Regular Joint Information Meeting

August 5, 2024
1:30 PM
County Commission Chambers
Chair: Luther Propst

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

The Town and County reserve the right to close Public Comment via Zoom at any time. In-person comment will continue to be taken and written comments can always be submitted to Town Council by emailing electedofficials@jacksonwy.gov and to County Commissioners by emailing commissioners@tetoncountywy.gov.

To join, click link or copy it to your browser: https://us02web.zoom.us/j/86850648799
Or join at zoom.com with Webinar ID: **868 5064 8799** or by phone: **+1 669 900 6833**

II. CALL TO ORDER, ROLL CALL, AND ANNOUNCEMENTS

III. PUBLIC COMMENT

This section is reserved for comments on items that are not otherwise included in this agenda. Public comment is limited to 3 minutes. As a general practice, the Electeds will not hold discussion or debate these comments. Nor will they make any decisions presented during this time, but rather refer to staff for follow-up. If you would like to communicate with the Electeds during the meeting, please address them during this open public comment, when public comment is called for on a specific agenda item or send an email to council@jacksonwy.gov and commisioners@tetoncountywy.gov.

IV. CONSENT CALENDAR

A. Meeting Minutes
   1. July 1, 2024 Regular Joint Information Meeting
   2. July 8, 2024 Special Joint Information Meeting

V. DISCUSSION/ACTION ITEMS

A. 90 Virginian Development Partner Selection (April Norton & Stacy Stoker, 120 mins)
B. Housing Rules and Regulations Topic Identification (April Norton, 45 mins)
C. START FY25 Budget Amendment (Bruce Abel)

VI. MATTERS FROM COUNCIL, COMMISSIONERS AND STAFF

VII. PROPOSED ITEMS FOR FUTURE JOINT INFORMATION MEETINGS

Sep. 9 – Housing Dept. Rules & Regulations Clean Up
Sep. 9 – Indicator Report/Dashboard Presentation

VIII. ADJOURN

MONTHLY JOINT PROCEEDINGS
TOWN COUNCIL AND BOARD OF COUNTY COMMISSIONERS MEETING

JULY 1, 2024 **JACKSON, WYOMING**

The Jackson Town Council met in conjunction with the Teton County Commission in a regular monthly joint meeting (MJM) located in the County Commissioner's Chambers located at 200 S. Willow St. at 1:33 P.M. This meeting was held in-person and through the Zoom platform. Upon roll call the following were present:

COUNTY COMMISSIONERS: Luther Propst, Chair, Natalia Macker, Vice-Chair, Greg Epstein, Wes Gardner, and Mark Newcomb.

TOWN COUNCIL: Mayor Hailey Morton Levinson, Vice-Mayor Arne Jorgensen, Jim Rooks, and Jessica Sell Chambers. Jonathan Schechter was absent.

STAFF: Maureen Murphy, Tyler Sinclair, Erin Weisman, Lea Colasuonno, Abigail Moore, Matt Carr, Michelle Weber, Sarah Mann, Jodie Pond, Katie Smits, Kelly Thompson, Mike Moyer, Charlotte Frei, Amy Ramage, Chris Neubecker, and Rose Robertson.

PUBLIC COMMENT. There was no public comment.

CONSENT CALENDAR. There was no public comment on the consent calendar.

On behalf of the County, a motion was made by Commissioner Macker and seconded by Commissioner Gardner to approve the consent calendar as presented.

On behalf of the Town, a motion was made by Councilmember Sell Chambers and seconded by Councilmember Jorgensen to approve the consent calendar as presented for the Town's side. Mayor Morton Levinson called for a vote. The vote showed four in favor and the motion carried for the Town 4-0.

A. Meeting Minutes.

County: To approve the meeting minutes for the May 14, 2024 Special Joint Information Meeting, the June 3, 2024 Regular Joint Information Meeting, and the June 10, 2024 Special Joint Information Meeting as presented.

Town: To approve the meeting minutes from the May 14, 2024 Special Joint Information Meeting, the June 3, 2024 Regular Joint Information Meeting, and the Town-specific June 10, 2024 Special Joint Information Meeting.

B. Fire Joint Power Agreement.

County: To approve the Town of Jackson and Teton County Joint Power Agreement for Fire and Emergency Medical Services, attached to this staff report, including any minor corrections by staff.

Town: To approve the Town of Jackson and Teton County Joint Power Agreement for Fire and Emergency Medical Services, attached to this staff report, and authorize the Mayor to execute the necessary documents, including any minor corrections by staff.

MATTERS FOR DISCUSSION

A. Joint Revenue Ballot Initiatives.

Tyler Sinclair, City Manager, presented an overview of the joint funding alternatives.

The Board of County Commissioners ("Board") and Jackson Town Council ("Council") will review separate action taken by both Boards regarding 1) a November ballot initiative for 1% Specific Purpose Excise Tax for a new Teton County Justice Center (proposed by County), 2) consideration of a proposed 35% Town and 65% County Joint Department/Division budget split (proposed by Town) and 3) a November ballot initiative for an additional 2% of County wide Lodging Tax (proposed by Town).

The Board of County Commissioners and the Town Council discussed the various joint funding alternatives available.

Staff answered questions from the Board and Council.

There was no public comment.

The meeting recessed at 2:47 p.m. and reconvened at 2:53 p.m.

A motion was made by Commissioner Gardner to continue this item till next Monday at 1:30 p.m.

After staff comment requesting direction, Chair Propst suggested that Commissioner Gardner withdraw his motion.

Commissioner Gardner, as the motion maker, withdrew the motion.

On behalf of the Town, a motion was made by Councilmember Sell Chambers and seconded by Councilmember Jorgensen to direct staff to:

1) Prepare a final joint resolution for a 1% SPET for the Teton County Justice Center.
2) Prepare language changing the Town and County joint department/division funding split for JPAs and all departments/divisions cooperatively funded as follows:
    a. The Town pays 35% of joint department/division budgets (operations and capital), and the County pays 65% of joint department/division budgets (operations and capital); and
    b. For a period of ten years; and
    c. Effective July 1, 2025.
3) Prepare language changing the Town and County joint department/division funding split for JPAs and all departments/divisions cooperatively funded as follows:
    a. The Town pays 40% of joint department/division budgets (operations and capital), and the County pays 60% of joint department/division budgets (operations and capital); and
    b. Over a period of 2 fiscal years and 3% per year; and
    c. Effective July 1, 2025.
4) Present these documents at a joint meeting on July 8, 2024.

Mayor Morton Levinson called for the vote. The vote showed three in favor and the motion carried for the Town 3-1, with Councilmember Rooks opposed.

On behalf of the County, a motion was made by Commissioner Macker and seconded by Commissioner Gardner to direct staff to:

1) Prepare a final joint resolution for a 1% SPET for the Teton County Justice Center.
2) Prepare language changing the Town and County joint department/division funding split for JPAs and all departments/divisions cooperatively funded as follows:
    a. The Town pays 35% of joint department/division budgets (operations and capital), and the County pays 65% of joint department/division budgets (operations and capital); and
    b. For a period of ten years; and
    c. Effective July 1, 2025.
3) Prepare language changing the Town and County joint department/division funding split for JPAs and all departments/divisions cooperatively funded as follows:
    a. The Town pays 40% of joint department/division budgets (operations and capital), and the County pays 60% of joint department/division budgets (operations and capital); and
    b. Over a period of 2 fiscal years and 3% per year; and
    c. Effective July 1, 2025.
4) Present these documents at a joint meeting on July 8, 2024.

Chair Propst called for the vote. The vote showed all in favor and the motion carried for the County.

B. West Jackson Subarea Transportation Study.

On behalf of the County, a motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to continue Item V.B. West Jackson Subarea Transportation

Study to a date uncertain. Chair Propst called for the vote. The vote showed all in favor and the motion carried for the County.

On behalf of the Town, a motion was made by Councilmember Sell Chambers and seconded by Councilmember Jorgensen to continue Item V.B. West Jackson Subarea Transportation Study to a date uncertain. Mayor Morton Levinson called for the vote. The vote showed three in favor and the motion carried for the Town 3-1, with Councilmember Rooks opposed.

MATTERS FROM COMMISSION AND COUNCIL. There was no discussion.

Adjourn.

On behalf of the Town, a motion was made by Councilmember Sell Chambers and seconded by Councilmember Jorgensen to adjourn. Mayor Morton Levinson called for a vote. The vote showed four in favor and the motion carried for the Town 4-0.

On behalf of the County, a motion was made by Commissioner Macker and seconded by Commissioner Epstein to adjourn. Chair Propst called for a vote. The vote showed all in favor and the motion carried for the County.

The meeting adjourned at 4:07 P.M.

TETON COUNTY BOARD OF COUNTY COMMISSIONERS

_____
Luther Propst, Chair

ATTEST:

_____
Maureen E. Murphy, County Clerk

TOWN OF JACKSON

_____
Hailey Morton Levinson, Mayor

ATTEST:

_____
Riley Taylor, Town Clerk

SPECIAL JOINT PROCEEDINGS
TOWN COUNCIL AND BOARD OF COUNTY COMMISSIONERS MEETING

JULY 8, 2024 **JACKSON, WYOMING**

The Jackson Town Council met in conjunction with the Teton County Commission in a special joint information meeting (JIM) located in the County Commissioner's Chambers located at 200 S. Willow St. at 1:33 P.M. This meeting was held in-person and through the Zoom platform. Upon roll call the following were present:

COUNTY COMMISSIONERS: Luther Propst, Chair, Natalia Macker, Vice-Chair, Greg Epstein, Wes Gardner, and Mark Newcomb.

TOWN COUNCIL: Mayor Hailey Morton Levinson, Vice-Mayor Arne Jorgensen, Jim Rooks, and Jessica Sell Chambers. Jonathan Schechter was absent.

STAFF: Maureen Murphy, Tyler Sinclair, Keith Gingery, Lea Colasuonno, Jodie Pond, Kelly Thompson, and Rose Robertson.

PUBLIC COMMENT. There was no public comment.

MATTERS FOR DISCUSSION

A. Joint Revenue Ballot Initiatives.

Tyler Sinclair, City Manager, presented a proposal from the Jackson Town Council for joint funding.

Jodie Pond, Interim Commissioners Administrator, presented an MOU for Joint Funding on behalf of Teton County that articulated the Teton County Board of County Commissioners' proposal for joint funding.

The Board of County Commissioners and the Town Council discussed the various joint funding proposals.

Staff answered questions from the Board and Council.

The meeting recessed at 2:24 P.M. and reconvened at 2:33 P.M.

The Board of County Commissioners and the Town Council continued discussion of the various joint funding alternatives available.

Staff answered questions from the Board and Council.

The meeting recessed at 3:20 P.M. and reconvened at 3:26 P.M.

The meeting recessed at 3:33 P.M. and reconvened at 3:35 P.M.

Staff presented amended motions as directed by the Board and Council.

Staff answered questions from the Board and Council.

On behalf of the County, a motion was made by Commissioner Macker and seconded by Commissioner Epstein to approve the Memorandum of Understanding Joint Funding between the Town of Jackson and Teton County, subject to minor non-substantive changes by legal staff.

There was no public comment.

Chair Propst called for the vote. The vote showed all in favor and the motion carried for the County.

On behalf of the Town, a motion was made by Councilmember Rooks and seconded by Mayor Morton Levinson to approve the Memorandum of Understanding Joint Funding between the Town of Jackson and Teton County, subject to minor non-substantive changes by legal staff.

Mayor Morton Levinson called for the vote. The vote showed two in favor and the motion failed for the Town 2-2, with Councilmember Jorgensen and Councilmember Sell Chambers opposed. Because of a tie, the motion failed. With only one party, Teton County, approving the MOU for Joint Funding, the MOU was not entered into.

At the regularly scheduled July 15, 2024 Town Council meeting, action was taken by the Town Council to reconsider the vote regarding the MOU for Joint Funding. The vote was reconsidered immediately thereafter.

ADJOURN.

On behalf of the County, a motion was made by Commissioner Epstein and seconded by Commissioner Newcom to adjourn. Chair Propst called for a vote. The vote showed four in favor and the motion carried for the County 4-1, with Commissioner Gardner opposed.

On behalf of the Town, a motion was made by Councilmember Sell Chambers and seconded by Councilmember Jorgensen to adjourn. Mayor Morton Levinson called for a vote. The vote showed three in favor and the motion carried for the Town 3-1, with Councilmember Rooks opposed.

The meeting adjourned at 3:59 P.M.

TETON COUNTY BOARD OF COUNTY COMMISSIONERS

_____
Luther Propst, Chair

ATTEST:

_____
Maureen E. Murphy, County Clerk

TOWN OF JACKSON

_____
Hailey Morton Levinson, Mayor

ATTEST:

_____
Riley Taylor, Town Clerk

TETON COUNTY WYOMING
BOARD OF COUNTY COMMISSIONERS

TOWN OF JACKSON WYOMING
TOWN COUNCIL

JOINT INFORMATION MEETING

AGENDA DOCUMENTATION

SUBMITTING DEPARTMENT: Joint Housing **PRESENTER**: April Norton, Housing Director

MEETING DATE: August 5, 2024

SUBJECT: **90 Virginian Lane Development Partner Selection**

STATEMENT/PURPOSE

The Jackson Town Council ("Council") and Teton County Board of Commissioners ("Board") will hear an update on the 90 Virginian Lane affordable workforce housing development. Staff and Pennrose will provide a presentation and answer questions from the boards. No action is needed at this meeting.

BACKGROUND/ALTERNATIVES

The Jackson/Teton County Comprehensive Plan directs the Town and County to maintain Town as the Heart of the Region; increase the variety of housing types; develop Transitional Subareas; house at least 65% of the workforce locally; focus housing subsidies on full-time, year-round workers; provide housing that is consistent with Character Districts; and create workforce housing to address shortages. The Housing Action Plan directs the Town and County to strategically provide land as public subsidy and use development partnerships to build more housing for our local community.

90 Virginian Lane is a 5.15-acre parcel of land located within the Town of Jackson. It is currently zoned Neighborhood High ("NH-1") and is one of the few large, mostly vacant parcels of land that is appropriately zoned for affordable workforce housing. The Jackson/Teton County Housing Authority ("JTCHA") purchased this property August 1, 2023 for future affordable workforce housing development.

On August 7, 2023; September 11, 2023; October 2, 2023; and November 6, 2023 Board and Council provided staff with direction related to the Request for Proposals for a development partner at 90 Virginian Lane. On November 8, 2023, the RFP was released with a response due date of February 2, 2024. 11 responses to the RFP were received. These are posted to the Housing Department website.

On February 14 & 15, 2024, the Housing Supply Board reviewed the responses and identified four firms to interview in person. On March 6, 2024, the Housing Supply Board interviewed Corum, Elmington, Pennrose, and Ulysses. A recording of the interviews is provided on the Housing Department's website. On March 20, 2024, the Housing Supply Board held a Special Meeting at which they identified Pennrose as their leading candidate to develop the property.

On May 6, 2024, Board and Council considered potential partners for the development of the site; the Board continued the item and the Council approved the following motion:

> *To direct and authorize the Housing Authority to direct staff to negotiate a Ground Lease and Development Agreement including the agreed upon internal procedures and negotiation topics with both Pennrose Development and Elmington Affordables, LLC for affordable workforce housing located at 90 Virginian Lane and to bring these documents and the results of the negotiations back to the Council and Board for consideration at a future meeting.*

On May 21, 2024, the Board approved the following motion:

> *To recommend to the Housing Department to negotiate a Ground Lease with Pennrose Development recognizing the 16 points that were made earlier at the Joint Information Meeting with the Town as well as points made during the BCC discussion today.*

On June 3, 2024, Council approved the following motion:

To direct and authorize staff to negotiate a Ground Lease and Development Agreement including the agreed upon internal procedures and negotiation topics with Pennrose Development for affordable workforce housing located at 90 Virginian Lane and to bring these documents and the results of the negotiations back to the Council and Board for consideration at a future meeting.

Since June 3, staff have been working with Pennrose Development to address the negotiation points identified by Board and Council and are bringing an update to the elected boards today.

Negotiation Topic Identified by Board & Council	Update
Improved affordability, including fewer Workforce and Affordable 120-160% MFI units and more <120% Affordable units. Exploration and utilization of 4% LIHTC Confirmation of independent living units for seniors (fixed income) and those with disability	• On July 23, Pennrose met with WCDA staff to discuss 4% LIHTC application process and viability. • Pennrose will submit a Letter of Interest to WCDA by the August 31 deadline. • Currently testing model for 4%, Housing Trust Fund, and HOME funded units and how the inclusion of these funding resources and units rebalances the income mix across the entire site. • Have reviewed current market data (provided by both Senior Center and Pioneer Homestead). • Will order a market study to further test demand for independent living units for seniors and those living with disability.
Add between 0.5 to 1.0 bathrooms to 3-bedroom units	• Commitment to add a minimum of 0.5 bathrooms to 3-bedroom units. Once unit mix is finalized, this will be defined and included in the Development Agreement.
Examine mix of unit sizes to potentially include larger units	• Ordering a market study to further examine demand for all unit sizes. Once unit mix is finalized, this will be defined and included in the Development Agreement.
Improved parking – move internal parking lot East and explore under/over ground parking with increased greenscape.	• Team has worked on an alternate site plan that is attached to this staff report and will be presented during the meeting. • Final site plan will be included in the Development Agreement and Ground Lease.
Karns Meadow Drive access point – finalize details	• On July 29, Pennrose met with Town staff to discuss site constraints and opportunities. Several follow up actions were identified to determine feasibility. Final site access will be defined and included in the Development Agreement and Ground Lease.
Add public amenities along Snow King Avenue like benches, pocket park(s)	• Commitment to provide and enhance public access to site amenities, included but not limited to along Snow King Avenue. These will be defined and included in the Development Agreement.
Confirm sustainability standards.	• Goal is National Green Building Standard Gold certification. The project will be all-electric and solar-ready. Final sustainability standard will be defined and included in the Development Agreement.

Construction: Cost guarantees, construction management plan and alignment with RFP.	• Obligations of each party will be defined in the Development Agreement and Ground Lease. These will include obligations related to financing the project and aligning with the RFP. • A construction management plan is required by the LDRs and will be reviewed internally by various Town departments.
Confirm HOA details.	• HOA details will be provided as part of the Development Agreement.
Define Rights of First Purchase or Rental	• Rights of First Purchase and Rights of First Rental, if applicable, will be fully executed and included as part of the Ground Lease.
Maintain and / or reduce public (local) subsidy	• This action item is ongoing. Staff and Pennrose are currently meeting with potential partners, including funders and entities interested in purchasing rights of rental or purchase.

Additional action items:

- Internal Staff Meeting. Staff and Pennrose will discuss timelines for project development, including necessary studies, easements, presentations, etc. *August 6, 2024.*
- Design Review Committee. Staff and Pennrose would like the DRC's input on the existing design. This voluntary presentation will be the first of several presentations to DRC (the latter of which are required by the LDRs). *September 2024.*
- Neighborhood Meeting (#2). This will be held at the Teton County Public Library, proximate to the site itself, and will include daytime and evening events. *September 2024 after DRC.*
- Transportation Impact Study, Market Demand Study. Pennrose is commissioning studies related to transportation and demand for housing to inform final site design and unit mix. *Ongoing.*
- Ground Lease and Development Agreement. Staff will present the Ground Lease and Development Agreement for consideration. *November JIM.*
- Ground Lease and Development Agreement. If necessary, staff will present the Ground Lease and Development Agreement for consideration. *December JIM.*

COMPREHENSIVE PLAN ALIGNMENT

Comprehensive Plan Policy:

- Emphasize a variety of housing types. 3.2.d
- Emphasize a variety of housing types, including deed-restricted housing. 4.1.b
- Create and develop Transitional Subareas. 4.3.b
- House at least 65% of the workforce locally. 5.1.a
- Focus housing subsidies on full-time, year-round workers. 5.1.b
- Provide a variety of housing options. 5.2.a
- Housing will be consistent with Character Districts. 5.2.b
- Create workforce housing to address remaining shortages. 5.3.c

Housing Action Plan Strategy:

- Provide land as a public subsidy and build development partnerships. 2B

STAKEHOLDER ANALYSIS

Teton County community members and visitors.

FISCAL IMPACT

Varies.

STAFF IMPACT

Housing staff have spent 15 hours preparing this staff report, including meeting with Pennrose Development and their team, and other Town and County staff. This development will continue to require significant time from all departments listed above as it moves through the planning and building phases.

LEGAL REVIEW

L. Colasuonno & K. Gingery

ATTACHMENTS

- Revised site plan

RECOMMENDATION

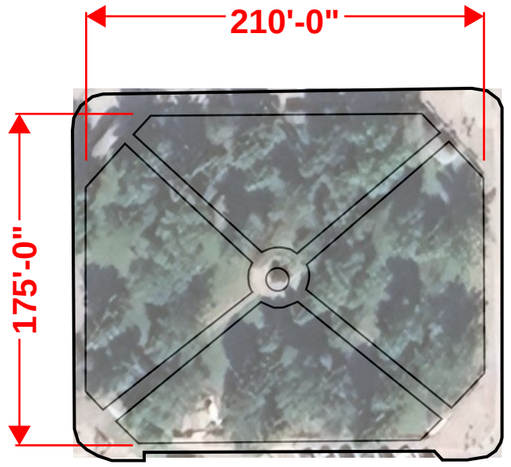
Staff recommend continuing to negotiate a Ground Lease and Development Agreement with Pennrose Development.

SUGGESTED MOTION

No motion necessary.

90 VIRGINIAN LANE

BASE SCHEME SI



JACKSON TOWN SQUARE (SAME SCALE)

PULL-IN PARKING ADDED ALONG NORTH LANE

STUDYING 2-WAY NORTH LANE

STILL EVALUATING KARNS ACCESS

PARKING ENTRANCE

DN

NEW STRUCTURED PARKING 250 SPACES

NEW N/S INTERNAL ACCESS LANE

UP

SIGNIFICANTLY INCREASED OPEN SPACE

SECONDARY PARKING ENTRANCE

7' R.O.W ENCROACHMENT

PULL-IN PARKING ADDED ALONG ENTRY LANE

VIRGINIAN LN

KARNS MEADOW DR

W SNOW KING AVE

EASEMENT

OPEN SPACE

135'-0"

240'-0"

MECH 430 SF

900 SF

LOADIN 635 SF

AMENITY 7,792 SF

SNOW STORAGE

BIKES

1fl = 80™

ADJUSTED SITE PLAN

29 JULY, 2024

PENNROSE
Bricks & Mortar | Heart & Soul

SAR+ ARCHITECTS

2024 FEBRUARY 02 • JACKSON/TETON HOUSING AUTHORITY

JACKSON/TETON COUNTY AFFORDABLE HOUSING

90 VIRGINIAN LANE

BASE SCHEME SITE PLAN

LEGEND

H=HANDICAP
EVSE I = ELECTRIC INSTALLED
EVSE C = ELECTRIC CAPABLE
H EVSE I = HANDICAP INSTALLED
H EVSE C = HANDICAP CAPABLE

- VEHICULAR ROUTE
- COMMUNITY ENTRANCE
- BUILDING ENTRANCE
- GROUND FLOOR UNIT ENTRANCE

1fl = 80™

PROPOSED SITE PLAN

FEBRUARY, 2024

2024 FEBRUARY 02 • JACKSON/TETON HOUSING AUTHORITY

PENNROSE
Bricks & Mortar | Heart & Soul

SAR+ ARCHITECTS

BOARD OF COUNTY COMMISSIONERS

TOWN COUNCIL

JOINT INFORMATION MEETING
AGENDA DOCUMENTATION

SUBMITTING DEPARTMENT: Affordable Housing **PRESENTER**: Stacy Stoker and April Norton

MEETING DATE: August 5, 2024

SUBJECT: **Housing Rules and Regulations Topic Identification**

STATEMENT/PURPOSE

The Town Council ("Council") and Board of County Commissioners ("Board") will determine which issues to include for consideration at the September JIM when they discuss potential changes to the Jackson/Teton County Housing Department Rules and Regulations ("Rules and Regulations").

BACKGROUND/ALTERNATIVES

In June of 2018, the Council and Board adopted the Rules and Regulations that govern Housing Department programs. Staff bring proposed changes to the Council and Board every other year for approval. These changes include clarifications, clean-up items and larger policy questions.

The issues included in the table below are major policy questions for the Council and Board to consider including for discussion at the September JIM. The list is based on requests from the Council and Board, Housing Authority Board, staff and the public. These issues are not being presented for discussion at this meeting. The list is being presented today for the Council and Board to direct staff to either keep, remove, or add additional issues for discussion at the September JIM when each issue will be reviewed in depth.

Staff have also attached a list of clarifications and minor policy questions to this staff report. These are items that Staff is recommending and will be presenting for approval by the Council and Board at the September JIM.

The final list of topics resulting from this meeting will be analyzed by staff, considered by the Housing Authority Board at a Special Meeting on August 20, 2024, and then brought to the September 9, 2024 JIM for discussion and consideration.

The items at the end of the list highlighted in gray are recommended to be removed from the list by both staff and the Housing Authority Board.

	Issue	Staff and Housing Authority Recommendation
1.	**Exemption for Critical Services Providers ("CSPs") or First Responders from the Workforce Housing Requirement for a household to earn 75% of its income locally.** This policy would make an exception for Critical Services Providers considering their value to the community and the importance of having them living locally.	**Staff:** Keep issue for discussion. **Housing Authority:** Keep issue for discussion.
2	**Asset limit to qualify for Affordable Rentals.** There currently is no asset limit for a household to qualify to rent an Affordable rental unit. Staff have seen several households who have large bank accounts (other than retirement accounts) applying for Affordable Rental Units. The household income is low enough to qualify, but their liquid assets are very high. In some cases, households have sold their homes in nearby communities, and are looking to move into an Affordable rental in Teton County.	**Staff:** Keep issue for discussion. **Housing Authority:** Keep issue for discussion.

3.	**Penalties for falsifying applications, forced eviction, or being forced to sell.** No policy currently exists for any of these infractions.	**Staff:** Keep issue for discussion. **Housing Authority:** Keep Issue for discussion.
4.	**Housing Preservation Program. Add a process for developers to access PP funds prior to units receiving certificates of occupancy.** This would allow developers to access funds to help them build housing units that they will deed restrict once complete in return for the PP funds.	**Staff:** Keep issue for discussion. **Housing Authority:** Keep issue for discussion.
5.	**Allow retirees to qualify for Affordable and/or Workforce Rental homes.** An owner of an Affordable or Workforce home who reaches the age of 62 and retires is allowed to continue owning their home so long as they occupy it full-time and do not own residential real estate within 150 miles of Teton County, Wyoming. Affordable and Workforce rental homes are currently not available to retired community members.	**Staff:** Keep issue for discussion. **Housing Authority:** Keep issue for discussion.
6.	**Occupancy Requirement.** Consider changing or eliminating the occupancy requirement. Currently, occupancy requirements are: **Rental Units:** One person per bedroom. For example, a couple could qualify for a 2-bedroom but not a 3-bedroom. **Ownership Units:** **1-bedroom:** One or more person **2-bedroom**: Two or more people **3-bedroom**: One or two adults with two or more dependents **4-bedroom**: One or two adults with three or more dependents.	**Staff:** Keep issue for discussion. **Housing Authority:** Keep Issue for discussion.
7.	**One-year working for Local Business requirement to enter a drawing.** The current rule is a requirement of one full year of employment to be eligible to enter a weighted drawing for homeownership or rental. Consider requiring a longer commitment to working in Teton County to lessen the competition for people who have worked here longer. For example, a one- or two-year requirement to qualify for rental units and a three-to-five-year requirement to qualify for ownership units.	**Staff:** Keep issue for discussion. **Housing Authority:** Keep issue for discussion.
8.	**No ownership of residential real estate within 150 miles of Teton County.** Consider allowing vacant land. Consider a smaller radius.	**Staff:** Keep issue for discussion. **Housing Authority**: Keep issue for discussion.
9.	**The most recent Nexus Study shows that households earning up to 163% median income need help finding housing that is affordable to them. Staff recommend updating the income ranges as follows:** • **< 80% MFI** • **80-120% MFI** • **120-160% MFI** This matches changes that were proposed to the Land Development Regulations.	**Staff:** Keep issue for discussion. **Housing Authority**: Keep issue for discussion.
10.	**Custody of Children and Minimum Occupancy.** Currently someone who can verify they have children can count them as part of their household even if they do not have custody. This allows them to qualify for larger units when they may only be a one-person household.	**Staff:** Keep issue for discussion. **Housing Authority**: Keep issue for discussion.
11.	**Transfer upon Death to Non-qualified Transferee.** The Rules and Regs and the Restriction Template have language that states a court can decree that a Non-qualified Transferee is given a restricted home upon death of its owner. The Housing Authority Board recommends changing this language.	**Staff:** Keep issue for discussion. **Housing Authority**: Keep issue for discussion.
12.	**One time application fee.** Currently, there is no application fee. This could be a one-time $10 to $25 fee that would cover some administrative cost of the drawing process, credit reports, and encourage applicants to fully and accurately complete their applications.	**Staff:** Keep issue for discussion **Housing Authority**: Keep issue for discussion
13.	**Allow students attending CWC full-time and who work locally to qualify.**	**Staff:** Remove this issue. This was

	This would allow CWC students who are working to qualify with less than 1,560 hours annually.	considered in 2022 and denied. **Housing Authority:** Remove Issue.
14.	**Add a Weighted Drawing Preference** a. Give some kind of preference for households who have applied several times and have not been chosen. b. Give some kind of preference for current owners of restricted units c. Give some kind of preference to graduates of Teton County Schools.	**Staff:** Remove a, b, and c. a. This was considered in 2018 when the Weighted Drawing replaced the Preference Based Drawing. It is also difficult to manage. b. Current owners of restricted units already have a home. They are welcome to apply when a different unit becomes available but do not deserve a preference. c. Growing up in Teton County does not constitute a reason to get a preference in a drawing. They should have the same chance as anyone else. This was considered in 2022 and not included. **Housing Authority:** Remove a, b, and c.
15.	**Local Business - 75% Local Customers:** Lower the requirement for local customers and allow businesses to have fewer local customers to qualify as a Local Business. This would apply to businesses and self-employed individuals with less than two employees.	**Staff:** Remove this issue. Businesses with the majority of customers outside of Teton County may *want* to live in Teton County, but do not *need* to live in Teton County to operate their business. **Housing Authority:** Remove this issue.

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:

- June 4 – June 16: Housing Department staff sent out a survey to the community requesting feedback on Housing Rules and Regulations topics.
- June 14, 2024: Housing Department sent out an email to community members, highlighting the opportunity to provide suggested upgrades or changes to the Rules and Regulations directing the public to the Housing Department's website and requesting they complete the survey.
- July 3, 2024, Housing Authority Board Meeting – Issue Identification Recommendations
- August 5, 2024: Joint Information Meeting – Issue Identification

- August 20, 2024: Housing Authority Board Meeting, Rules and Regulations Annual Update Recommendations
- September 9, 2024: Joint Information Meeting – Rules and Regulations Annual Update Discussion and Direction to staff.

A compilation of the survey results with public feedback about the Rules and Regulations is attached. Some items do not pertain to the Rules and Regulations, so they were not included in the Issue Identification List.

FISCAL IMPACT
N/A

STAFF IMPACT
Tracking, reviewing, and analyzing needed or potential changes to the Housing Rules and Regulations has taken approximately 25 hours of Housing Department time.

LEGAL REVIEW
K. Gingery and L. Colasuonno

ATTACHMENTS
- Jackson/Teton County Housing Department Rules and Regulations 2024 Clarifications and Minor Policy list.
- Survey Results

RECOMMENDATION
Staff recommend approving the list with Housing Authority and Staff Recommendations.

SUGGESTED MOTION

Suggested Motion if the Attached List is Not Altered by Council and Board:
I move to approve the list of Rules and Regulations issues for discussion as recommended by the Housing Authority and staff and direct staff to present said list at the September 9 JIM with policy options for each topic. I further move to approve the Clarifications and Minor Policy List and direct staff to include these changes in the 2024 update to the Rules and Regulations.

Suggested Motion if the Attached List is Altered by Council and the Board:
I move to approve the list of Rules and Regulations topics for update attached to this staff with the following alterations:

1. _____
2. _____
3. _____

and direct staff to present the altered list at the September 9 JIM with policy options for each topic. I further move to approve the Clarifications and Minor Policy List and direct staff to include these changes in the 2024 update to the Rules and Regulations.

Jackson / Teton County Housing Department Rules & Regulations 2024 Clarifications & Minor Policy List

1.	**Policy for changing restrictions on Workforce Units.** Staff are recommending enacting a policy for changing restrictions on Workforce units because several Workforce units exist where the restrictions can be changed from rental to ownership or vice versa. Staff is requesting this item to require the following: a. Prior to the initial sale of a unit, the owner can decide if they want to restrict the unit as Ownership or Rental (unless another type of development agreement is already in place). b. If the unit has already been sold and restricted as a rental unit, it can be changed to an ownership unit because rental restrictions do not have an appreciation cap so conversion to ownership would be the same as the initial sale of the unit. c. If the unit has already been sold and restricted as an Ownership unit it will be subject to a CPI/3% appreciation cap, so it cannot be converted to a Rental restriction because it would lose that intentional long term affordability component. d. In summary, a unit cannot go from a more restrictive (Ownership) to a less restrictive (Rental) restriction type once use of the unit has already commenced vi initial sale. e. An administrative fee will be incorporated into the Housing Department Fee Schedule to account for staff time processing these requests.
2.	**Add rental rate policy for owners who have paid off their home.** Current policy states that owners cannot charge more than their mortgage payment and HOA expenses. There are no criteria around a home that has a paid off mortgage.
3.	**Requirement for owners of rental units to have a "responsible party" on file with the Housing Department.** This is aimed at corporations who own restricted rental units. The Housing Department needs to have a person to contact for reporting and compliance.
4.	**Master leasing of restricted rental units.** Staff recommend that a policy be created to require 1) Prior to execution, master leases must be approved by the Housing Department and include the responsible party for compliance and a termination for non-compliance clause. 2) Master Lessee must attend a Compliance Conference with the Housing Department to ensure they understand the restriction on the unit and the Compliance process.
5.	**Create a policy restricting what type of entity can purchase a deed restricted rental unit.** Shell companies can be created that provide loopholes to some of the rules. For example, owners are not allowed to occupy these units, but someone could purchase through an LLC, and the 'owner' is difficult to identify.
6.	**HOA Fees in Developments with a mix of market and deed restricted units. – Make this Requirement Retroactive.** In 2022, rules were added with requirements prohibiting developments for charging owners of restricted units for luxury items. The rules also include limits on HOA dues. The question is whether to make this rule retroactive to developments built prior to 2022.
7.	**Summary Descriptions of Housing Department Programs.** These can be found in the Rules and Regulations on pages 7 – 9. They need to be updated.
8.	**Definition of Rent.** A definition of rent is needed to define what can and cannot be included in rent for both Affordable and Workforce units.
9.	**Definition of Owner.** This is requested by the Attorneys. The term Owner is used often in the Special Restrictions and Rules and Regulations, but the term is currently not defined.

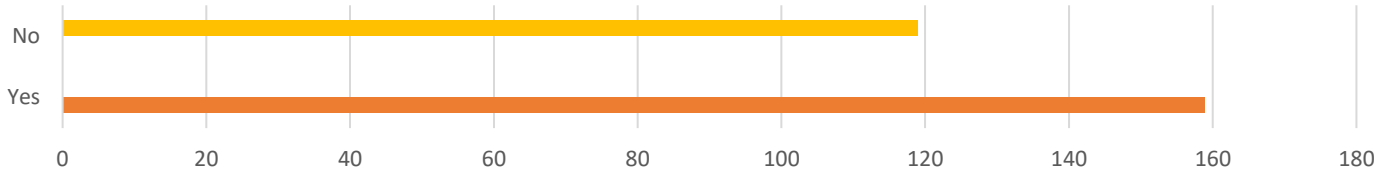
10.	**Definition of Fee Schedule.** The Housing Department Fee Schedule is a list of fees required to be collected for Special Requests. The term is not currently defined in the Special Restrictions.
11.	**Definition of Volunteer Hours.** Households can count certain volunteer hours towards employment hours. The term is not currently defined.
12.	**Definition of Qualified Household.** The term is currently defined in the Rules and Regulations, but only as pertains to purchasing. This needs to be updated for rental.

2024 Updates to Housing Rules & Regulations – Survey Results

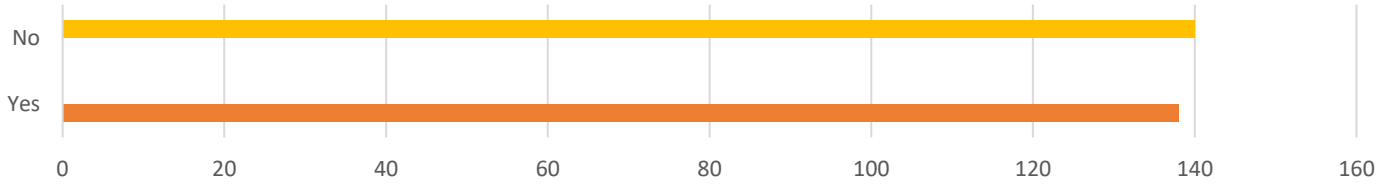
From June 4, 2024 to June 16, 2024 a 19-question survey about possible changes to the Housing Department Rules and Regulations was sent out via email and posted to the Housing Department website. 278 individuals responded to the survey. 59% identified as White/Caucasian; 22% identified as Hispanic or Latino; and 19% identified as another ethnicity, did not answer, or preferred not to say.

Responses to questions 1-17 are summarized below.

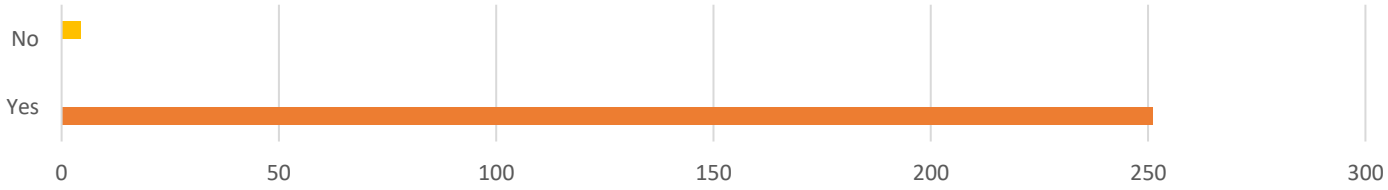
1. Should households receive extra entries for household members who are graduates of a Teton County School? This policy change would give additional housing preference to locals that were raised in Jackson.



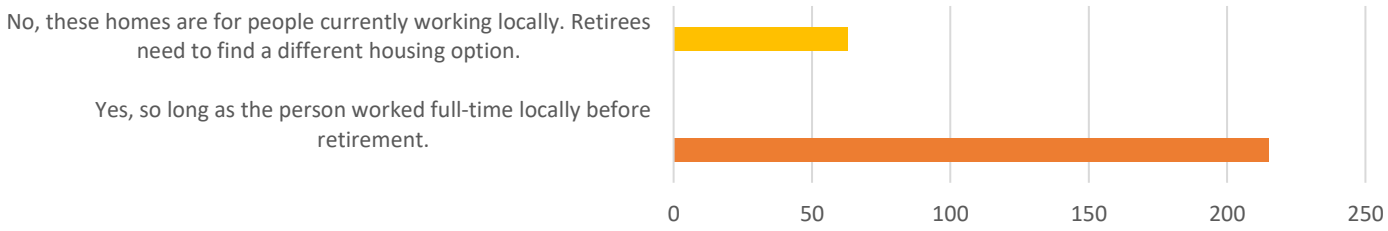
2. To enter a drawing for a Workforce home, a household must earn at least 75% of their income locally. In addition to the requirement that at least one household member be employed locally full-time, this rule ensures that households renting or buying Workforce homes are earning the majority of their total household income in Teton County (as opposed to one household member working in Teton County but another household member earning the majority of the household income working remotely fora non-local business).Should a household with a Critical Services Provider member be exempt from the 75% local income requirement? This policy change would make an exception for Critical Service Providers considering their value to our community and the importance of having them living locally.



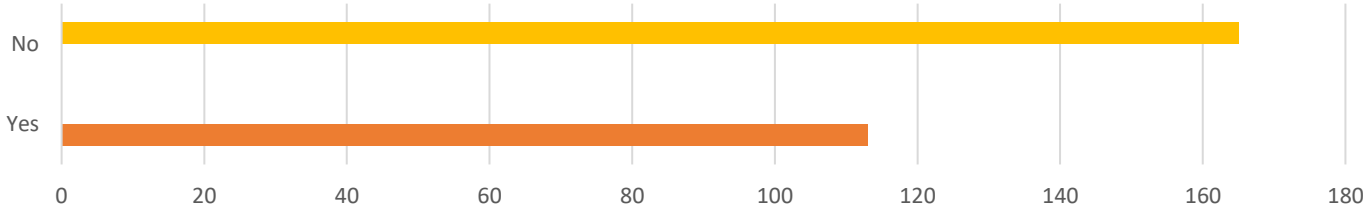
3. If a household with a Critical Services Provider is exempt from the 75% local income requirement, should they still be required to have at least one adult working full-time for a local business?



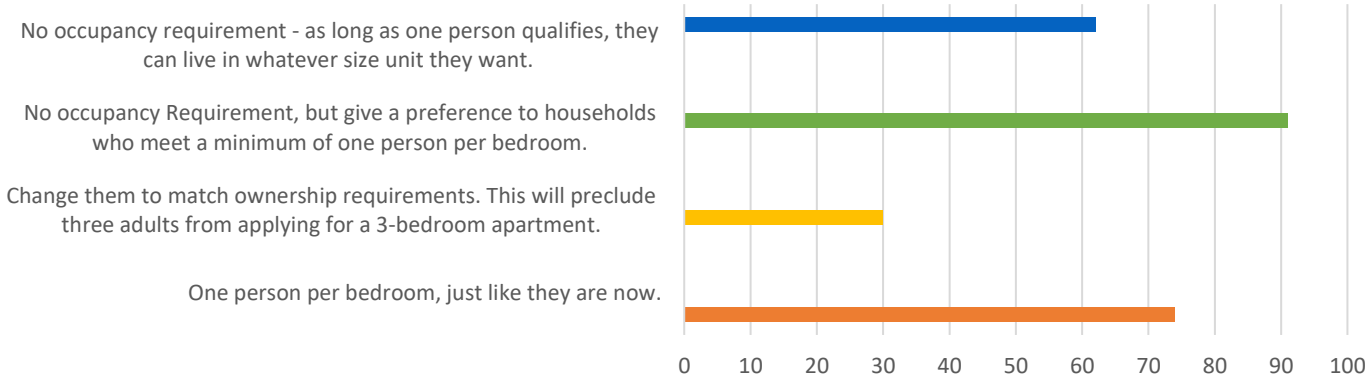
4. An owner of an Affordable or Workforce home who reaches the age of 62 and retires is allowed to continue owning their home so long as they occupy it full-time and do not own residential real estate within 150 miles of Teton County, Wyoming. Affordable and Workforce Rental homes are currently not available for retired community members. Should Affordable or Workforce rental homes be available for retirees who have reached 52 years of age?



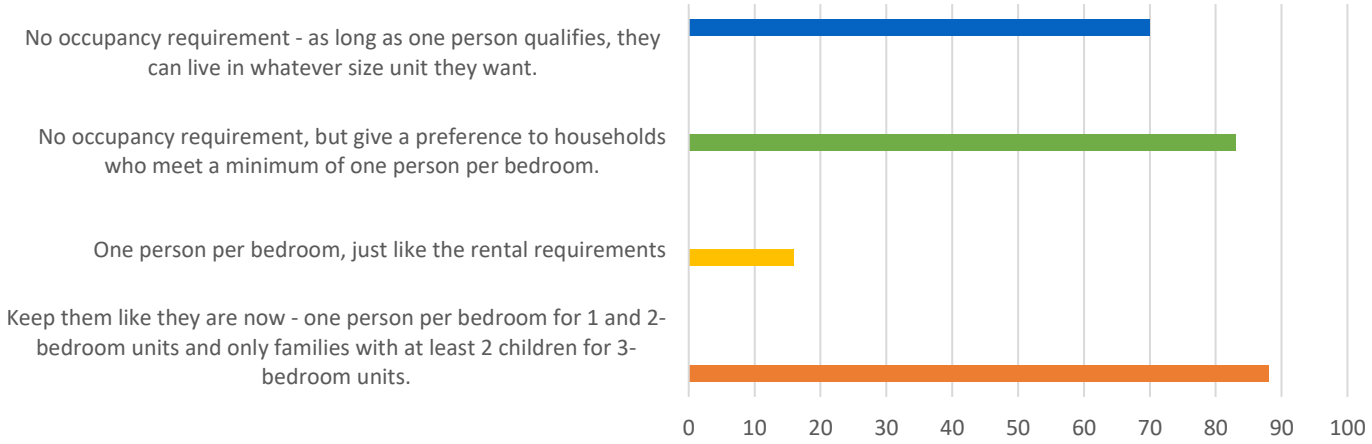
5. Right now, the Housing Department does not charge an application fee to enter weighted drawings. Should there be a one-time fee households pay before they can apply for housing through the Housing Department? This policy change would cover some administrative cost of the drawing process and encourage applicants to fully and accurately complete their applications.



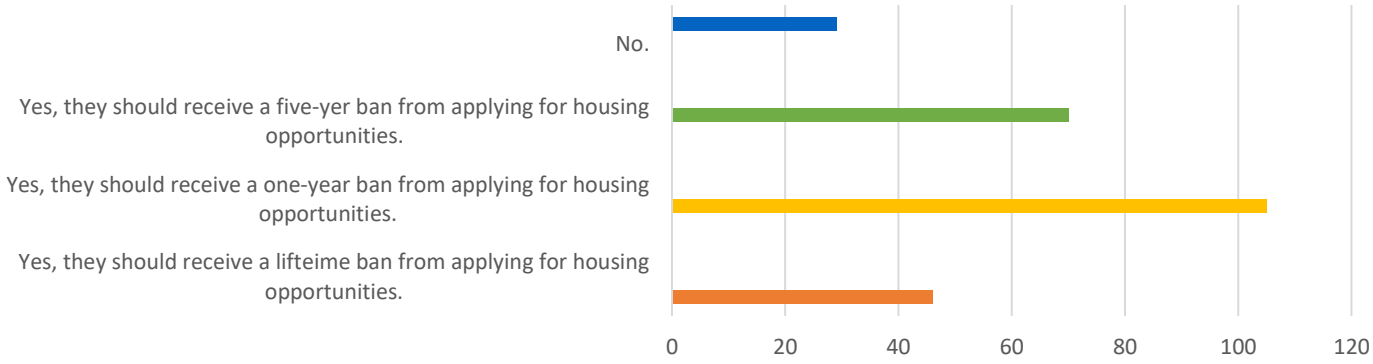
6. What should occupancy requirements for rental units be? Please mark the response with which you most agree.



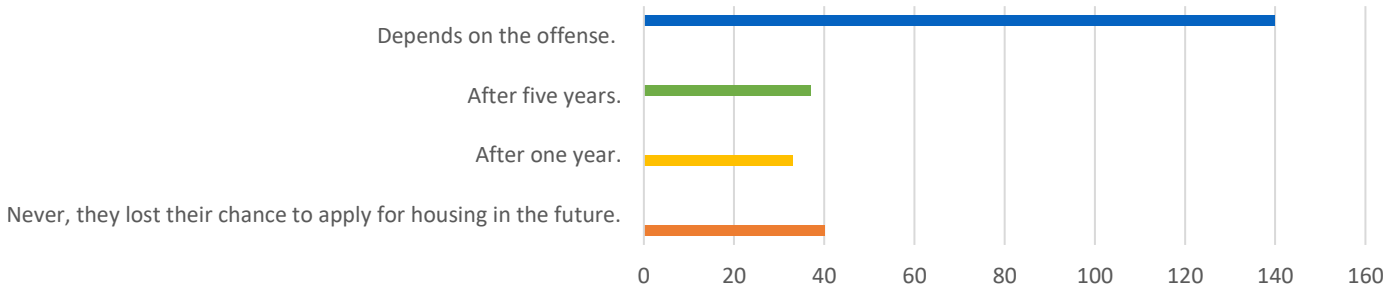
7. What should occupancy requirements for ownership units be? Please mark the response with which you most agree.



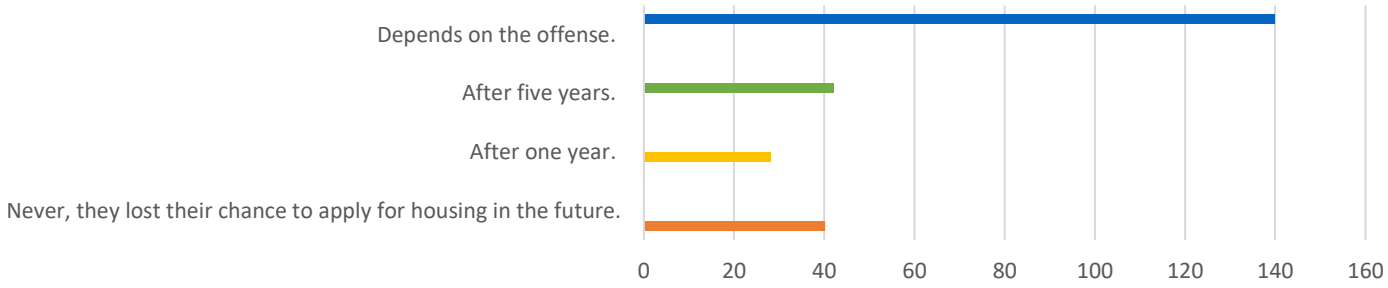
8. Should a penalty for lying on an application or intentionally deceiving the Housing Department be implemented?



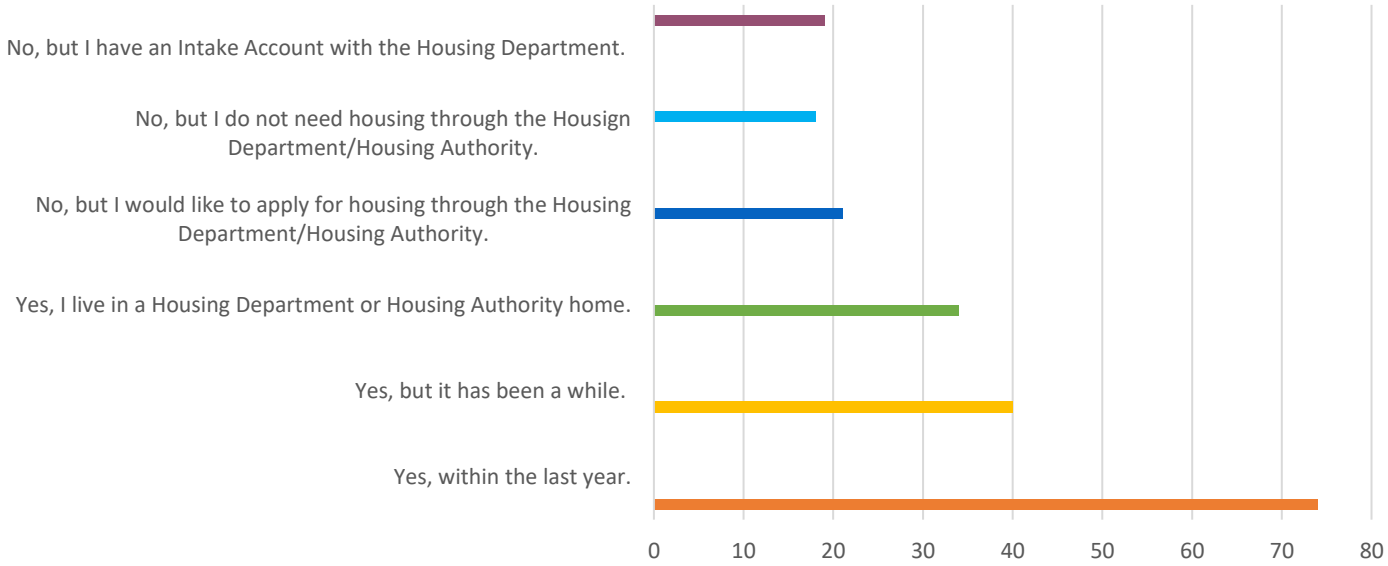
9. Should a household who has been evicted from an Affordable or Workforce home be allowed to apply for housing again?



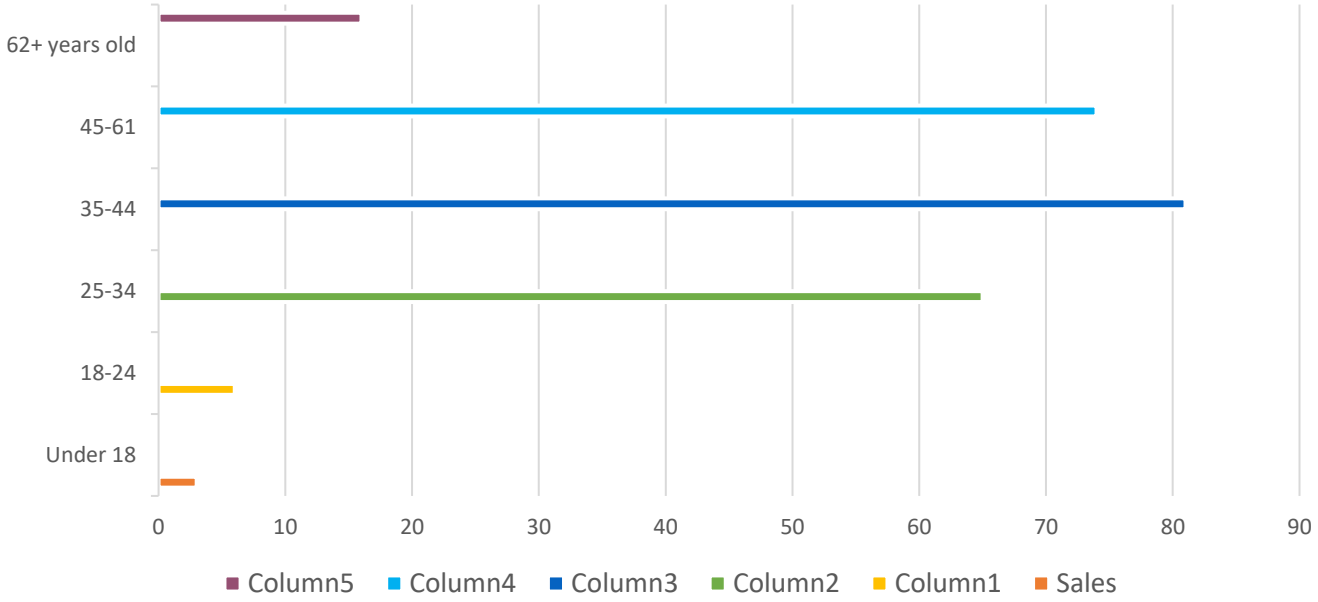
10. Should a household who has been forced to sell their Affordable or Workforce home due to noncompliance be allowed to apply for housing again?



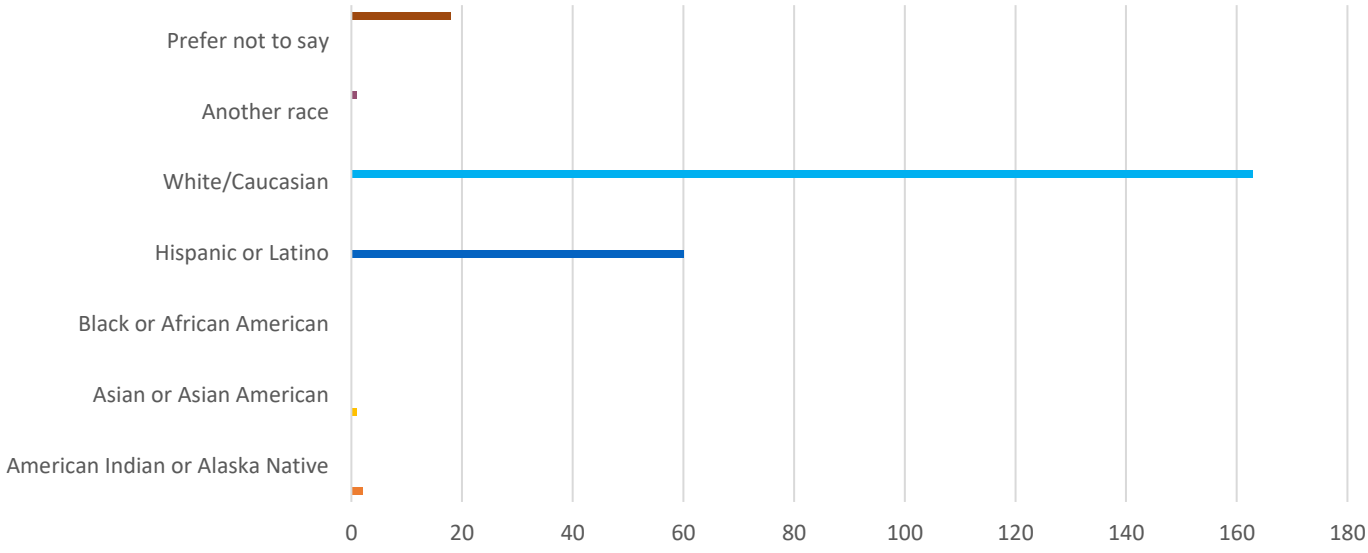
11. Have you applied for housing through the Housing Department?



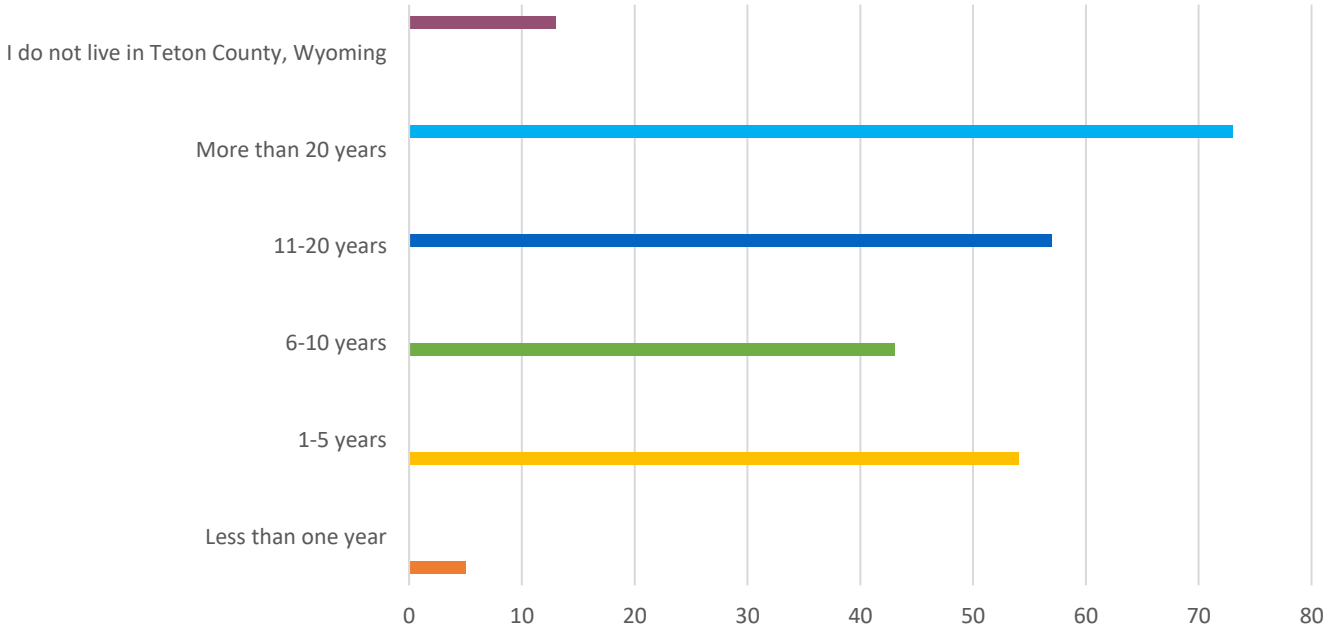
12. How old are you?



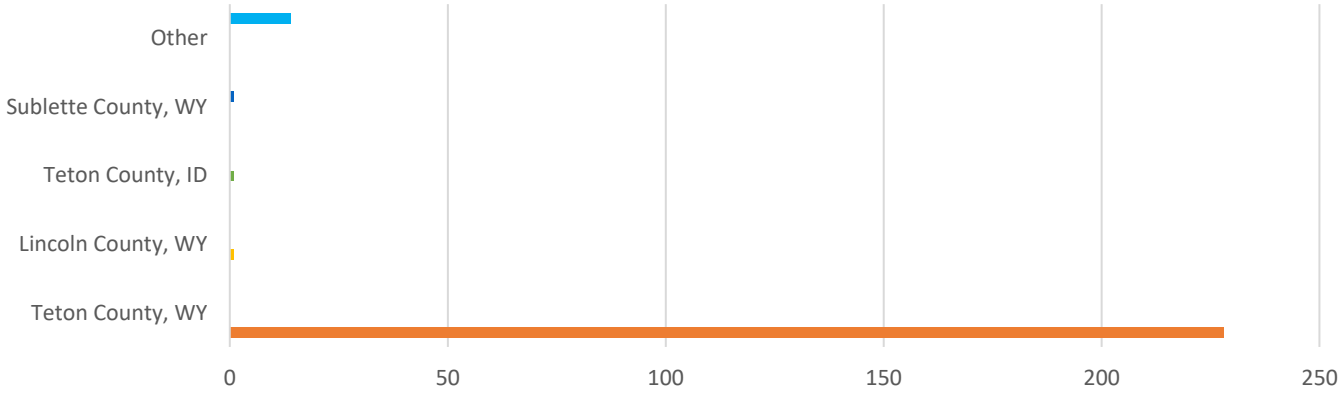
13. What is your ethnic background?



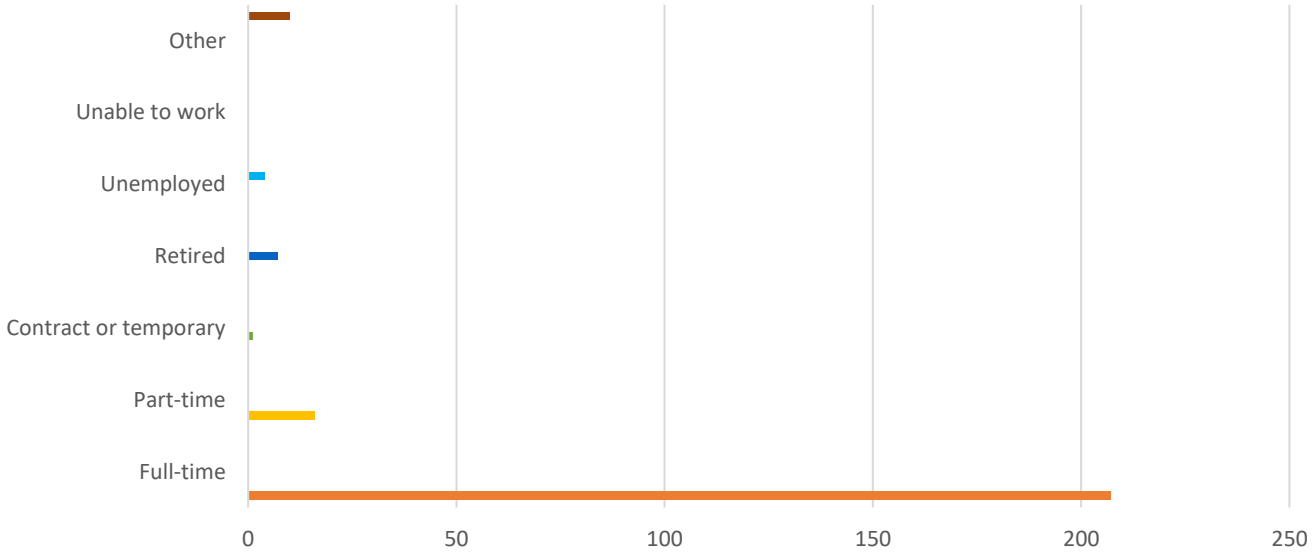
14. How long have you lived in Teton County?



15. Where is your place of employment?



16.What is your employment status?



17. What other key issues or changes to the Rules would you like the Housing Authority Board, Town Council, and County Commission consider?
[redacted] home owner rents the house to somebody else and is not living in it long term. How does Housing Authority police breaking policies like that?
Allowance for pets
Applicants should be able to update their online application after notice of availability if there's a special circumstance. Should consider no limit to full time employment entries; for example I've worked full time in Teton County for 14 years and my partner 20 years; that should be taken into consideration.
As a 20 year owner of a deed restricted affordable, I have watched many other affordable owners completely disregard the rules and regs with no consequences. I would just like to see the current rules enforced. I also am very concerned with the "workforce Housing" designation. This type of housing does little to provide housing to the low income residents that really need true deed restricted low cost housing.
As a 6th generation Jackson native, I would love to see ways for families to stay in the valley that have been here for so long. Providing long-term opportunities for growing families is great. So many of these affordable homes are just small, dense, pack them in type of condos. I miss that we used to provide more opportunities for families to stay and continue growing their families here for years to come with an opportunity for a small yard and neighborhood type feel.
As a single bachelor who has had to live with roommates my entire life, I want to be able to rent/buy a 2 bedroom with one occupant rule. I need SPACE. For real. Im so tired of being 39 and having to live with a non-family member. It's not healthy. My mental health suffers and every time a 2 bedroom becomes available it requires 2 people. HOW are we supposed to grow as human beings here? If I qualify for a 2 bedroom why does it matter how I fill it? I want a home office/guest bedroom for my family/friends to visit and not to be filled by someone else not related to me. It makes NO SENSE. Please amend the rules.
As as a single person, who has worked locally at a church, the school district, and now in local government, I find the affordable housing program is not designed for me, but rather prefers families. I wish the only options for me weren't tiny studios.
Conduct an audit every so often to make sure people still qualify for their housing Make it easier to enter the lotteries, the paperwork now is a complicated process
consider a 3 bed for 2 adults and one dependent if the 2nd adult is related or a full time care giver
Consider changing the minimum income limit for both rentals and ownership. For instance, if a unit is 50-80% MFI, an individual making $42,000 would not be eligible as they make too little. If this person had significant savings, and was qualified through a lender, they should have the opportunity to buy. Rentals should not have a minimum amount of income required, so long as a person is employed full-time.
Consider looking at both someone's assets (if they are above the limit) and their income (if it is below the limit) to see if it would even out for them to be allowed to buy or rent an affordable home, vs. looking at them separately.

Consider that families grow -- my husband and I bought a 3BR when it was just the two of us and we later had 3 kids so we grew into it. Precedence for those who grew up here so kids can return to family. (We don't anticipate our kids being able to return so we are considering moving to a lower cost town so the option to live near family is attainable). If a critical service provider now lives in Victor/driggs or other commuter town not in Teton County and spouse does not work in Teton County but would enter workforce in Teton county upon being selected, consider that as a positive. Improve options for retirees who spent whole life/career working in teton county but now receives income from outside sources like Social Security, retirement 401k etc. They need to be highly appreciated and prioritized too.
Consideration for people who have worked part time in town.
I think you guys are doing a great job. You are creating opportunities and a better future for us working class people of Teton County who do not make the necessary wages to cover the high rental costs of the county. So thank you very much. From my point of view, the only thing I would change/improve would be for there to be more rental/sale spaces for apartments or homes like this. It's certainly not that we as working class people are asking for handouts or things given away, but the high costs of renting (let alone buying) a place to live makes many see the need to move out of the county to get a place to live.
Do not assign more money for working force high price housing, focus on affordable ones.
Families in general should be considered, way more. This town is filled with people who don't have children, and they are taking the larger, more affordable places, so that those of us with children can't find a place to fit our family size that is affordable
Figure out a way for true locals to get priority over people who have only lived here for 1 yr. I know of people who have only lived here 1-3 yr and have had a better chance than those of us who grew up here.
For some of the penalties for those that are evicted or forced to sell their homes due to compliance issues I think that depending on the offense their could be a window they are banned from applying and a window were they can apply but other applicants receive preference. For example, 1 year ban from applying, then 3 years where application points are worth half or in some manner they don't receive preference over other applications. So they can apply but their odds are lower for that window while other families that need the housing have a higher chance. I think there should be more specific written explanations for the rules surrounding retirement. For example, if one person in a household retires, is the whole household held to the 75% income being local rule? If an individual is making non-local income in retirement do those number impact the 75% local income rule? For example do retirees need to limit what they do in retirement (ie. remote work opportunities, etc.) if they worked locally up until retirement and are still acting as part of the local community? I also feel that three bedrooms should be open for two adults with one dependent to apply rather than only those families with two dependents. Not restricting the family size but giving preference to those with more dependents would also work in those situations. Overall I do think that there are good rules in place to help increase housing availability for local families that wish to stay in the valley.
Foster parent accomodations and families who need to care for adult relatives as a household
Give more chance to a single people or couple people families need mor space maybe 2 or 3 miles of town???

Given the extreme housing costs are pushing to further neighboring towns, a re-visit of your rule that applicants cannot own any real estate within 150 miles of Teton County, WY. Workers are driving in regularly from Pinedale, Star Valley, Tetonia, Rexburg and beyond. Them owning a home or piece of land should not preclude them from an affordable home opportunity where they work full-time. If they are willing to sell their property and meet all other eligibility requirements; this would allow more to apply and live where they work.
Having kids (not a skill by the way) should not impact qualification factors for housing the local workforce that drives the local economy and generated tax revenue.
Housing resources should focus on affordables over workforce housing.
How do employees (housing applicants) get credit for hours worked and paid for as part of their normal job but the employer and the housing department refuse to acknowledge when provided detailed and documented information related to the true hours worked to complete job required work tasks? Teton County educators get credit for work that happens outside of work hours. How do other educators and people in that realm get credit for the work they do that goes into their job that happens outside of traditional work hours? How do you plan to account for professional training that is required by one's job to advance professionally but does not count towards work hours?
I am a full-time mental health therapist in Jackson, Wyoming. The private practice that I work for does not "qualify" as a critical service provider, even though I give therapy to the Teton County community. This is a bit absurd. I do not "qualify" because of the private practice that I work for and that it is for profit. I am a critical service provider no matter what. I provide the same services for people at Teton Behavioral Health and the CCC. Additionally, I am a single, 30-year-old female. I grew up in Jackson. Most minimum tenant requirements for my income bracket 80-100% have a two-person minimum for one and two bedrooms. This means that since I am single, I do not qualify which is sooooo so so discouraging. It feels like I am being stigmatized for this. It means that I do no qualify for a majority of any rental or ownership units. It feels unfair for us single people. Lastly, there are WAY less affordable housing units for people in my income bracket. I went to school for a master's degree to be able to work the job that I am in and make more money. Since I make more than the average hospitality worker/raft guide/non-profit worker, I do not qualify for a majority of the housing opportunities. I hope that in the future, the affordable housing team will provide more opportunities for the 80-100 income bracket. Although it is more than the medium income, it is still impossible to find a house with my income in Teton County. Thank you for the survey!
I believe there is a large gap in the housing programs between those who are eligible for affordable units and those who can qualify for a mortgage on the prices of workforce ownership units. This is exemplified by the by the extended sale times of the non income restricted workforce ownership units such as 440 Kelly. I think both programs should merge closer together to close this gap. I believe there should be higher income included in the affordable program and that there should be more controls in place on ownership units to regulate prices. As a locally employed dual income couple for the last 10 years, my wife and I sit perfectly in this gap and have no prospect of owning a workforce housing unit much less a market rate home.
I don't want to rent I want to own, more ownership opportunities when advocating for housing projects here.

I feel like you doing great!
I feel the income brackets are too low/ restrictive for the area & should be increased to a more reasonable income for 100-120%. I have been unable to apply for any homes in the 2 years I have been on the list as I am looking for a 2 Br with 2 adults & we make more than the income bracket (other than the homes for over $900000)
I had to move to Idaho (rental prices) and now have lost the opportunity to qualify for affordable homes in Jackson because I own my studio apartment in TV. So now I still work in Jackson but can never get a home there because I own my place in Idaho. My partner also works in Jackson and commutes. With the current rules, we could never move back to Jackson, and be close to our workplaces, since we own a place within 150 miles. This is a privileged problem for sure, but especially with the current Teton Pass situation, it is tough.
I have applied multiple times in the last 15 years and have never been selected. For many years, as a single person without dependents, I did not qualify due to various occupancy requirements. Now, I earn just enough more than the income parameters to be able qualify. There is no chance of my ever affording a home in this community. I appreciate the work this entity has done, and yet I feel bleak about the future. I would like to see creative approaches to home ownership (partial ownership with a pool of investors?) to make it possible for those of us in the middle to make it here. I don't see it to be possible for the Housing Authority to make progress without serious limitations on development and part-time occupancy of full-time residences. Otherwise, Jackson Hole is slated to forever be a polarized community of the wealthy and those who serve them (and services for the servants) - how do we avoid becoming a fiefdom?
I have been in the lottery for over 10 years and never got the opportunity to purchase as I cannot afford the downpayment even on an affordable unit. I see no hope for my future here of ever owning
I live in a 2 bedroom workforce unit in the Grove, and have 2 children, a boy and a girl. Many of the 3 bedroom units here have 1 or no children at all. That has been discouraging for us to see. Previously there was preference for people in a neighborhood to have preference for a unit that would become available in their neighborhood. That would be a very nice addition/return to policy as we now find ourselves potentially needing to look for another housing option, as my kids are getting bigger.
I live in Driggs and at my age and due to the density, will no longer be willing to travel to Jackson for work. Either the housing situation needs to improve or you will lose long term valuable skilled workforce. I'm also heavy into volunteering but can't commit to more than one or two days a year in Jackson anymore. It's really sad. I'm a local boxed out by 'I grew up in Jackson' entitlement and 'I came here but I want to shut the door to others' from people moving in. Where is the middle ground?

I lived in Teton County for 6 years, before making the decision to leave to return to school so that I might have an occupation and salary (dental hygienist) that would make living in Teton County more feasible. I would like to return to the area and still be in the running for affordable housing, however, it is my understanding that once moving back, I would be back to square one (no additional entires for consecutive years worked) until I have at least one year of consecutive employment at the time of re-relocating back to the area. I think for those in critical occupations/healthcare, if they are leaving the area to return to school for an occupation/degree that can't be obtained in Teton County, there should maybe be consideration to whether or not their previous years of consecutive employment in Teton County should be included/counted in their new application/entries, if they can prove that they left the area for schooling/training/degree. Thank you!
I own a Housing Trust house. I raised my daughter in my house but there is not system in place so that I can pass the house on to her. I would like to see all affordable housing develop a protocol for passing these homes to the next generation of Jackson locals. Also- about the occupancy requirements. I feel that they should be dropped so that people can plan and prepare to have a family. If you are lucky enough to get a one bedroom, your hands are tied for starting a family. People should be allowed to apply and purchase whatever home they like, based on their life plans.
I really dislike the rule that you cannot apply for anything once announced if your intake form has not been updated in the past year. How do we know if our intake form isn't up to date? I never received an email and once a home I was interested in was available I realized ours was out of date. You have our information on file, we have applied several times in the past. This seems like just another hoop to jump through that is more burdensome than it is helpful.
I see abuse of housing regularly. People hiding income to apply, abusing rental rules, having spouses or roommates that own property in county they could live in. The abuse is disappointing especially for a tax payer and someone who can barely afford to live her in a free market home.
I think maybe it’s not so much about the money being made in Teton county as it is about it staying in Teton county. This community has an elephant in the room of certain individuals living many to a unit and working full time in Teton county but sending a good portion of that income back home to other countries. That’s a hard issue when myself and my wife who are Jackson natives can’t even get a chance at this “lottery” and we both own businesses here as well as put most everything back into the community. Maybe at some point it can go to a panel of individuals for a decision instead of these time wasting lottery tactics. We get the full 10 entries each time we’ve tried for this only to be won over by a single year or two year resident. Talk about a slap in the face. You put all this work and energy into a system that at the end of the day is just plinko. We’d be more inclined to play carnival games to win a chance at a home. At least then we’d have a fighting chance.
I think that single parent households with one income should be considered differently than a two person household. I think it is hard to build equity and change. your circumstances with the current restrictions, the goal should be to help folks become more financial stable to build a foundation to improve.

I think the HAB should reconsider the rule allowing rich households who employ staff (like a chef, groundskeeper, nanny, tennis coach etc) from qualifying as a local business. A local business should be one that benefits the local community- not benefits wealthy households. By allowing these wealthy households with 2 or more employees to count as local business where their employees qualify for housing, the HAB, Town Council and BCC are subsidizing the lifestyle of wealthy homeowners.
I think the hosing requirements for purchasing should make it so that a couple without kids can get into a home and have a spare room for a child. Raising a child in a 1 bedroom apartment is not what we want to do but getting into an affordable with more than one bedroom is hard. It's like we need to have the kid first to qualify. The income limits feel low based on what incomes are required to live in Jackson based on the cost of living here.
I was confused by the question about exceptions for critical service providers because the nature of the exception wasn't stated. I think exception for the 75% income requirement could be made for a full time critical service provider that has a spouse earning $ through other means or has an additional source of income. This should not be an exception for a part-time CSP. The ability to apply for housing for retirees should depend on length of full time employment in the county (eg at least 5 years, maybe 10). I also think that if someone is already in housing at 62, they should have a minimum duration of full time employment service before no longer needing to meet the full time employment requirement. E.g, I can't get a job in Teton County at 60, buy a newly constructed workforce home at 61, and then retire at 62. The retirement rule isn't consistent for all housing documentation. I have read 62 and also the federal retirement age (currently the same). If I enter into a 30 year mortgage for an ownership unit, my retirement age for the housing authority should be determined at that time and not subject to change at a later time due to federal law. New to market workforce homes should be advertised via the housing authority email list with clear instructions about how to express interest. The Mercill units were advertised in the paper. Miss one edition of the paper or don't read the correct article and you could miss your chance. I realize the current responsibility for advertising is on the developer, but this has the potential to create inequities in opportunity.
I work for the hospital, and we are severely staffing challenged. In order for people to want to stay, they need a housing option that will allow a family to grow, or a single person to have a home with guest rooms so family can come visit. My biggest deterrent to being able to stay here is finding housing I can own and use as I would anywhere else. Without it, I will not be able to stay here. The hospital serves a huge role in a healthy community, but the work is extremely taxing due to high staffing turnover. Housing is the main reason people leave.
I would like more workforce housing at a lower cost for ownership
I would like raw land that lies within the Teton county radius to not be considered as residential property on applications. I bought this land in Etna and dont plan to build, and as a Critical Service provider I need to live in town. I think I should still be able to apply without having to sell that land.
I would like the Housing Authority to explicitly list out how they determine who is chosen, in a weighted drawing, for a rental or owned home, to eliminate any/all bias and favoritism.

I would like to see the compliance paperwork reduced for those who are living and working in TC. The housing authority needs to trust people. There will be abusers, but maybe every 3 years rather than every year. Plenty of people who have been owners prior to 2018 are abusing the system and should be required to also show some sort of verification of employment. Having been here a long time, I have seen the evolution of the program. I believe that it is now impossible to make the jump from affordable housing to free market (which is what is was originally intended to provide). Not sure what the answer is, but I feel there needs to be more opportunities for middle class family homes to allow appropriate financial steps to move forward within the market. Eventually and ideally, this would help move people into free market and allow others to utilize the affordable program.
I would like to see the rental rates for the workforce restricted rentals be regulated in such a way that owners can't simply charge $25 less than market rate for rent and still be in compliance because their tenant makes 75% of their household income in Teton County, Wy. I understand that the rental rates on the workforce unit can't necessarily be affordable rates but perhaps something calculated based on a % above HUD for that particular unit size, etc.
I would request adding another income level for affordable homes. We earn over allowable for a family of 4, living in a 2 bdrm with 2 kids and cannot qualify for affordables, there are limited options for 3 bdrm workforce units, and we will never be able to access free market homes.
I'd like to emphasize the limitations of the occupancy requirements. Obviously every bedroom being filled is ideal, and I think it's completely valid to give priority to applicants who will fill each bedroom. However, current regulations feel incredibly restrictive and allow for no degree of planning (i.e. family planning). This policy will push away individuals/families who are apt to planning and will retain parties willing to roll the dice. Banning applicants is an interesting and complex idea. I think if someone lied intentionally, and their intentions can be proven with certainty, that could justify a ban of some type. I'd be curious about how we prove people's intentions. Every time I update my intake form, I am anxious that perhaps I did not do something right despite triple checking - would that lead to a band or disqualification? I appreciate your sentiment, and hope it can be implemented without causing further housing anxiety. Thank you for all the work you are doing!
If someone has a child but they are not claimed as a dependent they should still be considered a second person in that household so that the applicant would be eligible for a 2 bdrm unit.
I'm frustrated that money I have set aside in a non-529 account for my Children's future would count against me. In the past my retirement account was also counted against me.
I'm not a fan of the consecutive years rule... Maybe you could still get a portion of your previous years if it wasn't consecutive? I lost 13 years because I spent one year working in Teton County, Idaho and that was a tough pill to swallow.
Immigrant familys

Income brackets are out of touch with realities of living in Jackson. Rent is 1500 dollars give or take per bedroom. To afford regular rent and to live comfortably you earn higher then the affordable you want and are handcuffed to the place you do qualify for because of the cost of that affordable. Hence the 900,000 dollar unit that no one can afford and has been sitting there for 9 months. Also get rid of the lender qualification worksheet or except a pre approval instead. It's a made up document and it's baffling that a pre approval isn't excepted over it.
Income caps are set so that it is almost impossible to qualify for a home that is affordable - I make 80k a year, which means I make too much for many units, but also make too little to afford a mortgage on those units. This effectively means that only people making significant cash income that is not being reported can afford homes. Could these numbers be re-examined?
Income restrictions: even with an income that is above 120,000, I cannot find affordable housing in Jackson. The cost of living has greatly outweighed the income, making it even more difficult for us to buy or rent.
increase rental income ranges. Many peoples pay has increased with inflation but I feel like the income ranges have fallen behind.
Is there a way to access workforce rental and maintain ownership of property in Lincoln County IF I rent the property out for an affordable rate? As a teacher, this commute (1 hour each way) is a huge burden, but I have owned my home for 12 years and it is my nest egg.
Is there any potential for raising the maximum income requirement, or at least having a separate draw for higher income caps? As someone who makes above the max income for most of these properties, it tends to feel like I am being priced out of this town - from both ends of the spectrum. I know a lot of other young professionals feel this way. Another solution to this would be to place no requirements on the number of occupants per unit, regardless of bedroom size. If a single person can afford a 3 bedroom unit or home, why shouldn't they be able to purchase it? We all know there is a significant problem with affordable housing in this town, and that doesn't exclude people who seemingly make a "good" salary.
It is currently very difficult for self employed people to enter the drawing.
It is extremely hard for people that work in the service industry or other jobs where hours or salary vary, depending on the season, to be able to qualify for affordable housing. There should be a better system for that… Also the asset limit shouldn't be the same for a household for one person or one with more people. Lottery's should be made in public
It looks like people close to the deciders, HA, TC, CC, get preferential treatment on housing. It doesn't look like a fair weighted drawing to most of the community.

It’s sickening how much it costs to own an “affordable house based off your income. What person can afford a house by themselves with that high of a mortgage. Should raise the monthly income limit. My coworkers agree with me affordable housing is pathetic. Not even worth it. No one can afford it. Not only that who would want to when it costs so much money and you have no freedom to do as you please with it. What’s the point of owning an affordable house if you can’t afford it or even be able to have whoever you want live with you.
Jackson locals should be given priority in housing at ALL times. Also - community volunteer hours should not have the impact on applications the way they do now. Most people/locals looking for housing have 2 or more jobs, are elderly, have young families, or are new adults that do not have time for volunteer hours as they are trying to keep up with inflation and staying afloat. These people are just wanting to stay in Jackson where they have spent most of their time working, living, and rotating their income back into the community. Not everyone has the luxury to be able to volunteer in the community and they should not be penalized for such thing. Looks deeper into these applications and do the real background to ensure the right people are getting these homes.
Just to take in consideration to give Us more time to apply when the opportunity comes, we are working and we don't have enough time to get all the paper work together., when the moment to give all the paper work, it requires time and attention to detail, and also to be more accurate with the information of how much are the charges are like HOA, Insurance, etc., and Why we cannot see or visit the home. Thx
Kids who were born and graduated from Jackson Hole High School also have a first preference for picking up a house. I have tried to get affordable housing for years without luck. I am thinking of moving out after 30 years of working and giving some free volunteer work to this community. When I asked for one of the most important things, it was being rejected, and I also seeing my kids, who were born and educated in Teton County, leaving this town because of the housing issues. Meanwhile, I see some people moving from another state coming to work in this town, and getting housing before me is unfair and is not the response that I deserve after so many years of working for this community. We need to keep this community as a community, not bring in new people and give them housing when your local doesn't get it.
less red tape for developments. expedite the process of legacy lodge and gill developments. that supply will solve our crisis
Look at the incomes of critical employees- often they are making more than what is allowed within the system currently. For example: a fire/ems employee in a 2 person household with both people working full time. Income limits need to be there but should be reevaluated on a regular basis by looking at true income of local critical services employees and their families.
Make it easier for people to apply. Tell them everything they need and should gather before the drawing.
Make the whole process easier and more user friendly. Raise the income limits.
Many opportunities are restrictive on pets. We live in a very pet friendly community so your opportunities should reflect that. A single dog or cat is not unreasonable in most living situations within Teton County.

Many people in this community make too much money to qualify for affordable housing but work seasonally and don't meet the requirements for workforce hours. Please consider adjusting this policy for people who work seasonal jobs. We need housing too.
Maybe more cubsysersyojn fur seniors trying to relocate. I'd like toneirkntoo but feeling pushed out by demographic changes. I feel safe in Jackdon but have no idea how to navigate this. I'd love to be coupled with a senior advisor. If possible to register Abd maybe get job help.
Maybe more options for working professionals. I make too much to quantify for most of your programs, but not enough to afford a Home in Jackson.
Maybe tangential to rules, but related: there seems to be a legitimate shortage of options in the 80-120% MFI range. Maybe that is due to a lack of options, or perhaps demand is not high, but there don't appear to be many coming on line either. Just an observation that has made affordable housing access, and even application, a challenge for us. Thank you for your efforts to help the community! It's very appreciated.
More than anything, respect the housing rules when one is selected and have common sense among neighbors of the units.
More vetting for new homeowners. I have spoken to new owners who had no clue what the responsibilities need to be. It is unfair when a handful of owners will not or are not capable of handling being an owner of a home and the expenses involved.
More workforce homes for families that have higher incomes but are unable to afford $5,000/month rent.
MORE. ACTUAL. HOUSES. Enough with the apartments and multi-unit projects. FAMILIES need ACTUAL, FREESTANDING HOMES WITH GARAGES AND PERSONAL SPACE.
My partner and I both work full time year round in Teton county, and have for 5 years now. We are lucky enough to make $132,000 between the two of us, but unfortunately that leaves us in a spot where we make too much to apply for affordable ownership and rentals. Every workforce home that has come available is far too much money for us to afford. We still live in a limbo where each year we worry how much our rent will be raised or if we will be allowed to resign, knowing we will probably have to leave if it's raised too high or if we have to find new housing. Most of the affordables listed for the 80%-120% are going for prices at or slightly below the costs we pay now. This is just hard for us to see because it would benefit us so greatly yet we miss the mark. We live tight and make it work, we don't come from families with money who can help us out, so owning a house in Jackson seems impossible, but it would give hope to see more homes for those of us in this range.
No suggestions regarding rules but Teton County needs a plan to make it possible for individuals to get out of affordable housing - lower down payments on non-deed restricted homes, mid level housing availability, etc.
Nothing about the rules comes to mind. I wish there were more workforce units for sale, but that's a comment for another box...
Perhaps someone who was born and raised in Teton County could be given an extra entry. Also, if the drawing somehow selects an applicant who has not worked as many years as the other applicants, a two out of three round would be appropriate.
Persons currently owning an affordable home should have preference for homes as they will be putting their home back into the pool of available homes.
Pets should be welcome, maybe with a fee.. but if the human is approved, so is their pet.

Please allow 2 dogs. Humans are harder on properties than dogs, especially human children. Dogs are pack animals, they keep each other company and are often quieter, more well behaved, and less anxious and destructive than lone dogs.
Please consider giving preference (equal to one point) for households with *TWO* adults working at least 30 hrs per week for a Teton County employer. A couple working a combined 80-100 hrs per week should not be weighted equally with those working less.
Please consider teachers! Our district housing (not even built yet and rentals are on the pipeline--not homeownership) is tied to employment. We need teachers to feel they are part of the community. To have a sense of belonging. Not necessarily their jobs. It is time.
Please re-examine income limits for affordable housing. A household of two nurses, teachers, etc. is effectively priced out of affordable housing making ~$130-160k / yr. Yet, a number of workforce home prices are unattainable (or at the extreme upper range of affordability) for this income range. It feels that typical 'middle class' workers are penalized for seeking to better their financial position. I believe there is room for 0-50% and 50-80% MFI, however these categories occupy too much of the affordable housing market. Thank you for all that you do and all of your efforts to supply housing in the valley.
Preference for people that have been here a while and have applied for a dozen or so houses
Prevent re-leading agents like Claire Tramm from applying
Provide preference to those that commute into Jackson
Raise the income limits for the 80-120% workforce ownership requirements.
Reduce parking requirements for new projects Eliminate the housing mitigation credits for properties that were granted credits when housing mitigation was originally adopted Require hotels/lodging to mitigate separately for all bars/restaurants/spas etc regardless of who the patrons are. Only allow breakfast service (that is included in room rate) to be considered mitigated as part of the per hotel room housing mitigation. If breakfast can be purchased by non hotel guests the require mitigation
Regarding the occupancy requirements, I think it should be OK to give a couple a three bedroom home if they are considering starting a family, which would allow them to plan ahead rather than waiting until they have the child to be able to apply for a three bedroom.
Relying on business owners to submit hours worked. Many business owners have no reason to help past employees submit hours worked. some will out right refuse. Also, income should not be decided off of these numbers. it should be off of tax returns or something the applicant has access to all on their own. when it is impossible to get previous employers to submit hours you can not prove your income. it is really bad to have people getting disqualified because of having a bad boss in the past. then to proceed and tell someone they are trying to commit fraud because they cant get a past employer to submit is just awful. there needs to be a way we can work around business owners who refuse to submit hours worked. There are MANY bad business owners in this town who do not want to help when it come to housing. We shouldn't put so much power in their hands.

Residents with disabilities who are still willing tonwirk full time should have some consideration. Senior housing would be a true blessing g we still have much to give and have years of life and work experience. Certainly we as seniors bring a level of Marriott and commitment long term to the community. I would so appreciate senior workforce housing. I am fully committed to living and staying in Teton county if there was a way.
sadly, this process is not equitable. You are using public money on something that is discriminating against people without children. The latest Nexus study is telling you that households with children are falling but household with children are getting all the housing. This process is not transparent. A family can meet the minimum requirements for residency and will beat out a couple with out children that has lived much longer. the though that certain careers are more essential then others is also a big problem.
Senior housing opportunities for income qualified people seems to be left out. One question addresses the issue but it is not clear and in sequence. Why is affordable or workforce housing segregated in the questionnaire?
Start building more 3 bedroom homes with a garage for families to own not rent. My "affordable rental" has gone up over $500 month since we moved in. When you do your budget before moving in to see if you can afford the place, you budget at the original price given. People don't anticipate huge rent jumps that could break the bank and could end up losing their housing because they can no longer afford the rent. Also there should be more units to buy instead of rent. If you take note at the Elf refuge , Game and fish, the houses out by the fish hatchery, they have stand alone homes with garages, nice yards with fences. Need to stop packing everyone on top of each other and give them what a house should be, especially for people with kids/dogs. They need room to play or stay outside in fenced area.
TCSD #1 School Teachers should be included as essential workers
Tenants should have legal citizenship status to be able to apply for any type of housing.

Thank you for creating this survey and being open to the changes and updates that are necessary for the current rules. I've listed the issues or changes to the rules that I would like to see implemented. 1. Section C: The rules and definition of a private residence listed below. Why is a private residence exempt from the requirements of a local business if it is being treated as a local business? Do these privates residences need to prove that 75% of the income going into that residence came from Teton County? If a private residence can afford to pay an employee to work for that residence, that residence can afford to house those same employees. I request that section C be removed from the definition of a private business, or modify section C to have the same requirements as section A and B. 2. Section A part (2): The minimum customer requirement. This requirement is unfair and stifles local, small business growth. I'll use an example; A local self employed graphic designer. That designer has a limited number of Teton County business, residents and subsequently clients from which to draw from. Whereas if that person were allowed to pursue clients outside of Teton County (i.e. Sublette and Lincoln counties) they would have a larger pool to work with and all the revenue they generate as a designer would stay within Teton County. Also if they were to have clients based in larger metropolitan areas (i.e. Seattle, NYC etc.) they would be able to charge more for their services and again keep that income in Teton County. By decreasing the percentage of customers based in Teton County it would open up more clients for other graphic designers and encourage the growth of small businesses. I propose that the percentage of clients and customers be changed to 25-37% Teton County based. 3. Section A part (3): Employee / Owners must work in Teton County to perform their job. Again this requirement is unfair and stifles local, small business growth. I'll use another example; A local small environmental consulting firm. The owner of this business is also constrained by these requirements as many of the higher value projects in this region are located outside of Teton County. Additionally, local businesses (i.e. Snow King, JHMR, GTNP etc.) will use larger firms located outside of this region. Often these types of local business have to travel to sites for an assessment and then return to Teton County to do the bulk of the work for a project. The smaller local firm if allowed to take on projects outside of this county and region may be able to generate more revenue and subsequently employee more people within this community. I propose either removing or modifying the langue requiring that employee / owners must work in Teton County. The modification could read "employees / owners must work in Teton County for 25-37% of the time in order to perform their job. Local business: Three Part Definition A.) A Local Business means (1) a business physically located within Teton County, Wyoming, that can provide 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. Or 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. Or C.) A private residence physically located in Teton County, Wyoming that employs a minimum of one Qualified Employee who must be physically located in Teton County, Wyoming to perform their job. I'd encourage all of the elected officials who will review these and other proposed changes that many of you were or are currently small business owners. Many of you received help from your families and friends in order to get your business off the ground, while others are not so lucky to have that type of support. Communities are often the closest "family" that many people have and this is your chance to become a more engaged family member and help small businesses succeed. Communities are built around small, locally owned business and Teton County continues to hemorrhage these at an alarming rate. Be the change that you want to see in this community and help out those less fortunate. Thank you again for your service to this community and your extended "family".
Thank you for reaching out!
The income limit for 2 adults is difficult. It should be double what a 1 adult requirement is since that is the average adult income in town.

The income rates need to be addressed. According to your income rates the 80%-120% for a one person household can make up to $111,804, but then for 2 person household it's only $127,776. Allowing a difference of $15,972. My question is in a two person household the max amount the two people could make is $63,888/person, but yet a single adult I can make up to $47,916 more to cover their housing. And this is an issue for households of 3 and 4. If you take a family of 3 (2 adults and 1 child), the max the 2 adults can make is less than $80k, why isn't/can't it be double what the single household is? It's extremely frustrating to be excluded from multiple housing options due to making $2-5k over the limit. Because magically that $2-5k is going to cover market housing expenses, when it can't even cover/afford us "workforce" housing. You continue to be out of touch with reality.
The income tiers are not in line with reality. Also, the price difference between a WF home and an Affordable home are unrealistic. A WF home for nearly 1M vs affordable homes selling for $300k... In my opinion, it would be pertinent to increase the cost of affordable homes that come for sale as of this year, (the home owner would get their portion as if the price had not increased dramatically) and HA could use the additional funds to fund more affordable home projects.
The loan process. Where the loan comes from should not matter, as long as the person can get a loan (from a bank, a private llc that they are associated with, etc)…this for workforce only. Affordables/attainables need to be from a bank…they are for people who are in need. Workforce covers a wide variety of people and should be a little more broad on who is in the housing…people whose family has an llc should not matter…but anyone living in workforce including spouses should work in Teton county. They are for the actual workforce…not someone who works a few hours for the fire department and is a day trader by day?! I also think you need to live here for at least a year before you can apply. Less turnover in the community is better.
The number of years as a resident shouldn't max out. I've been here 15 years and can have a max of 10 points for that time.
The process is daunting and most housing wants first last and deposit etc. A person needs over 5-8 thousand dollars to get into an apartment or house.
There is no housing available (and affordable) for a family. Workforce housing is extremely expensive for just 2 bedroom or even 3 bedroom places, and it is very hard to raise a family in a 2 bedroom unit. The county needs housing that is 3-4 bedroom houses or at least units with a garage and a pinch of grass in the $500k - $800k range. This would make teachers, whose salaries are often 'too high' to qualify for 'affordable housing,' actually able to afford a home that they can raise a family in, and thus stay living and working in the county. Teachers should also be considered Critical Service Providers. Thank you for orchestrating this survey and hearing the voices of those who need housing in Teton County!
There previously was a neighborhood preference rule that disappeared. This allowed growing families to remain in their neighborhoods throughout a child's school years, but also have a chance to move into larger homes as kids grow up and needs change. Since this went away, many families and neighbors are stuck in our small homes as we watch bigger three bedroom houses around us come available and the go to others. Some sort of upgrade program/preference within neighborhoods or at least within the system would be amazing! I'm not sure what was gained really from doing away with this rule? Thank you.
There should be more studio and 1 bedroom ownership opportunities
Those with special needs children should be given extra entries. As parents of special needs kids typically have more expenses.
update income levels for current cost of living

We do not currently qualify for affordable housing due to our credit/debts. We understand that. However, the reason we cannot pay off our credit/debts is because our housing costs such a large portion of our income. Affordable housing would allow us to work toward paying off those debts. I'm not sure if there's a way around this situation, or if there are others who are in the same situation, but it's something to consider.
We need more 4 bedroom workforce housing including garages.
We need more parking. People here like the outdoors. We need places to park recreational vehicles that do not include on the road and moving it every 3 days
We no longer qualify for many of the houses that come available due to aggressively saving in an effort to someday afford a home in this community. Our asset level precludes us from most housing and the attainable housing program is completely out of reach for a family with two full time employed professionals.
Why can't the town and county use the same housing policies as the park service? Grand Teton NP's housing drawings make a lot more sense than what Teton County is currently doing. It uses a clear point system rather than a pretty arbitrary lottery. Having a better chance through more lottery entries is worthless when a coworker who's been here for 2 years can still potentially get an apartment over someone who's been here over 10 years. And they don't have term limits on housing.
Why is the appreciation capped at 3 %. That makes no sense, it should just go up with inflation because inflation is the baseline. If units are meant to be a stepping stone into the community and general market then every time inflation is above 3% the affordable homeowner not only loses ground but also loses incentive to ever move out! Make appreciation go up with inflation with no cap
Workers with children should get an extra raffle for each child and families should be a higher priority than single workers, Those born and raised here should also be a higher, not very many actual locals left unfortunately
Workforce homes are not affordable for most of the people who actually work here. Tax dollars should go to truly affordable homes.
You guys allow so many “loop-holed” opportunities, it’s bullshit. Someone who works here full-time can apply for any affordable, of any minimal occupancy requirement, as long as solely one person in the household works full-time in Teton county. What about those ppl who apply for larger than 1-person households and then rent their spare rms to transients. Or the one family member who qualifies for, and is eligible for affordable Jackson housing.. Who applies for an affordable while their friend or family member is here for a season, then leaves, and said local working family member has a house suited for less people than they have now. Your whole system is messed up, been dealing with it for 10+ years! The young people you have working for you are very condescending and don’t know jack about your policies and regulations. I hate speaking with any of them, ever, over the phone.
Give a little more opportunity to families with children as it is difficult and expensive to find something that fits what one earns.
More Meetings to learn more about housing and more communication
to take into account those of us who have been working for the county for many years.
You guys are doing a good job
Please give preference to single moms

I would like to give a little preference to people with children with more than 15 years working in the county because there are families who have children in college and housing and housing costs sometimes make us choose between working or studying because we can no longer afford housing.
I request that there be no preferences on the part of those in charge of the programs.
I think the rules are good
I don't have any suggestions right now, thank you
Well, I would like it to be for people who really have no place to live and work for the state of Jackson, Wy and have the requirements they ask for.
Please consider the years we have worked in Jackson and our children have studied and grown up in Jackson and that the rules are respected and housing is given to families who really need it because rents have increased and Jackson is getting more expensive every day and we appreciate your help and take us into account thank you.
They should also consider pets, because it is very difficult to find housing that accepts pets, they are also part of the family...
That they help us to obtain a type of housing like this because we serve the county of Teton Wyoming working in construction and it is sometimes difficult to obtain housing because sometimes they ask for many requirements to us as Latinos.
That we Latinos be given the opportunity to be eligible for housing, especially when we have children born in this country.
We want it to be for families that really need it and that they take into account those of us who have worked for this town and that our children were born here in Jackson and are studying here in Jackson and that the rules are fair, thank you for your help.
Please take into account the fact that the families are a mother and an adult child, not just a single mother with small children, thank you.
Properly review the information for applicants
Please be more flexible with some of the requirements
No words
Please help people like me to understand your process

BOARD OF COUNTY COMMISSIONERS

TOWN COUNCIL

JOINT INFORMATION MEETING
AGENDA DOCUMENTATION

SUBMITTING DEPARTMENT: START **PRESENTER**: Bruce Abel, Transit Director

MEETING DATE: August 5, 2024

SUBJECT: Requested START FY25 Budget Amendment

STATEMENT/PURPOSE

The purpose of this item is to request the Town of Jackson and Teton County approve an amendment to the adopted FY2025 (FY25) Southern Teton Area Rapid Transit (START) Operations Plan and Budget to fund Airport Shuttle service for winter 2024-25.

BACKGROUND/ALTERNATIVES

On December 16, 2023, START and Jackson Hole Airport implemented a pilot program to provide an Airport Shuttle service between Town and the Jackson Hole Airport. Service was provided seven days per week from four (4) in-town locations to the Airport from 5:00 a.m. to 9:00 p.m. daily. One-way fares were $10.00 for adults, $5.00 for individuals with disabilities, seniors, and persons under 12 years of age. Children 8 years old and younger rode free when accompanied by an adult. The cost of the pilot was funded by the Jackson Hole Airport using Airport funds. The use of Airport funds for the provision of this Shuttle service received special FAA approval, as this type of shuttle service is not a generally an allowable use of Airport funds. The pilot program concluded on Sunday, April 14, 2024.

START's FY25 budget request included the Airport Shuttle service for winter 2024-25. The requested Airport Shuttle service was envisioned to be similar to that which was provided during the Airport Shuttle pilot program in winter 2023-24. Upon discussion by the elected officials, the Airport Shuttle service was not included/approved in the START FY25 budget. The elected officials instead directed staff to seek funding partners to provide financing for the Airport Shuttle and return to the JIM for a budget amendment if successful.

At this time there is a tentative agreement between the Travel and Tourism Board (TTB), the Jackson Hole Airport (JAC) and START to participate in a partnership to fund the Airport Shuttle service. The START Board of Directors approved the submittal of this request at their July 25, 2024 Board meeting. The Airport Shuttle service plan would be similar to that provided in winter 2023-24 with minor adjustments identified by the consultant team and detailed in their final report.

A summary of the Airport Shuttle pilot program service design, goals, and results are:

1. Goal - Attainment of ridership of 175-200 persons per day by the end of the pilot program

    - Ridership reached levels of 160-170 riders per day later in the season but did not realize this level of ridership on a consistent basis. Specifically, ridership dropped during the last two weeks of the season, it is believed, due to poor snow and a reduced level of activity in Town. The staff conclusion is that the goal was nearly met.

2. Goal - Attainment of average daily ridership of approximately 120 per day over the approximately 4-month duration of the pilot program

    - Ridership averaged just under 80 passengers per day for the duration of the pilot program. The staff conclusion is that the goal was not met.

3. Goal- Attainment of a farebox recovery ratio of at least 41.5% of the cost of providing the service

    - Farebox recovery for the pilot program ranged from 43.8% to 48.2% depending on whether overhead is factored into the cost. Given that the implementation of the Airport Shuttle did not increase START's overhead expense, staff finds direct cost is the proper basis for the evaluation of financial metrics, however, regardless of whether or not the metric incorporates overhead cost, the staff conclusion is that this goal was met.

4. Goal- Public investment ("net cost" or "subsidy") per passenger should be no more than 125% of the START system average for subsidy per passenger

    - Public investment ("net cost" or "subsidy") per passenger for the Airport shuttle was approximately $10.16 per passenger. Public investment for other START services ranged from $7.32 per passenger for START on Demand service to $10.38 per passenger for Village services in 2023. The average public investment per passenger for the START system as a whole was approximately $9.45 in 2023. 125% of the 2023 START system average would be approximately $11.81. The staff conclusion is that the goal was met.

5. Goal- 85% of all trips are "on-time" (defined as not early and no more than 5 minutes late)

    - Monthly "on-time" performance ranged from 79% to 88% with weather being the primary determinant of performance. The staff conclusion is that the goal was partially met.

6. Goal – 80% survey respondents rating the service as "satisfied" or "very satisfied"
    - Surveys of both riders and non-riders were conducted throughout the pilot program period and were analyzed to better understand what riders liked and disliked about the service and to try to better understand why non-riders chose to not use the shuttle service to the airport. There were numerous positive comments as well as a number of comments regarding negative aspects of the service (e.g., No parking for locals at the bus stops, schedules do not work for everyone, limited-service area, etc.). Overall, the pilot program was viewed very positively as 99% of survey respondents rated the service as "satisfied" or "very satisfied". This was versus a goal of 80% of survey respondents rating the service as "satisfied" or "very satisfied." Staff conclusion is that this goal was met.

These results form the basis for the START Board and staff's recommendation to continue the Airport Shuttle for the 2024-25 winter season. As with any new product or service introduced to the marketplace, the service/product needs adequate time to proceed through the introduction and growth phases of the product life cycle.

COMPREHENSIVE PLAN ALIGNMENT

Section 2. Climate, Sustainability through Energy Conservation

- Principle 2.3- reduce energy consumption through transportation. Transportation accounts for approximately 80% of the total carbon emissions in the community.

Section 7. Multimodal Transportation

- Principle 7.1- Meet future transportation demand through the use of alternative modes. Alternative Transportation means a transportation system that includes transit, bicycle, and pedestrian modes which offer alternatives to private motor vehicle travel for many trips.
- Principle 7.2. Create a safe, efficient, interconnected muti-modal transportation network.

STAKEHOLDER ANALYSIS

Town residents, County residents, and visitors to the community.

FISCAL IMPACT

The requested amendment to the FY25 START budget is to increase expenses by $275,000 (cost of the service) and increase revenue projections and funding by $275,000.

Projected revenues and funding for the proposed amendment are as follows:

- Farebox revenues are anticipated to be approximately: $85,000
- Travel Tourism Board: $70,000
- Airport purchase of Universal Passes approximately: $30,000
- WYDOT/FTA 5311 funding $83,600
- Town and County funding of approximately: $6,400, split 46%/54%.

In addition, the Airport will provide $45,000 in funding (and staff time) for outreach and communications functions for the Airport Shuttle.

STAFF IMPACT

Management:
The existing START managerial and supervisory staff will provide oversight of the service delivery and contracted service provider if needed.

Drivers and Town Internal Services and Teton County Support for Drivers and Housing:
The provision of Airport Shuttle service will require approximately 3.5 FTE winter seasonal drivers and associated winter seasonal housing. This will require additional effort by Town HR staff to address this increased need which is likely not possible or feasible prior to the winter season. Absent the ability to secure adequate housing, staff and buses, START will need to contract out some portion of START winter service which would increase the cost for the provision of START services. If this occurs, START staff will return to the JIM to discuss options, which include discontinuing the Airport service and amending the START operations plan and budget to fund the added cost of providing contracted services for some portion of START's Operations Plan.

LEGAL REVIEW

Colasuonno and Gingery

ATTACHMENTS

N/A

RECOMMENDATION

The START Board of Directors recommends amending the adopted FY25 START Annual Operations Plan and the FY25 Budget to include the Airport Shuttle service.

SUGGESTED MOTION

I move to approve an amendment of the FY 2024- 2025 START Operations Plan to include the provision of the Airport Shuttle service during the winter season 2024-2025 and correspondingly, to amend the START FY25 budgeted expenses to provide said service by $275,000 and projected funding/revenues by $275,000.