing because i think there is a gap in the current system where middle class folks are getting the hardest squeeze. One could argue it is easier to get a house right now if you are broke, rather than having modest success by following what we were taught in the school system right here in this county.

Cheers, and I truly hope we can find solutions to these things as soon as possible.

Tim Miller

T: 307-690-3534
@TimJames.Miller
TreeAndMountain.co

From:	Tricia Clarke
To:	Stacy Stoker
Subject:	Information for public comment
Date:	Friday, March 4, 2022 12:13:59 PM

Hi Stacy,

Billi shared that I could add my opinion to the public comment for the upcoming meeting about workforce housing requirements pertaining to owning residential real estate so if that is the case, here is my 2 cents:

If the rule about owning "residential real estate" includes un-built lots, I don't think it should.

I thought the rule was that you are not allowed to own residential property that you can actually live in - with a house on it.

We do own a lot in Victor Idaho which is our "retirement plan" to build on later in life and retire there (and would then sell our Workforce unit and move there).

If we were to sell it right now, it does not help provide more housing here and does not affect the purchasing or basic rules of the unit we are hoping to purchase - it just means we would only be able to live in Jackson until we don't work here any more and then we would be forced to sell the workforce unit and be back to square one and not be able to live here anymore.

It is NOT an option for us to live there right now with building costs so high and there is currently not a structure on the property that we could live in instead of the Workforce Unit we are hoping to purchase.

I don't believe that owning a Workforce Ownership Unit should be contingent upon us selling land that is empty with no residential structure.

This is our situation:

My husband and I have worked in Jackson for over 25 years - me mostly in non-profits (St. John's Hospital for 10 years and Curran Seeley Foundation for 11 years) and him as an insurance agent.

We spent 12 years living in Victor and commuting, but I couldn't stand the commute any more and we wanted our daughter to go to school here so we moved back.

The house we live in has sold twice during the time we have lived there and has gone from $1650/month to $4000/month. It is now for sale for $2.4 million dollars and there are showings every week.

Our lease expires on April 30th and at this moment we don't have anything secured, but we were hoping we would only have to find something for May - October when the workforce unit was going to be ready.

There is literally nothing in Jackson we can afford at this time on the free market and even Victor is a stretch and I would 100% quit my job here if I had to commute every day again.

And now we may not qualify to buy a $735k apartment if we own an empty lot in Victor? I don't think that should be a rule.

Thanks!!

Tricia

TETON COUNTY WYOMING

BOARD OF COUNTY COMMISSIONERS

TOWN COUNCIL

JOINT INFORMATION MEETING
AGENDA DOCUMENTATION

SUBMITTING DEPARTMENT: Town and County Administration **PRESENTER**: Roxanne Robinson

MEETING DATE: June 13, 2022

SUBJECT: **SPET Dialogue on Ranking Results and Key Questions**

STATEMENT/PURPOSE

The purpose of the June 13 SPET item is for the Town Council and County Commission to continue dialogue regarding the ranking results received and potentially answer some key questions. There will not be public comment taken at this meeting.

BACKGROUND/ALTERNATIVES

Below is a summary table of the remaining SPET applications for consideration. Individual applications are posted on the Town and County websites.

SPET Applications Remaining For Consideration		
Project	**Total Project Costs**	**SPET Request**
Town: Town Employee Housing Projects $20,000,000	$ 30,000,000	$ 20,000,000
Town: Walkable Community	$ 3,000,000	$ 3,000,000
Good Samaritan Mission: Transitional Housing for Families	$ 23,000,000	$ 10,000,000
County: Water Quality Master Plan Implementation	n/a	$ 10,000,000
County Joint: Community Housing Fund	n/a	$ 20,000,000
County: County Employee Housing	$ 32,902,000	$ 20,000,000
County Joint: Wilson Fire Station 2	$ 7,500,000	$ 7,500,000
County Joint: Hoback Fire Station 3	$ 7,500,000	$ 7,500,000
Teton Youth and Family Services: Building Brighter Futures	$ 15,000,000	$ 2,000,000
Central Wyoming College: Jackson Outreach College	$ 25,511,215	$ 10,000,000
Friends of Munger Mtn: Teton County Conservation Leasing Fund	$ 10,000,000	$ 10,000,000
St. John's Health: Rentals & Overnight Lodging	$ 75,000,000	$ 24,000,000
TBD: Assisted Living & Adult Day Care	$ 20,000,000	$ 20,000,000
Energy Conservation Works: Community Energy Leverage Fund	$ 10,000,000	$ 10,000,000
Teton County School District: Housing and Facilities	$ 52,505,139	$ 32,505,139
County: Transportation Alternatives	$ 26,285,539	$ 20,000,000
Total	**$ 338,203,893**	**$ 226,505,139**

One straw poll that were conducted at the May 23 meeting regarding combining initiatives was as follows:

Straw Poll#3: Should the following 5 items be combined as a single question about housing?

- Town: Town Employee Housing Projects @ $20M
- Good Samaritan Mission: Transitional Housing for Families @$10M
- County Joint: Community Housing Fund @ $20M
- County: County Employee Housing @ $20M
- TBD: Assisted Living & Adult Day Care @ 20M

Result: Epstein, Levinson, Probst, Jorgensen, Schechter, and Chambers in favor. Newcomb and Rooks Opposed.

A possible order of items for dialogue/action are listed below:

1. **Enter into Dialogue on Ranking Results.** At the June 6 meeting, the Council and Commission generally agreed to send in their ranking/ideal ballot measures and amounts so that they could be shared and discussed at the June 13 meeting. At the time of staff report preparation, we had received seven submittals and those are attached. Any further submittals will be shared and posted as soon as time allows.

2. **Number of Pennies of SPET.** Teton County currently imposes 1 penny of SPET. The Town Council and County Commission could choose to put forward the same amount or could increase that to 1.5 pennies or 2 pennies of SPET. That might require more than one ballot (one for each penny) and there is a limit of the total tax that can be imposed (SPET and General) of 3 pennies. An increase in SPET above 1 penny would foreclose or limit any increase for the general fund above its current rate of 1 penny. In an email from the County Treasurer to County Commissioners, there was an estimate for 4 years of collection of SPET that would total approximately $120M utilizing 1 penny of SPET.

   Key Question and Decision: Do the Council and Commission wish to approve a resolution that proposes additional SPET pennies beyond the already agreed upon 1 penny of SPET?

3. **Collection Period/Target Total Collection Amount.** In an email from the County Treasurer to County Commissioners, there was an estimate for 4 years of collection of SPET that would total approximately $120M utilizing 1 penny of SPET.

   Key Questions and Decision: How many years of collection of SPET would the Council and Commission like to propose on the upcoming ballot? What is the target total collection amount for SPET within that period?

4. **Combining Ballot Initiatives.** There has been discussion at previous meetings about combining ballot initiatives.

   Key Question and Decision: Are the Council and the Commission interested in pursuing the idea of consolidating any of the ballot initiatives? And if so, in what combination?

5. **Proposing Additional Ballot Initiatives.** The Town Council and County Commission can propose additional ballot initiatives. There has been discussion at previous meetings about a ballot initiative to address funding shortages for previously approved SPET projects due to inflation and significant increases in construction costs since project approval.

   Key Question and Decision: Do the Council and Commission want to add additional ballot initiatives to the list for consideration? If so, at what amount?

6. **Affidavit to Ensure Compliance with Town and County Land Development Regulations and Building Permit Requirements** The application indicated that non-Town or non-County applicants must provide an affidavit in agreement to participate in the public Planning & Review process for development and construction of the project. However, the Town and County did not provide the final form for that affidavit. The Town Attorney and County Attorney's Office have prepared an affidavit in the appropriate form for non-Town or County applicants to complete.

   Key Question and Requested Direction: Do the Council and Commission support a requirement for a completed affidavit from non-Town or non-County projects to agree to participate in the public Planning & Review process for development and construction of the project?

The process moving forward is as follows:

2022 SPET Timeline	
Monday, June 13, 2022 Special JIM 3-5PM	Dialogue Regarding Ranking Exercise, Qualitative Discussion of Ballot Initiatives
Monday, June 27, 2022 Special JIM 1-5PM	Dialogue and Review of Draft Ballot Language
Monday July 11, 2022 (last Regular JIM before the deadline of July 20, 2022)	Public Comment and Ballot Resolution Adoption
Additional Meeting Time???? Between July 11 and July 20, 2022	If Needed for Ballot Resolution Adoption
Education and Information Period	July 11, 2022 - November 7, 2022
Tuesday, November 8, 2022	Election

COMPREHENSIVE PLAN ALIGNMENT

Utilizing SPET to gain community support for funding community priorities and initiatives is in alignment with the Comprehensive Plan specifically including the following principles and policies:

- **Policy 1.4.d:** Establish a funding source for open space
- **Strategy 1.2.S.3:** Develop a water quality enhancement plan that includes consideration of additional County funding for water quality and commits to joint Town and County coordination.
- **Strategy 1.4.S.4:** Explore the establishment of a dedicated funding source for the acquisition of permanent open space for wildlife habitat protection, scenic vista protection, and agriculture preservation.
- **Policy 5.4.e:** Establish a reliable funding source for workforce housing provision
- **Strategy 5.4.S.10:** Explore the dedication of more staff and funding to the Housing Supply Program
- **Policy 7.1.e:** Establish a permanent funding source for an alternative transportation system
- **Policy 10.3.c:** Elected Officials will set and fund the Plan
- Other

STAKEHOLDER ANALYSIS

Stakeholders include those paying sales tax in Teton County, residents and guests of Teton County that will benefit from new projects and facilities, and Town and County governmental organizations that will receive funding from SPET thereby reserving other Town and County funds for other priorities.

FISCAL IMPACT

There is no direct fiscal impact to entering into dialogue about SPET ballot initiatives or providing direction to staff on key decision points. Once final ballot initiatives are selected, staff will have a better idea as to the fiscal impact of those items. Some items may be a positive impact on the Town and County annual budgets by providing SPET funding for projects that would not need to be funded from other Town or County revenue. Some items may result in additional staffing needs, operational costs, or cost overruns that may occur during construction. Some projects may not have any fiscal impact on the Town or County budgets as they are for outside entities.

STAFF IMPACT

The staff impact of preparation of this staff report was approximately 4 hours combined and the estimated time to be spent at the June 13 meeting is approximately 18 hours combined. As noted in a previous staff report, the comprehensive staff impact of moving forward with placing SPET initiatives on the ballot in November is approximately 437 hours.

LEGAL REVIEW
L. Colasuonno
A. Moore

ATTACHMENTS
Individual Elected Official Ranking/Ideal Ballot Worksheet

RECOMMENDATION
Staff recommends the Town Council and County Commission continue their dialogue on the Specific Purpose Excise Tax (SPET) and potentially answer key questions.

SUGGESTED MOTION
Should the Council and Commission be ready to make decisions, below are proposed motions to provide direction.

- *I move to include all items for further dialogue at the June 27 Special JIM and set that meeting to begin at 1:00 PM.*
- *I move to agree to propose ___ additional pennies of SPET beyond the already agreed upon 1 penny of SPET.*
- *I move to agree to propose SPET ballot initiatives totaling approximately $___M.*
- *I move to direct staff to combine the following initiatives into one ballot initiative___________.*
- *I move to direct staff to prepare a new ballot initiative titled ________________to be included in the list for consideration in the amount of $_____.*
- *I move to direct the Town Clerk to collect completed affidavits on forms prepared by the Town Attorney and Teton County Attorney's Office prior to the July 11 special JIM.*
- *I move to direct the Town and County Attorney's offices to prepare a DRAFT Ballot Resolution for consideration at the June 27 Special JIM.*

Roxanne DeVries Robinson

From: Jessica Chambers
Sent: Monday, June 6, 2022 9:54 PM
To: Roxanne DeVries Robinson
Subject: Preliminary SPET amounts

Hi Roxy!!! What a late night!

Here's my first stab at a list. Sorry for the disordered-ness! I couldn't reorder due to my ipad being on the fritz…

Total: $170m
Community housing options measure: $85m
Total other projects: $85m
Amount: 1-1.5%

Program	**Amount requested**	**Totalprojectcost**	**Rank/Amount**	**Comment**
Transportation alternatives	$20m	$26m	$20m	
TCSD	$20m	$53m	$20m	New housing results in growing student body, they need both
St John's	$24m	$75	$0	They have many options that others do not have, such as a ridiculously valuable piece of land, could be persuaded to give a lesser amount maybe
ECW	$10m	$10m	$5-10m	This is a priority, with CAP and more
Friends of Munger	$10m	$10m	$0	Philanthropists have predominantly three main targets here: land, wildlife, and art.
Samaritan	$10m	$23m	$0	
Water Master Plan	$n/a	$10m	$5m	Priority, but will $5m do it?
Joint Community Housing Fund	$n/a	$20m	$0	Combined, rapidly deployable housing fund

County employee housing	$20m	$33m	$0	Ditto
Fire station 2	$7.5	$7.5	Joint: $15m	Essential, health and safety
Fire station 3	$7.5	$7.5	^^^	Ditto
TYFS	$2m	$15m	$2m	Essential
CWC	$10m	$26m	$10m	Essential
Assisted Living	$20	$20	$0	Housing
Walkable community	$3m	$3m	$3m	Keeps projects moving
Town employee housing	$20m	$30m	$0	combined
Housing, measure for rapid deployment			$85m	Most responsible option for efficient deployment of SPET funds for projects that are shovel ready, GMP, zoning, etc. Are we able to put two smaller measures for housing on there? 40m/40m?

Jessica Sell Chambers
City Councilwoman
Town of Jackson

307-733-3932

jchambers@jacksonwy.gov

www.jacksonwy.gov

Sign Up for the Town's Newsletter!

Greg Epstein 2022 SPET Priorities

SPET Applications Received

Rank	Project	Total Project Costs	SPET Request	Recommended	Comments
1	County: Water Quality Master Plan Implementation	na	$10,000,000.00	$10,000,000.00	
2	County: Transportation Alternatives	$26,285,539.00	$20,000,000.00	$30,000,000.00	Includes Hwy 22 improvements
3	St. John's Health: Rentals & Overnight Lodging	$75,000,000.00	$24,000,000.00	$20,000,000.00	
4	County Joint: Wilson Fire Station 2	$7,500,000.00	$7,500,000.00	$5,500,000.00	Combine the two fire stations
5	County Joint: Hoback Fire Station 3	$7,500,000.00	$7,500,000.00	$5,500,000.00	
6	County Joint: Community Housing Fund	na	$20,000,000.00	$30,000,000.00	Include Town and County Initiatives
7	Teton Youth and Family Services: Building Brighter Futures	$15,000,000.00	$2,000,000.00	$2,000,000.00	
8	Town: Walkable Community	$3,000,000.00	$3,000,000.00	$3,000,000.00	
9	Teton County School District: Housing and Facilities	$52,505,139.00	$32,505,139.00	$22,000,000.00	
10	Central Wyoming College: Jackson Outreach College	$25,511,215.00	$10,000,000.00	$5,000,000.00	
12	Friends of Munger Mtn: Teton County Conservation Leasing Fund	$10,000,000.00	$10,000,000.00	$5,000,000.00	
13	Energy Conservation Works: Community Energy Leverage Fund	$10,000,000.00	$10,000,000.00	$2,000,000.00	Is this a want or need?
	TBD: Assisted Living & Adult Day Care	$20,000,000.00	$20,000,000.00		They have a lot of work, but great Idea.
	Good Samaritan Mission: Transitional Housing for Families	$23,000,000.00	$10,000,000.00		Not Ready
	County Joint: South Park Landing Park West Development	$8,805,120.00	$8,805,120.00		Reduced scale, upland park only
	Town: Town Employee Housing Projects $20,000,000	$30,000,000.00	$20,000,000.00		
	County: County Employee Housing	$32,902,000.00	$20,000,000.00		
	County: Fairgrounds & Events Complex	$50,000,000.00	$40,000,000.00		
	Total	**$397,009,013.00**	**$275,310,259.00**	**$140,000,000.00**	

Arne Jorgensen

Rank	2022 SPET Applications			TCSD	SJH	Community	Public	Individual	Change	
2	Town of Jackson	Town Employee Hous	$20,000,000				$10,000,000		-$10,000,000	
7	Town of Jackson	Walkable Communitie	$3,000,000					$3,000,000		
15	Good Samaritan	Transitional Housing	$10,000,000			$10,000,000				
6	Teton County	Water Quality	$10,000,000					$8,000,000	-$2,000,000	
1	Teton County/Jackso	Community Housing	$20,000,000			$15,000,000			-$5,000,000	
3	Teton County	County Employee Hou	$20,000,000				$10,000,000		-$10,000,000	
11	Teton County	Wilson Fire Station 2	$7,500,000					$900,000	-$6,600,000	
10	Teton County	Hoback Fire Station 3	$7,500,000					$10,100,000	$2,600,000	
17	FYFS	Building Brighter Futu	$2,000,000					$2,000,000		
13	Central Wyoming Col	CWC	$10,000,000					$10,000,000		
8	Friends of Munger	Conservation Leasing	$10,000,000					$8,000,000	-$2,000,000	
4	St John's Health	Hitching Post	$24,000,000		$20,000,000				-$4,000,000	
14	TBD	Assisted Living	$20,000,000			$10,000,000			-$10,000,000	
9	ECW	Community Energy	$10,000,000					$5,000,000	-$5,000,000	
	TCSD									
12		BAC	$17,505,139					$12,000,000	-$5,505,139	
5		Housing	$15,000,000	$12,000,000					-$3,000,000	
16	Teton County	Transportation (Stilso	$20,000,000					$15,000,000	-$5,000,000	
									-$65,505,139	
				$12,000,000	$20,000,000	$35,000,000	$20,000,000	$74,000,000		$161,000,000

SPET Ranking Sheet				
Name______Hailey______________________________				
Project	SPET Request	Rank	Amount	
Town: Town Employee Housing Projects	$ 20,000,000		5,000,000	
Town: Walkable Community	$ 3,000,000		3,000,000	
Good Samaritan Mission: Transitional Housing for Families	$ 10,000,000		0	
County: Water Quality Master Plan Implementation	$ 10,000,000		10,000,000	
County Joint: Community Housing Fund	$ 20,000,000		20,000,000	
County: County Employee Housing	$ 20,000,000		5,000,000	
County Joint: Wilson Fire Station 2	$ 7,500,000		900,000	
County Joint: Hoback Fire Station 3	$ 7,500,000		10,100,000	
Teton Youth and Family Services: Building Brighter Futures	$ 2,000,000		2,000,000	
Central Wyoming College: Jackson Outreach College	$ 10,000,000		10,000,000	
Friends of Munger Mtn: Teton County Conservation Leasing Fund	$ 10,000,000		5,000,000	
St. John's Health: Rentals & Overnight Lodging	$ 24,000,000		24,000,000	
TBD: Assisted Living & Adult Day Care	$ 20,000,000		0	
Energy Conservation Works: Community Energy Leverage Fund	$ 10,000,000		5,000,000	
Teton County School District: Housing and Facilities	$ 32,505,139		32,505,139	separated
County: Transportation Alternatives	$ 20,000,000		15,000,000	
			147,505,139	

I'm opposed to any bundling but would accept the three housing items in yellow as a bundle so that in the event transitional housing and/or assisted housing for seniors does not transpire funds can be used for community.

	Mark Newcomb		REQUEST	MY REQUEST	DIFFERENCE	
1	Teton County Scenic Preserve Trust	Teton County Conservation Leasing Fund	$10,000,000	$10,000,000	$0	First-time opportunity for community to vote on funds to protect rural values threatened by development of state trust parcels. All new development on State Trust Parcels such as glamping, storage units, other commercial development increases the need for housing and transportation improvements, forcing tax payers to pay for things like all the other items on this ballot. Why keep chasing our tails? Why not step up with funding to stop those kinds of commercial developments on rural land with high conservation value?
2	Teton County PW	Water Quality Master Plan Implementation	$10,000,000	$10,000,000	$0	This simply starts to get us caught up to where we need to be because of all the other growth that has occurred without appropriate attention to water and sewer infrastructure. Specific goals will come into focus as Water Quality Master Plan is completed.
3	Teton County	Wilson Fire Station 2 & Design 3 or vice versa	$15,000,000	$11,000,000	$4,000,000	Fire Chief suggested this as an appropriate SPET request
4	Central Wyoming College	CWC Jackson Outreach College	$10,000,000	$10,000,000	$0	Critical matching funds for exceptional efforts by Senators and Representatives. Educates kids who are here and have housing now so they can stay here and contribute to the community.
5	TCSD	Housing	$15,000,000	$15,000,000	$0	
6	St John's Health	Rentals & Overnight Lodging	$24,000,000	$24,000,000	$0	
7	TCSD	Facilities	$16,505,135	$16,505,135	$0	Amount requested reflects "artful" use of funds to match hard-earned state funds
8	Good Samaritan Mission	Transitional Housing for Families	$10,000,000	$10,000,000	$0	If these three are bundled the wording should be such that any funds NOT used for transitional housing or senior assisted housing should go to general community housing. General community housing serves everyone, including town and county employees.
9	Senior Center	Assisted Living & Adult Day Care	$20,000,000	$5,000,000	$15,000,000	
10	Joint Town and County	Community Housing Fund	$20,000,000	$20,000,000	$0	
11		Possible Housing Bundle		**$35,000,000**		Prefer these items NOT be bundled but would accept these three as a bundle.
12	Teton County	Transportation Alternatives	$20,000,000	$15,000,000	$5,000,000	Some items on the list may have to be funded from general funds.
13	TYFS	Building Brighter Futures	$2,000,000	$2,000,000	$0	
14	Teton County	Teton County Employee Housing	$20,000,000	$10,000,000	$10,000,000	Public comment has a good point that town and county can bond for housing. But I've heard so many people say that they would vote for town and county housing but not for community housing that I think we should put this to the voters
15	Town of Jackson	Town Employee Housing Projects	$20,000,000	$10,000,000	$10,000,000	
16	Town of Jackson	Walkable Community	$3,000,000	$0	$3,000,000	Important but can be funded at this amount with general funds as projects arise.
		TOTAL		**$168,505,135**		This amount is fine. Allows voters maximum choice. This community should be trusted to make the choices. We should not take away their ability to choose. They'll winnow it down to an amount that will match or slightly exceed four years of collections. There's simply no harm in going over four years of collections. If that occurrs it simply gives the community, town and county more time to thoughtfully plan for the next ballot.

Spet 2022 - Application Rankings, Funding Amounts & Notes

#	Application Name	Funding	Notes
1	TYFS	$2m	
2	TCSD #1 Housing	$15m	
3	St. John's Housing	$24m	
4	TCSD #1 Achievement Center	$16.5m	
5	Water Quality	$10m	
6	Community Housing Fund	$30m	Incorporate Good Samaritan, Assisted Living, etc…
7	Central Wyoming College	$10m	
8	Wilson Fire Station	$7.5m	
9	Hoback Fire Station	$1.5m	Building design and planning only
10	Transportation Alternatives	$10m	50% Reduction
11	ECW	$2.5m	75% Reduction
12	Walkable Community	$3m	Tied to HS/MS Roads
13	Assisted Living	-	Shift to CHF (#6 above)
14	Good Samaritan	-	Shift to CHF (#6 above)
15	ToJ Housing	-	Remove from SPET Consideration
16	Teton County Housing	-	Remove from SPET Consideration
17	Friends of Munger	-	Remove from SPET Consideration
		$132m	4-Year Range @ 1 cent

Jonathan Schechter

Applicant	Project	$225.5 M SPET Request		JS Allocation		Reduction	
Central Wyoming College	CWC Jackson Outreach College	$10,000,000		$5,000,000		$5,000,000	
TCSD	Facilities	$16,505,135		$16,505,135		$0	
	Education	***$26,505,135***	***12%***	***$21,505,135***	***14%***	***$5,000,000***	***7%***
ECW	Community Energy Leverage Fund	$10,000,000		$7,500,000		$2,500,000	
Friends of Munger Mtn	Teton County Conservation Leasing Fund	$10,000,000		$10,000,000		$0	
Teton County PW	Water Quality Master Plan Implementation	$10,000,000		$10,000,000		$0	
	Conservation	***$30,000,000***	***13%***	***$27,500,000***	***18%***	***$2,500,000***	***4%***
TYFS	Building Brighter Futures	$2,000,000		$2,000,000		$0	
	Human Services	***$2,000,000***	***1%***	***$2,000,000***	***1%***	***$0***	***0%***
Teton County	Wilson Fire Station 2	$7,500,000		$11,000,000		-$3,500,000	
Teton County	Hoback Fire Station 3	$7,500,000		$0		$7,500,000	
	Community Safety	***$15,000,000***	***7%***	***$11,000,000***	***7%***	***$4,000,000***	***6%***
Teton County	Transportation Alternatives	$20,000,000		$10,000,000		$10,000,000	
Town of Jackson	Walkable Community	$3,000,000		$3,000,000		$0	
	Transportation	***$23,000,000***	***10%***	***$13,000,000***	***8%***	***$10,000,000***	***14%***
St John's Health	Rentals & Overnight Lodging	$24,000,000		$24,000,000		$0	
TCSD	Housing	$15,000,000		$15,000,000		$0	
	Sub-total	*$39,000,000*		*$39,000,000*		*$0*	
Good Samaritan Mission	Transitional Housing for Families	$10,000,000		$1,000,000		$9,000,000	
Senior Center	Assisted Living & Adult Day Care	$20,000,000		$1,000,000		$19,000,000	
Joint Town and County	Community Housing Fund	$20,000,000		$20,000,000		$0	
Teton County	Teton County Employee Housing	$20,000,000		$10,000,000		$10,000,000	
Town of Jackson	Town Employee Housing Projects	$20,000,000		$10,000,000		$10,000,000	
	Sub-total	*$90,000,000*		*$42,000,000*		*$48,000,000*	
	Housing	***$129,000,000***	***57%***	***$81,000,000***	***52%***	***$48,000,000***	***69%***
		$225,505,135		**$156,005,135**		**$69,500,000**	

SUMMARY	***Education***	***$26,505,135***	***12%***	***$21,505,135***	***14%***	***$5,000,000***	***7%***
	Conservation	***$30,000,000***	***13%***	***$27,500,000***	***18%***	***$2,500,000***	***4%***
	Human Services	***$2,000,000***	***1%***	***$2,000,000***	***1%***	***$0***	***0%***
	Community Safety	***$15,000,000***	***7%***	***$11,000,000***	***7%***	***$4,000,000***	***6%***
	Transportation	***$23,000,000***	***10%***	***$13,000,000***	***8%***	***$10,000,000***	***14%***
	Housing	***$129,000,000***	***57%***	***$81,000,000***	***52%***	***$48,000,000***	***69%***
		$225,505,135		**$156,005,135**		**$69,500,000**	

Education				
Central Wyoming College	CWC Jackson Outreach College	$10,000,000	$5,000,000	$5,000,000
TCSD	Facilities	$16,505,135	$16,505,135	$0
Conservation				
ECW	Community Energy Leverage Fund	$10,000,000	$7,500,000	$2,500,000
Friends of Munger Mtn	Teton County Conservation Leasing Fund	$10,000,000	$10,000,000	$0
Teton County PW	Water Quality Master Plan Implementation	$10,000,000	$10,000,000	$0
Human Services				
TYFS	Building Brighter Futures	$2,000,000	$2,000,000	$0
Community Safety				
Teton County	Wilson Fire Station 2	$15,000,000	$11,000,000	$3,500,000
Transportation				
Teton County	Transportation Alternatives	$20,000,000	$10,000,000	$10,000,000
Town of Jackson	Walkable Community	$3,000,000	$3,000,000	$0
Housing				
Employer-Specific Projects				
St John's Health	Rentals & Overnight Lodging	$24,000,000	$24,000,000	$0
TCSD	Housing	$15,000,000	$15,000,000	$0
Community Housing Opportunities				
Good Samaritan Mission + Senior Center	Transitional + Senior Housing Planning	$30,000,000	$2,000,000	$28,000,000
Housing Department	Community Housing Fund	$20,000,000	$20,000,000	$0
Teton County + ToJ	Teton County Employee Housing	$40,000,000	$20,000,000	$20,000,000

SPET Ranking Sheet			
Name: Luther Propst			
Project	**SPET Request**	**Amount**	**Comments**
Town: Town Employee Housing Projects	$ 20,000,000	$ 5,000,000	We should ask Ms Norton about combining town and employee housing into the community housing fund. This amount is a place holder until we have that discussion
Town: Walkable Community	$ 3,000,000	$ -	An important priority, but fund out of general revenue
Good Samaritan Mission: Transitional Housing	$ 10,000,000	$ 8,000,000	Important need but needs to bring along partners to create a broader capital stack
County: Water Quality Master Plan Implementation	$ 10,000,000	$ 10,000,000	An important and timely down payment on improving water quality in Teton County
County Joint: Community Housing Fund	$ 20,000,000	$ 20,000,000	Further urhter discussion on whether to fold town and county employee housing into this fund; word fund to include assisted living for elderly.
County: County Employee Housing	$ 20,000,000	$ 5,000,000	The BoCC and Town Council should ask Ms Norton for more information on the pros and cons or combining town and employee housing into the community housing fund. This amount is merely a place holder until we have that discussion
Fire Stations	$ 15,000,000	$ 12,000,000	Design Hoback and Wilson, build Hoback
Teton Youth and Family Services: Building Brighter Future	$ 2,000,000	$ 2,000,000	High leverage request
Central Wyoming College: Jackson Outreach College	$ 10,000,000	$ 8,000,000	Local funds can leverage state funds.
Friends of Munger Mtn: Teton County Conservation Leasi	$ 10,000,000	$ 15,000,000	We need every tool available, including public funds, as well as philanthropic funds, among other tools, to protect our community from unplanned and short-sighted development.
St. John's Health: Rentals & Overnight Lodging	$ 24,000,000	$ 20,000,000	Housing for health care workers is essential for the entire community.
TBD: Assisted Living & Adult Day Care	$ 20,000,000		Word community housing fund to include as eligible assisted/elderly housing projects
Energy Conservation Works: Community Energy Leverage	$ 10,000,000	$ 8,000,000	Important opportunity to leverage federal funds for climate mitigation
Teton County School District: Housing	$ 15,000,000	$ 15,000,000	
Teton County School District: Facilities	$ 16,500,000	$ 10,000,000	Local funds are important to leverage state funds.
County: Transportation Alternatives	$ 20,000,000	$ 12,000,000	This work is important; however, we have to find sources of funds to supplement SPET funding.
	Total	$ 150,000,000	

Applicant	Project	$227 M SPET Request		Barron
Central Wyoming College	CWC Jackson Outreach College	$10,000,000	$	10,000,000
TCSD	Facilities	$16,505,135	$	-
ECW	Community Energy Leverage Fund	$10,000,000	$	5,000,000
Friends of Munger Mtn	Teton County Conservation Leasing F	$10,000,000	$	-
Teton County PW	Water Quality Master Plan Implement	$10,000,000	$	5,000,000
TYFS	Building Brighter Futures	$2,000,000	$	2,000,000
Teton County	Wilson Fire Station 2	$7,500,000		
Teton County	Hoback Fire Station 3	$7,500,000		
			$	15,000,000
Teton County	Transportation Alternatives	$20,000,000	$	15,000,000
Town of Jackson	Walkable Community	$3,000,000		
St John's Health	Rentals & Overnight Lodging	$24,000,000	$	24,000,000
TCSD	Housing	$15,000,000	$	15,000,000
Good Samaritan Mission	Transitional Housing for Families	$10,000,000	$	-
Senior Center	Assisted Living & Adult Day Care	$20,000,000	$	-
	Community Housing Fund	$20,000,000	$	25,000,000
Teton County	Teton County Employee Housing	$20,000,000	$	-
Town of Jackson	Town Employee Housing Projects	$20,000,000	$	-
			$	116,000,000

ORDINANCE 1318

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF ORDINANCE NOS. 90A, 172, 227, 375, 516, 544, 577, 987, 1063, 1072, 1185, 1245, AND 1286; SECTION 2 OF ORDINANCE NO. 227; SECTION 3 OF ORDINANCE NO. 90A; SECTION 6 OF ORDINANCE NO. 853; SECTIONS 8, 9, AND 13 OF ORDINANCE NO. 90; AND CHAPTERS 6.40.040 AND 6.40.050 OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON REGARDING THE LOCATION OF ALCOHOL SERVICE AND CONSUMPTION AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT

SECTION I.

Section 1 of Town of Jackson Ordinance Nos. 90A, 172, 227, 375, 516, 544, 577, 987, 1063, 1072, 1185, 1245, and 1286; Section 2 of Town of Jackson Ordinance No. 227; Section 3 of Town of Jackson Ordinance No. 90A; Section 6 of Town of Jackson Ordinance No. 853; Sections 8, 9, and 13 of Town of Jackson Ordinance No. 90 and Chapters 6.40.040 and 6.40.050 of the Municipal Code of the Town of Jackson are hereby amended and reenacted to read as follows:

6.40.040 Place of Sale and Service: Location, Regulation, and Restrictions.

The place in which alcoholic and malt beverages are sold shall be located in the licensed building for which the license is approved and issued. Alcoholic and malt beverages may only be served in the licensed building and in an immediately adjacent fenced or enclosed area as approved by the Licensing Authority. Immediate adjacency will not be interrupted by the existence of a sidewalk located between the licensed building and a Town-permitted parklet, but the adjacent area shall not be located in another building or across a street or alley. The Licensing Authority which issued the license shall, as often as may be deemed necessary, inspect the licensed building and adjoining areas where alcoholic and malt beverages are served to determine compliance with sanitation, fire hazard, local permitting, and any other applicable laws.

6.40.050 Places for Consumption; Places Open Containers are Prohibited.

A. No alcoholic or malt beverage shall be consumed or carried by any person in open containers of any type on any street, sidewalk or curb, or any other public property whatsoever within the Town of Jackson.
B. Notwithstanding the foregoing, the following practices are excepted and shall not be violations of this Section:
    1. Alcoholic and malt beverages are allowed in Town of Jackson parks maintained by Jackson/Teton County Parks & Recreation, athletic fields, and the rodeo grounds.
    2. Employees of a licensee may carry alcohol and malt beverages over or across the sidewalk adjoining the licensed building directly to a customer in the licensee's Town-permitted parklet.
    3. Customers of a licensee within a Town-permitted parklet may consume alcoholic and malt beverages purchased from the licensee within the licensee's permitted parklet and in compliance with the licensee's Plan of Operation.
C. No alcoholic or malt beverages shall be consumed or carried by any person in open containers of any type within:
    1. The grandstands, or adjacent to, or on any baseball field during any game sanctioned by Little League Baseball Incorporated; or
    2. The Town Square which is bounded by East Broadway Street, North Cache Street, East Deloney Street, and North Center Street.

(Ord. ___ § __, 2002; Ord. 1245 § 1, 2020; Ord. 1185 § 1, 2017; Ord. 1072 § 1, 2014; Ord. 1063 § 1, 2014; Ord. 987 § 1, 2011; Ord. 853 § 6, 2007; Ord. 577 § 1, 1997; Ord. 544 § 1, 1996: Ord 516 § 1, 1995; Ord. 375 § 1, 1988; Ord. 227 § 1-2, 1977; Ord. 172 § 1, 1974; Ord. 90A § 1, § 3, 1973; Ord. 90 § 8, § 9, § 13, 1965.)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE 16 DAY OF MAY, 2022.
PASSED 2ND READING THE 6 DAY OF JUNE, 2022.
PASSED AND APPROVED THE 13 DAY OF JUNE 2022.

TOWN OF JACKSON

BY: ______________________
Hailey Morton Levinson, Mayor

ATTEST:

BY: ___________________________
Riley Taylor, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance ________ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the ____ day of ____, 2022. I further certify that the foregoing Ordinance was duly recorded on page ____ of Book ___ of Ordinances of the Town of Jackson, Wyoming.

____
Riley Taylor, Town Clerk