Special Joint Information Meeting

September 23, 2024
10:30 AM
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/81344189967

Or join at zoom.com with Webinar ID: **813 4418 9967** or by phone: **+1 669 900 6833**

II. CALL TO ORDER AND ROLL CALL

III. DISCUSSION/ACTION ITEMS

A. Jackson/Teton County Housing Department Rules and Regulations Update (Stacy Stoker & April Norton)

IV. ADJOURN

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

BOARD OF COUNTY COMMISSIONERS

TOWN COUNCIL

JOINT INFORMATION MEETING
AGENDA DOCUMENTATION

SUBMITTING DEPARTMENT: Housing **PRESENTER**: Stacy Stoker/April Norton

MEETING DATE: September 9, 2024

SUBJECT: **Policy Questions; Jackson/Teton County Housing Department Rules and Regulations**

STATEMENT/PURPOSE

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

To allow the Chair and Mayor to fully participate in the discussion, the Housing Director will serve as the meeting facilitator for this item. The Housing Manager will serve as the content expert.

BACKGROUND/ALTERNATIVES

Adopted in 2015, the Workforce Housing Action Plan directs staff to create 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.

In June of 2018, the Jackson Town Council ("Council") and Teton County Board of County Commissioners ("Board") adopted the Jackson/Teton County Housing Department Rules and Regulations. Since initial adoption, Staff bring proposed changes to the Rules to the Housing Authority Board, Council, and Board every two years for consideration and approval.

On August 5, 2024, the Town Council and Board of County Commissioners identified a list of topics for discussion at the 2024 Rules and Regulations Update. The complete list of topics and policy questions along with staff analysis is attached.

COMPREHENSIVE PLAN ALIGNMENT

- Common Value 3, Section 5 is to ensure a variety of workforce housing opportunities so that at least 65% of those employed locally also live locally. The Housing Department Rules and Regulations govern the housing programs to ensure the home created are being used as the community intends.
- Housing Action Plan – Chapter 3

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 for discussion. Other items were considered but not included for discussion by the Council and Commission at the August 5 meeting.

FISCAL IMPACT

No fiscal impact beyond staff time dedicated to this item.

STAFF IMPACT

This item has taken approximately 50 hours of Housing Staff time, including tracking items for discussion throughout the year, surveying community members, analyzing key topics, and preparing for and presenting at Housing Authority Board meetings (2 so far) and Joint Information Meetings (2 so far). The Town Attorney spent approximately two hours on this item.

LEGAL REVIEW

R. Stout and L. Colasuonno

ATTACHMENTS

- Topic List & Staff Analysis
- Survey results

RECOMMENDATION

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

SUGGESTED MOTION

County motion:

I move to direct staff to make the changes to the Housing Rules and Regulations, as proposed today, and bring the proposed redlined Housing Rules and Regulations document back to the October 7 JIM for approval and release for the 45-day public comment period.

Town motion:

I move to direct staff to make the changes to the Housing Rules and Regulations, as proposed today, and bring the proposed redlined Title 16 of the Town of Jackson Ordinances back to the October 7 JIM for approval and to begin the 3 readings of the ordinance changes prior to adoption.

Housing Dept. Rules & Regulations Update

Definitions

1. Should the definition of Critical Services Providers be changed?

It is currently the responsibility of the Housing Authority Board to approve Critical Services Providers (CSP). When the Rules and Regulations were updated in 2018, it was the desire of the then Council and Commission to keep this responsibility for themselves. However, after several applications were brought to the JIM, prompting some lengthy conversations, a unanimous decision was made to hand the responsibility over to the Housing Authority Board.

At the last JIM, it was requested that this issue along with the list of CSPs be brought to the Council and Commission for review.

Key Points to Consider:

- The intent of the current definition of Critical Service Providers is to keep people living locally who need to respond quickly to public safety emergencies.
- Some in the community feel that it is important to have workers in other professions living locally.

Current Process:
Step 1. Organization Application: When an organization believes that they have positions within their organization that qualifies as a CSP, they submit an application to the Housing Department who takes it to the Housing Authority Board.

Step 2. Deliberation: The Housing Authority Board either approves or denies the organization along with whatever position or positions is included with the application. In some cases, there may be two requested positions and only one gets approved.

Step 3. CSP Eligibility: When the person working in an approved position wants to apply for housing, they must submit a questionnaire completed and signed by their supervisor. To be considered a Qualified CSP, they must have completed all of their required certifications, have logged hours as a CSP, and get a recommendation from their supervisor.

Definition of Critical Services Provider: An employee or volunteer of a community based institutional or non-profit organization on call 24 hours per day for public safety emergencies.

Link to approved CSP organizations and positions.

Option One: Status Quo & Staff Recommendation – keep the definition as is.

Option Two: Revise the definition of Critical Services Provider to include additional employment.
The definition could be revised to include specific types of local employees like schoolteachers.

Housing Authority Board Recommendation: Staff recommendation.
Discussion related to teachers specifically and the potential to create a separate category for “essential” workers who may not be on call all the time. No consensus was reached.

2. Should the threshold to qualify as Local Business change?

Current definition of a Local Business:

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.*

A Qualified Employee is defined as a person who works for a Local Business in Teton County, Wyoming a minimum of 1,560 hours annually.

The definition of Local Business requires that businesses with less than two employees serve a minimum of 75% of clients who are physically located in Teton County, Wyoming. This includes residents and visitors. It prevents people, with less than two employees, who run their business from Teton County but do their business outside of Teton County from qualifying for restricted housing. This prevents businesses such as online retailers, graphic designers serving clients outside Teton County, freelance writers, etc. from qualifying.

Key points to consider:

- Affects 15% of households who have tried applying. It is unknown how many households have not applied because they assume they do not qualify.
- Many people wish to live in Teton County but do not make up a part of the local workforce or do not work enough hours and, therefore, do not qualify for the community's housing program.
- People who have clients and customers outside of Teton County may be able to run their business from Victor, Star Valley, or other locations.
- Households who are not self-employed are required to work a minimum of 30 hours per week or 1,560 hours each year for a Local Business to qualify. This is equal to 75% of work hours for a Local Business (assuming 40 hours per week for 52 weeks or a total of 2080 hours annually).
- The 75% threshold is for the number of clients and not for invoiced amounts.

Option 1: Keep the Status Quo.

Option 2: Staff Recommendation: Allow owners of businesses to provide a log of hours worked locally that is backed up and verified by paid invoices. Count the hours worked locally toward their qualification and require them to work 1,560 hours, which is the same requirement for W-2 employment. Hours could be combined with other local employment hours to meet the requirement of 1,560 hours. Deed restricted housing is intended for the local workforce and to support local businesses. Business owners who are doing a large part of their business outside of Teton County do not need to reside in Teton County to run their business. Allowing businesses to lower their Teton County level of service while requiring W-2 employees to work for a Local Business 75% of their time is not equitable. Staff recognize that start-up businesses may need to go outside of Teton County to find clients. This is why there is a 25% allowance for clients and customers outside of Teton County. These self-employed individuals also have the option of working as W-2 employees for businesses within Teton County, which many do. By adding hours worked elsewhere to hours worked locally, the intent of the program will still be met while giving start-up businesses a path forward to transitioning into serving a minimum of 75% of Teton County clients.

Housing Authority Board Recommendation: Staff recommendation AND remove "C - private residences" from the definition of Local Business.

Income and Asset Limits for Housing Department Homes

3. Should there be asset limits for Affordable Rental units?

Asset limits on Affordable ownership units are set to ensure that households with access to large amounts of funds but with limited income cannot qualify for Affordable Housing units. It is assumed that households would use these funds for a down payment or assistance paying rent on a Workforce or market unit. The asset limits for Affordable Ownership units are equal to two times the amount of the Median Family Income for a 4-person household. There are currently no asset limits for Affordable Rental housing.

Key points to consider:

- Affects approximately 7% of applicants over the past year.
- Households in Affordable rentals are not allowed to own residential real estate within 150 miles of Teton County.
- Recently, staff have seen a few applicants who have sold or who want to sell property that is within 150 miles of Teton County or inside Teton County to move into an Affordable rental unit. It is unknown for what they use the sale proceeds.
- Recently staff have seen a few households with large savings or investment accounts applying for Affordable rental units.
- To staff's knowledge, two out of 58 total tenants at The Grove (20 Affordable Apartments in existence since 2015) have purchased market homes.
- There is no limit to the value of a household's assets to qualify for Workforce Housing units.
- Retirement accounts are not counted as assets, unless the funds are withdrawn, because retirement accounts are seen as income for retirement rather than assets.

Current Monthly Affordable Rental Rates for a two-bedroom apartment	
0-50%	$799.00
50-80%	$1,331.00
80-120%	$2,130.00

Current Asset Limits for Affordable Ownership	
0-50%	$133,100.00
50-80%	$212,960.00
80-120%	$319,440.00

Option 1: Keep the Status Quo – no asset limits for Affordable Rental housing

Option 2: Staff Recommendation: Set asset limits that are the same as the Affordable Ownership Asset Limits (The Affordable rental rates are calculated to be affordable to households earning within the income range to which the unit is designated. Households exist who have large cash holdings but earn within the low to moderate income ranges. The cash holdings may be earnings from investments, inheritances, trusts, etc. These cash holdings could be placed in a retirement account, used as a down payment on a Workforce or market house, or to supplement payment for Workforce or market rental. Affordable units have high subsidies and should serve households who do not have other resources to help them pay for expenses and housing.

The current rule of no asset limits on Affordable Rentals is intended to allow households to save money to help them move into the market. We have not seen this happen. However, it can still be accomplished by setting asset limits that give some control over the allowable amount.

Staff recommend setting asset limits that are the same as the Affordable Ownership Asset Limits (see chart above).

Housing Authority Board Recommendation: Staff recommendation.

4. Should a new income range be added to the Affordable Housing Program?

The Affordable Housing Program currently has three income limits: 0-50% MFI, 50-80% MFI, 80-120% MFI. These were updated as part of the 2018 updates to the Rules and Regulations and Housing LDRs (mitigation program). Previously, the income ranges were: 0-80% MFI, 80-100% MFI, and 100-120% MFI.

In 2022 and 2023, the Employee Generation by Land Use Study ("Nexus Study") was updated. As part of this update, the minimum household income needed to afford a market housing option was recalculated based on current market conditions. The study states that households earning less than 163% of median family income need some kind of local subsidy or assistance to afford to live locally.

Additionally, Housing Staff continue to observe that households, primarily dual income, are earning too much to qualify for Affordable housing, but not enough to afford Workforce or Market housing. There are currently 200 households (13%) who earn more than 120% MFI with active Intake Forms.

Option 1: Keep Status Quo – three income ranges are 0-50%, 50-80%, 80-120%. Households earning more than 120% MFI will need to apply for Workforce homes.

Option Two: Staff recommendation – update income ranges to match Nexus Study findings.
Update the income ranges to match the Nexus Study: 0-50%, 50-80%, 80-120%, 120-160%. This will provide households earning up to 160% MFI with housing options that are priced to be affordable to that specific income range. This pricing includes maximum sales prices based on the middle of the income range and maximum rent rates based on the low end of the income range.

Housing Authority Board recommendation: Staff recommendation.
One board member expressed concern that adding a new income range would limit the number of homes created in the <80% MFI ranges.

5. Should Critical Services Providers be exempt from the Workforce Program requirement that at least 75% of a household's income be derived from a Local Business?

For a household to qualify for the Workforce Program, they must meet the following criteria:

- One adult must work full-time for a Local Business.
- A minimum of 75% of the household's income must be derived from a Local Business.
- They may not own residential real estate within 150 miles of Teton County, Wyoming.

Key points to consider:

- Affects about 7% of all households.
- CSPs are given an additional chance in the weighted drawing because the community via the elected officials have identified them as key to overall community health, safety, and well-being.
- Households in Workforce Housing must requalify annually so if the CSP household member is no longer a CSP (they quit their job or are no longer volunteering), then the exemption no longer applies, and they must qualify based on the 75% rule.

Option One: Status Quo & Staff Recommendation – require 75% of the household's income to be earned from a Local Business.

Option Two: Provide exemption for CSP households from 75% income requirement.
Exempt CSP households from the 75% threshold. This does not guarantee they will be picked in a weighted drawing, but it does allow them to enter the drawing.

Housing Authority Board recommendation: Staff recommendation.

Eligibility for Housing Department Homes

6. Should retirees be eligible to apply for deed restricted housing?

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

Households living in Affordable or Workforce Ownership homes who retire are allowed to remain in their home provided they were at least 62 years old when they retired. Households who are already retired are not allowed to apply for Affordable or Workforce housing.

Key Points to Consider:

- Deed restricted housing built utilizing housing mitigation fees is intended to provide homes for employees who cannot otherwise afford to live locally.
- Homeowners can retire in their deed restricted homes provided they are at least 62 years old and continue to occupy their home at least 10 months per year.
- The Comprehensive Plan places value on generation continuity – keeping multiple generations in the valley. Providing affordable rental opportunities for retirees who have lived locally for many years will contribute to generational continuity.

Option One: Status Quo – retirees may not apply for Affordable or Workforce Housing.

Option Two: Staff Recommendation – allow retirees who worked full-time locally for at least five years prior to retirement to apply for Affordable Rental housing only. Do not allow retirees to apply for Affordable Ownership or Workforce housing.

Housing Authority Board Recommendation: Staff recommendation.

7. Should households with certain types of U.S. Visas be eligible to purchase a deed restricted home?

To be eligible to apply to purchase a restricted home, at least one person in the household must be a U.S. Citizen, Lawful Permanent Resident, or a DACA Recipient. Households who do not meet these requirements are eligible to rent restricted homes.

Key points to consider:

- Affects less than 1% of households who have tried to apply for housing through the Housing Department. Besides the recent household who made public comment, the Housing Department has received one other request for an Exception to this rule that was denied. It is unknown how many households would apply for ownership opportunities if the rule were changed.
- The reason for this rule is that people without permanent residency are at a heightened risk of leaving the country voluntarily or of being deported. If the owner of a restricted home left the U.S. or was deported, the Housing Department would have no way to contact the owner to enforce compliance. For example, if the owner

left the country and the home fell into foreclosure, the home could be lost from the program, or if the owner left and used the home as a short-term rental, the Housing Department would have no ability to stop it.
- Local lenders have indicated that conventional financing is available if the household has a valid non-expired work visa. This law has been changed through US government administrations and could change again.
- Aspen Pitkin County Housing Authority only allows U.S. Citizens or Lawful Permanent Residents to purchase for the same reasons cited above.

Option 1: Keep the Status Quo

Option 2: Staff Recommendation – keep status quo and direct housing and legal staff to research potential options that would allow households with certain types of Visas to purchase while still protecting the home from risk of being lost from the program. The issue will be brought back at the next Rules and Regulations update.

Housing Authority Board Recommendation: Staff recommendation.

8. Should Central Wyoming College or other students attending college qualify to rent a deed restricted home?

Central Wyoming College has requested again this year for help with housing their students. They have asked to allow their students to qualify to rent restricted housing units.

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

Key Points to Consider:
- The number of households affected is unknown, however, opportunities for qualified working households would decrease if CWC students were added to the pool of qualified applicants, which would affect 100% of applicants.
- The housing program in Teton County is structured to serve the local Workforce. The Housing rules and Regulations state, “The general goal of all housing programs covered by these Housing Department Rules and Regulations is to provide and maintain housing affordable to persons and families who make a living primarily from employment located in Teton County, Wyoming” The Jackson/Teton County Comprehensive Plan (“Comp Plan”) Chapter 5. Local Workforce Housing states that the community should, “Ensure a variety of workforce housing opportunities exist so that at least 65% of those employed locally also live locally.”
- The current Weighted Drawing Process is set up as a point system. Households must have one full year of full-time employment to receive 1 point in the Weighted Drawing. Students who are working 30 hours per week can qualify if they can show one full year of employment (1,560 hours).

Option 1: Status Quo & Staff Recommendation – no exemption for CWC students.
The housing program in Teton County is structured to serve the local Workforce. Housing for CWC students is a separate issue and should be delt with separately from the Housing Department’s program. Part time workers do not qualify for Housing Department programs. If CWC Students work 30 hours per week for a full year, they are eligible for Affordable or Workforce housing. In addition, if CWC students can verify they work full-time, they can qualify to rent any of the Affordable or Workforce units that do not go through a Weighted Drawing without having a full year of employment. Staff recommend keeping the status quo and requiring students at CWC to qualify for housing in the same manner as other working households in the community.

Option 2: Allow CWC students to qualify for Workforce and Affordable housing even if they do not meet the employment criteria.

Staff do not recommend this option because the Workforce and Affordable units are intended to be used for people who are working full-time at Local Businesses. There is a limited supply of housing units and plenty of people who meet the employment criteria and have applied but haven't yet been chosen in the weighted drawing. This option would make the pool larger and add more competition for the people who meet the employment criteria.

Housing Authority Board Recommendation: Staff recommendation.

9. Should ownership of vacant residential land be allowed?

Owners and Renters of Affordable and Workforce housing are not allowed to own other residential real estate within 150 miles of Teton County, Wyoming.

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

Staff have received two Requests for Exception to the rule prohibiting residential real estate in the past two years. Both households were renting a deed restricted home and wanted to purchase vacant land on which they eventually wanted to build a home to live in.

Key points to consider:

- Affects 100% of households. This will affect everyone who applies for housing. While we do not see many applicants who own land or requests to purchase land, it is likely that those who do own land do not apply because they assume they will not qualify. It is also likely that more households would consider purchasing vacant land if it were allowed in the rules.
- Vacant land cannot be used as a residence.
- Vacant land could potentially be used as an income source. It could be rented as storage space, parking, etc. This income would be counted as part of the household's income and would be used to determine income eligibility.
- Allowing ownership of vacant land could help encourage households to move out of deed restricted housing if they can build a home on the land.
- Households are allowed to invest in other investment vehicles like retirement accounts and the stock market. Owning vacant land is another type of investment vehicle.

Option 1: Keep the Status Quo – no ownership of residential real estate.

Option 2: Staff Recommendation – allow ownership of vacant land.
Staff recommend allowing ownership of vacant land. Income from any rental situations will be counted towards total income for the household. Tenants of Affordable and Workforce rental units along with owners of Workforce housing units are required to requalify annually and income will be considered in the requalification. Staff recommend structuring the rule so that upon Certificate of Occupancy of a dwelling unit on the property, households will be required to vacate their deed restricted home either by moving out of a rental home within sixty days or listing their ownership home for sale within 30 days.

Housing Authority Board Recommendation: Staff recommendation.

Occupancy Requirement

10. Should the current occupancy requirements be changed?

Minimum occupancy requirements control a household's ability to qualify for a unit based on the household's size and the number of bedrooms in the unit. Rental units currently have different minimum occupancy standards to allow for roommate situations. Ownership minimum occupancy is designed around more permanent household situations and to

fill the bedrooms. A single person can purchase a one-bedroom but does not qualify to purchase a two-bedroom. Two adults with no children can qualify to purchase a two-bedroom unit but cannot qualify for a three-bedroom.

Current Minimum Occupancy Requirements for Affordable Housing	
All Rental Units	One person per bedroom.
One-bedroom ownership	One or more people
Two-bedroom ownership	Two or more people
Three-bedroom ownership	One or two adults with two or more dependents
Four-bedroom ownership	One or two adults with three or more dependents

Key points to consider:

- Affects 100% of households applying for Affordable homes. There is no minimum occupancy requirement for Workforce homes.
- Occupancy requirements give some control over household size and number of bedrooms in a unit. For example, currently, you must be at least a two-person household to purchase or rent a two-bedroom unit (see chart below for all occupancy requirements).
- If a three-bedroom unit is offered in the weighted drawing and no one applies, then the occupancy requirement is reduced to allow smaller households to enter the drawing.
- A household who wants to grow their family is only allowed to purchase a home based on their current household size.
- A household who purchases a two-bedroom home and has a son and daughter will have to apply and hope they get chosen for a three-bedroom home, so their son and daughter don't have to share a bedroom.
- A couple who purchases a two-bedroom home and never has a child will have a home with an extra bedroom for as long as they own the home.
- Allowing people to purchase homes with unfilled bedrooms becomes a challenge for compliance because the potential for owners to move someone in with them or rent a room out is high.
- If an income earning adult is added to the household after the purchase of a home, the income for the household increases. The household likely would not have qualified for the purchase because their income exceeded the Income Range limit.
- If the owner of an Affordable unit rents a room out, their income increases because of the rental income, This could put them over the income limit for the home. Also, the owner is now profiting from Affordable Housing.
- Staff rarely see adults who are roommates who want to purchase a home together. However, if there is a household with more than one adult who want to purchase together, they can request an exception to the rule.

Option 1: Keep the Status Quo & Staff Recommendation

The rental unit policy is working well. There is a desire from some applicants without children to have the ability to qualify for a larger unit so they can grow their family. However, this would also give the ability to qualify for larger units to people who are not planning to grow their family. Allowing small households to qualify for larger homes decreases the chances of a larger household being selected. While it would be ideal to allow smaller-sized households to qualify for larger homes, we do not have the luxury of providing housing for needs that may or may not exist in the future. Staff recommend keeping the current rule.

Option 2: Remove the Occupancy Agreement.

Staff recommend against this for the same reasons stated above.

Housing Authority Board Recommendation: Staff recommendation.

11. Should children be allowed to be counted as part of a household when the parent does not have physical custody rights?

Currently, if someone can verify that they are a parent of a minor, they are allowed to count the minor as part of their household. This is the case even if the parent has minimal or no custody rights of the minor. More people in the household increases the size (number of bedrooms) of home for which a household can qualify.

Key points to consider:

- It is unknown how many households will be affected by the change of this rule. A very small percentage of current households are suspected of no physical custody rights. However, it will give the Housing Department the ability to verify physical custody rights so there could be a larger percentage of households affected.
- The intent of this rule is to ensure that parents who share custody of their children will have room for their children to live when the child is in their custody.
- Children must be under the age of 18 to be counted as a child in the household or under the age of 25 if attending college. Otherwise, income is counted as well.
- Physical custody means the child will live with the parent while legal custody means the parent has a right to make important decisions in raising the child.

Option 1: Keep the Status Quo – allow parent to count child(ren) as part of their household regardless of physical custody rights.

Option 2: Staff Recommendation – require physical custody rights.
Staff recommend changing this rule to require a parent to have at least partial physical custody of a child to count them in their household. This will prevent people from getting a home with more bedrooms than they need.

Housing Authority Board Recommendation: Staff recommendation.

Weighted Drawing

12. Should the current minimum requirement of one year working full time for a Local Business to enter a drawing be changed to a longer or shorter period of time?

To be eligible to enter a drawing for a deed restricted home, a household must have at least one adult member who has worked a minimum of 1,560 hours per year (average of 30 hours per week) for a Local Business for a one full year prior to applying. One year equals one entry in the drawing. Households receive an extra entry in the drawing for each additional year they have worked consecutively in Teton County for a maximum of 10 years.

Key points to consider:

- If the eligibility requirement is lengthened to 2 years, it will affect approximately 25% of applicants who have less than two years working in Teton County. If the requirement is shortened it will add approximately 25% more applicants to the drawings, which decreases the chances of being selected for everyone else.
- The current rule assumes that if someone stays working for one year in Teton County, they have demonstrated a desire to be a part of the community.
- The one-year rule gives people hope and encourages them to stay in the community.
- It is frustrating for community members who have worked in Teton County for several years to see new members of the community getting selected for housing.
- Households *selected* in the last 40 weighted drawings:
    - Have worked an average of 5.6 years in Teton County.
    - Two out of 40 only had one year working in Teton County.
    - 18 out of 40 worked in Teton County for more than 7 years.

Option 1: Keep the Status Quo & Staff Recommendation.
The system seems to be working well as is. Most households who are selected have worked more than 3 years in Teton County. The Housing Department does not receive many complaints (one or two per year) about one year not being long enough. Most complaints are from people who want to move to Teton County but have not made the move yet. These households are upset about the rule because they are having trouble finding housing. Households who have recently moved to Teton County generally understand the one-year rule. If there is interest in lengthening the requirement, staff highly recommend not lengthening it to more than two years to avoid causing households to lose hope and leave the community.

Option 2: Lengthen the requirement to two full years of employment.

Housing Authority Board Recommendation: Staff recommendation.

13.Should the radius in which residential property ownership is prohibited be changed?

Increasingly, staff are seeing people who own residential property in communities such as Idaho Falls, Rexburg, Pinedale, and Dubois commuting to Jackson for employment. These people are part of the workforce but are excluded from renting or purchasing a deed restricted home in Teton County because they own a home in within 150 miles of Teton County.

Key points to consider:

- 29% of households with active intake forms commute from outside Teton County, Wyoming.
- It is difficult to do compliance on the current 150-mile radius as many counties do not have a GIS system that can be searched.
- The value of residential real estate is counted towards assets.
- Income from residential real estate is counted as non-local income for annual requalification for tenants of Affordable and Workforce units and owners of Workforce units. Affordable owners are only required to demonstrate annually that they meet the employment, occupancy, and use rules.
- Teton County employee housing policy uses a 75-mile radius.
- The Jackson Hole Community Housing Trust prohibits ownership of residential real estate within Teton County, Wyoming only.

The following are driving miles to common commuter towns:

Commuter Town	Driving Miles from town of Jackson, WY
Alpine, Wyoming	37.3 miles
Afton, Wyoming	69.3 miles
Victor, Idaho	24.4 miles
Driggs, Idaho	32.7 miles
Rexburg, Idaho	79.6 miles
Pinedale, Wyoming	77.0 miles
Idaho Falls, ID	88.6 miles

Option 1: Keep the Status Quo

Option 2: Staff Recommendation: change the radius to driving miles and the distance to 75 miles driving distance from the border of the town of Jackson. This is a more reasonable distance to expect someone to commute. If a household owns a home outside of 75 miles, the value will be included when calculating assets for their qualification, and income earned from the home will be counted as non-local income for qualification, the same as if the property were located anywhere else. This will also make it easier for compliance and enforcement of the rule.

Housing Authority Board Recommendation: Prohibit ownership of residential real estate within 100 driving miles of the Town of Jackson.

14.Should the Housing Department require an application fee?

Currently, the Housing Department does not charge an application fee to enter a weighted drawing.

Key Points to Consider:

- Staff currently spend 2 hours with each applicant seeking to enter a weighted drawing.
- Staff find about 95% of weighted drawing entries are incomplete and require additional staff assistance.
- The Jackson Hole Community Housing Trust charges a $25.00 application fee to be placed on their waitlist.

Option 1: Keep the Status Quo – no application fee.

Option 2: Staff Recommendation – charge a one-time fee to enter a weighted drawing.
Staff believe charging a one-time fee to enter a weighted drawing will improve the quality of weighted drawing applications and will help off-set costs associated with staff time dedicated to assisting households with their weighted drawing entry forms.

Housing Authority Board Recommendation: Staff recommendation and consider a sliding scale for rental units only.

15.Should current owners of restricted homes receive a preference in weighted drawings?

Current owners and tenants of deed restricted homes are allowed to apply for other deed restricted homes when they are available. They have the same chance in the drawing as everyone else who enters. If they are selected and choose to purchase or rent the unit, the Housing Department offers their current home for sale or rent in another drawing. Some owners of deed restricted units have requested the ability to have first chance at larger homes if their family has grown since the they purchased the home.

Key points to consider:

- The Housing Department has received complaints from approximately 5% of current owners, however, if this rule is changed, it would affect 100% of current owners and 100% of other applicants.
- Historically, a rule existed that gave current owners within a development first preference in a drawing for larger homes as long as they qualified. This rule was put in place in 2003 when the Millward Redevelopment was built. Millward was designed for this rule with small (600 – 768 SF) 1 and 2 bedrooms all designated as 0-80% Income Range. Larger 2-bedroom units (1132 SF) were designated as 80 – 100% Income Range, and 3-bedroom units (1440 SF) were all designated as 100-120% Income Range. The intent was for families to grow their incomes and their families. As they grew, they would qualify for a higher income range with more room and more bedrooms so they would receive first preference, which would open up a smaller unit for a smaller newer family. As households received first preference for units, it effectively blocked other families in need of homes from having a chance. This rule was changed in 2018 to allow all households an equitable chance at being selected for a home.
- Owners of deed restricted homes already have homes in Teton County. These are affordable, safe and stable places for them to live.
- Some owners of deed restricted homes have had children since they purchased and feel stuck in a home that is too small for their family.
- Many applicants who have been trying to get selected for a home would be happy to get selected even if the home is too small for their family just so they could have an affordable, stable place to call home. Often, these applicants have current living conditions that are worse than owning a home that is too small.
- If current owners are given a preference in the drawing, their home would become available for someone else.

Option 1: Keep the Status Quo & Staff Recommendation – no preference for current owners.
Current owners have safe, stable, affordable housing. Giving current owners preference in a drawing or an extra entry in a drawing is not fair to other households also seeking safe, stable, affordable housing.

Option 2: Preference for current owners.
Give current deed restricted homeowners a preference over non-homeowners in the weighted drawing.

Option 3: Additional entry in the weighted drawing for current owners.
Give current deed restricted homeowners an extra entry in the weighted drawing.

Housing Authority Board Recommendation: Staff recommendation.

16. Should graduates of Teton County school receive a preference in drawings?

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

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

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

Option 1: Status Quo & Staff Recommendation – no preference.
The intent of the housing program is to house the local workforce. The intent of the weighted drawing system is to prohibit preferences for anyone in the drawing. Instead of preferences, points or entries are given for each year of full-time employment. An extra point is given to qualified Critical Services Providers. All households who enter the drawing have a chance to be chosen for the home. Individuals who grew up and/or graduated in Teton County, WY can enter the drawing if they have one or more years working full-time in Teton County.

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

Housing Authority Board Recommendation: Staff recommendation.

Compliance

17. What should the penalty be for the following defaults and infractions?

a. Falsifying an application

b. Eviction from a rental home

c. Forced sale

Currently there is no penalty for households who lie on an application, or are forced to move from their deed restricted home either through an eviction (rental) or a forced sale (ownership).

Key Points to Consider:

- Households who are in default of their deed restriction and/or the Rules & Regulations may be forced to leave their home through an eviction or forced sale. Prior to the eviction or forced sale they are given the opportunity to cure their default.

Option 1: Status Quo – no penalty.

Option 2: Staff Recommendation – institute penalties for defaults and infractions.
Staff recommend the following penalties for defaults and infractions.

- Falsifying an application – five-year ban from the program.
- Eviction from a rental home – lifetime ban from the program.
- Forced sale – lifetime ban from the program.

Housing Authority Board Recommendation: Staff recommendation.

Housing Preservation Program

18. Should developers have access to Housing Preservation Program funds for units that are yet to be constructed?

From Section 10-2.A. in the Housing Rules & Regulations:

> *The purpose of the Housing Preservation Program is to protect existing market housing for the local workforce in perpetuity. The program is intended to stop housing leakage, which is the loss of workforce housing that is sold to non-local workers. This is accomplished by recording a Special Restriction for Workforce Ownership Housing or a Special Restriction for Workforce Rental Housing on the property in exchange for Housing Preservation Program funds.*

From Section 10-2.B. in the Housing Rules & Regulations:

> *The Housing Preservation Program applies to existing market homes that are not otherwise restricted either by Land Development Regulations or a recorded Special Restriction.*

Key Points to Consider:

- Preservation Program funds are to preserve existing housing stock, not homes that will be built.
- Once a home is built, the owner could apply for Housing Preservation Program funding assuming they meet the requirements for such funding.

Option One – Status Quo – only provide funding to deed restrict homes that exist.

Option Two – Staff Recommendation – keep Housing Preservation Program as is and create a new program for developers seeking funding to build permanently deed restricted housing.
Staff will bring back a new program that can provide funding to private sector developers (for profit and non-profit) who agree to permanently deed restrict new homes that would otherwise be free market in exchange for public funding.

Housing Authority Board Recommendation: Staff recommendation.

Transfer on Death

19. Should the language in the Rules and Regulations and the restriction template be changed so that a court is not required to be involved in the transfer of a restricted housing unit upon death of an owner?

The current language in the Housing Department Rules and Regulations and restriction template follows:
Rules and Regulations Section 6-1.F.1.b *In the event of the death of an owner, the Housing Department may consent to the transfer of the residential unit to an heir or devisee of such deceased owner, which heir or devisee may not otherwise qualify as a qualified Household only upon receipt of an order issued by a Court of competent jurisdiction ordering such transfer.*

This language implies that each transfer of a unit upon the death of the owner must go through the courts. However, the Housing Department allows owners to record a Transfer on Death Deed which conflicts with the requirement that the property be transferred only through the courts.

Key points to consider:

- Affects 100% of ownership households in the case of the death of an owner.
- This language requires that a court decide on each case of the death of an owner.
- The Housing Department allows Transfer on Death Deeds, which is a document designating the transferee upon the death of the owner. In cases where a Transfer on Death Deed is recorded, the property transfers to the beneficiary without the property going through probate.
- If a restricted unit is transferred through a Transfer on Death Deed to a beneficiary who is not qualified, the Non-qualified Transferee must sell the unit to a Qualified Buyer. They can keep any proceeds from the sale but are required to sell the restricted unit.
- When a spouse dies, the unit is transferred to the surviving spouse with the approval of the Housing Department. The Housing Department reviews to ensure the surviving spouse has the ability to afford to pay the housing costs on the unit. Approval is to protect the unit from falling into foreclosure.

Option 1: Keep the Status Quo – require courts to decide on each case in the death of an owner.

Option 2: Staff Recommendation – replace current language with language that allows legal transfers without a court's involvement.
The language would include the following:

- If the owner dies, the owner's interest passes by right of survivorship to the spouse who may or may not qualify but must be approved by the Housing Department as to financial feasibility.
- The owner's interest can be passed to the owner's child, children or other beneficiary who may not be Qualified. If they do qualify, they will be allowed to keep the home. If they do not qualify, they will be required to sell the home. All proceeds from the sale will go to the non-qualified beneficiary.
- If the property is transferred to a minor child(ren), they can keep the home as long as they have a legal guardian who will live in the home with the child(ren) until the youngest child becomes an adult. The legal guardian would be required to sign an Occupancy Agreement agreeing to the restrictions on the property.

- If the minor child(ren) do not have a legal guardian who will live in the home, require the home to be sold and the proceeds would go to the minor child(ren)'s.

Housing Authority Board Recommendation: Staff recommendation.

Global Policy

20. Should the Housing Department continue to bring these policy questions to the JIM for the updates or should the Housing Authority Board be the entity making these decisions?

Every two years, the Housing Department makes needed updates to the Housing Rules and Regulations. It is time intensive for staff, the Housing Authority Board, the Town Council, and Board of County Commissioners. The process is as follows.

1. Topic Identification: The list of topics for discussion and potential change is created.
    a. Public Survey
    b. Housing Authority Board Meeting for recommendations to JIM
    c. JIM for finalizing list of policy questions.
2. Topic Discussion:
    a. Staff analysis of policy questions
    b. Housing Authority Board Meeting for recommendations to JIM (2 hours)
    c. JIM discussion for staff direction (has taken 3 JIM meetings in the past. Two hours minimum)
3. Adoption:
    a. JIM meeting approving redlined Rules and Regs Document and staff direction to release the document for 45-day public Comment along with three readings for Town ordinance.
    b. Three readings for Town Council.
    c. BCC Meeting for Final adoption by County Commissioners.

Key Points to Consider

- Prior to 2018, the Housing Authority Board approved all policy for the Housing Rules and Regulations and the Town and County adopted them as regulations.
- Since 2018 approximately 92% of changes have been in accordance with HAB recommendation. The other 8% were not in complete disagreement with the HAB Policy. They just had minor tweaks or additions to the recommendation.

Option 1: Keep the Status Quo. Continue the current process as outlined above.

Option 2: Staff Recommendation. Staff spends a significant amount of time writing staff reports and attending JIM meetings in addition to the Housing Authority Board meetings to discuss the same policy questions with each entity. Staff recommend allowing the Housing Authority Board to make the Housing Rules and Regulations policy decisions. These decisions will then be brought to the Town Council and Board of County Commissioners for adoption. The Council and Board will have a chance to ask questions and/or make changes if major issues arise prior to adoption.

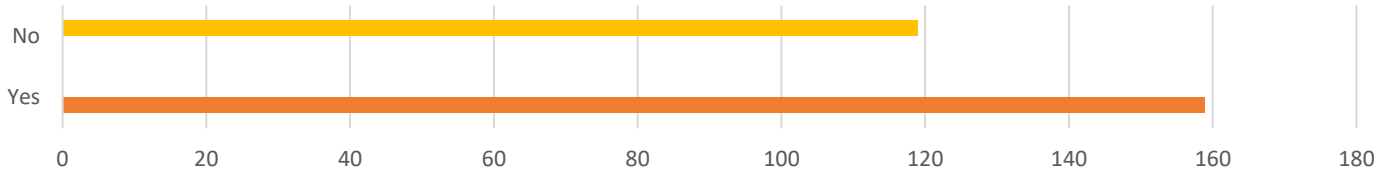
Housing Authority Board Recommendation: Staff recommendation, so long as Board and Council have an opportunity to see best and final version prior to final adoption.

2024 Updates to Housing Rules & Regulations – Survey Results

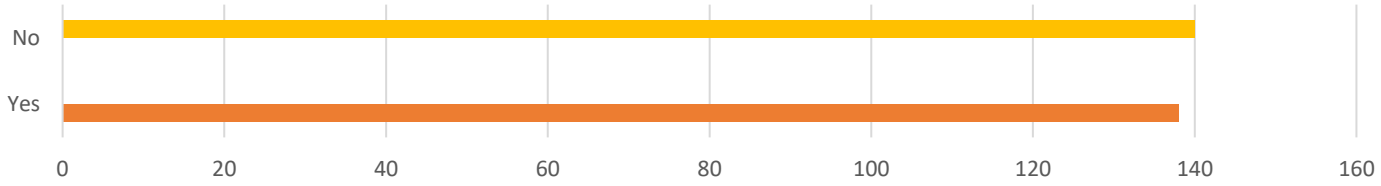
From June 4, 2024 to June 16, 2024 a 19-question survey about possible changes to the Housing Department Rules and Regulations was sent out via email and posted to the Housing Department website. 278 individuals responded to the survey. 59% identified as White/Caucasian; 22% identified as Hispanic or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

Responses to questions 1-17 are summarized below.

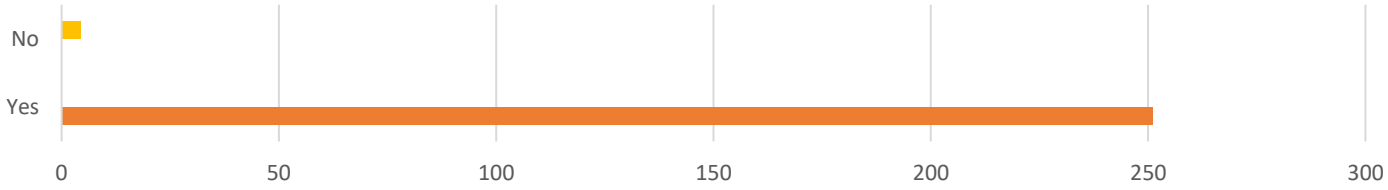
1. Should households receive extra entries for household members who are graduates of a Teton County School? This policy change would give additional housing preference to locals that were raised in Jackson.



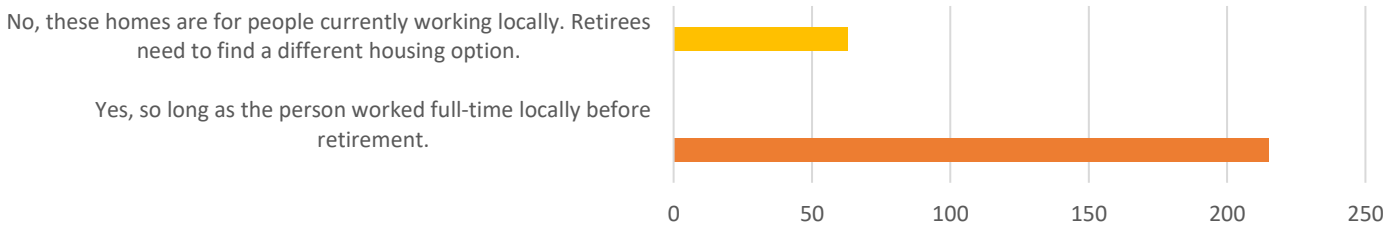
2. To enter a drawing for a Workforce home, a household must earn at least 75% of their income locally. In addition to the requirement that at least one household member be employed locally full-time, this rule ensures that households renting or buying Workforce homes are earning the majority of their 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.



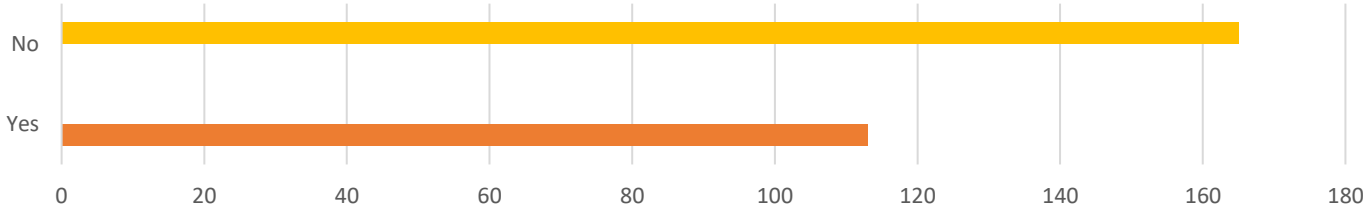
3. If a household with a Critical Services Provider is exempt from the 75% local income requirement, should they still be required to have at least one adult working full-time for a local business?



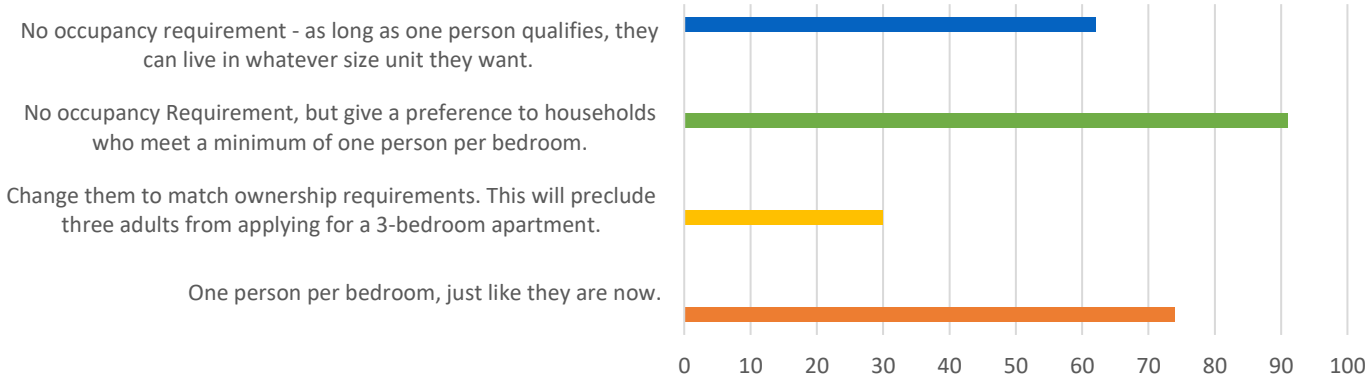
4. An owner of an Affordable or Workforce home who reaches the age of 62 and retires is allowed to continue owning their home so long as they occupy it full-time and do not own residential real estate within 150 miles of Teton County, Wyoming. Affordable and Workforce Rental homes are currently not available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



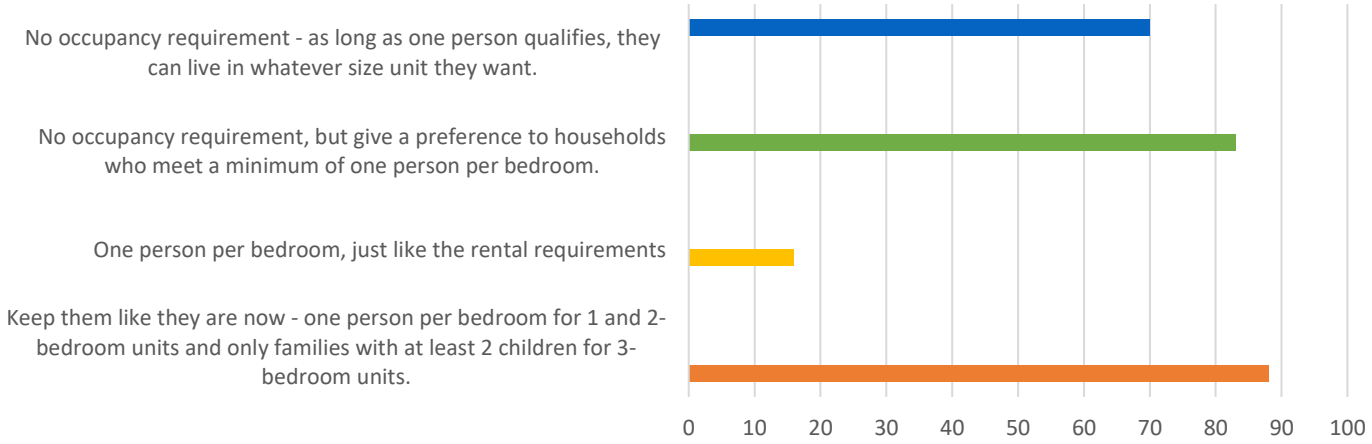
5. Right now, the Housing Department does not charge an application fee to enter weighted drawings. Should there be a one-time fee households pay before they can apply for housing through the Housing Department? This policy change would cover some administrative cost of the drawing process and encourage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



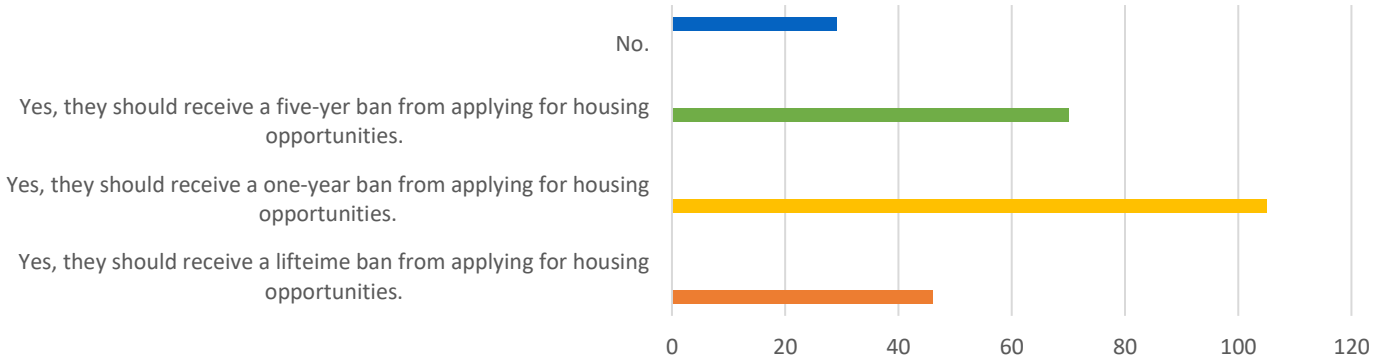
6. What should occupancy requirements for rental units be? Please mark the response with which you most agree.



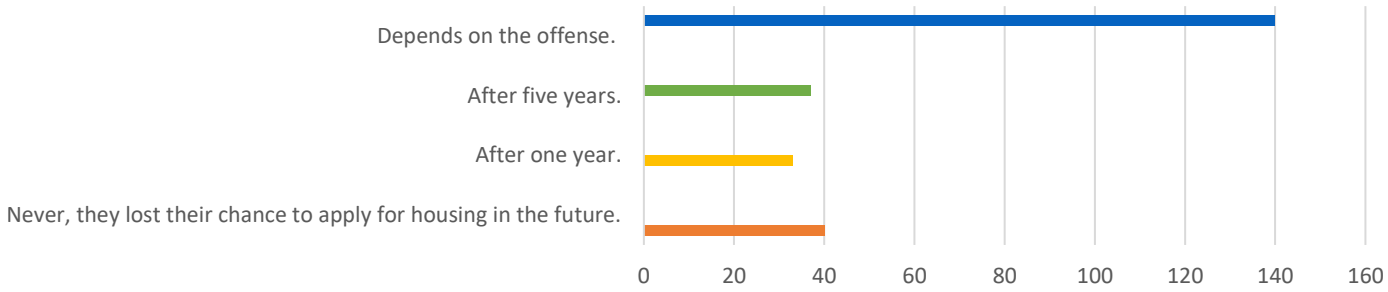
7. What should occupancy requirements for ownership units be? Please mark the response with which you most agree.



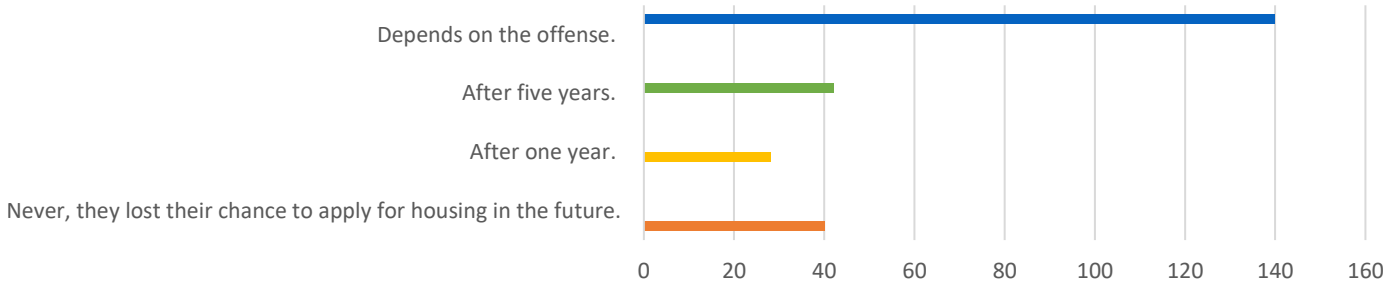
8. Should a penalty for lying on an application or intentionally deceiving the Housing Department be implemented?



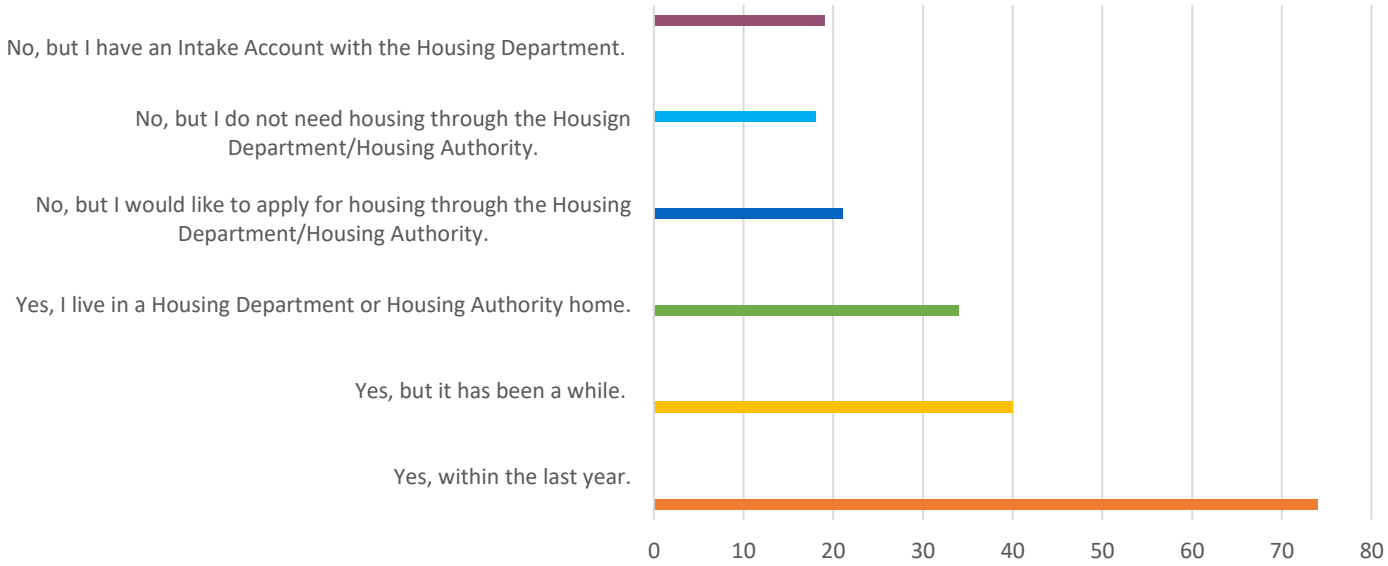
9. Should a household who has been evicted from an Affordable or Workforce home be allowed to apply for housing again?



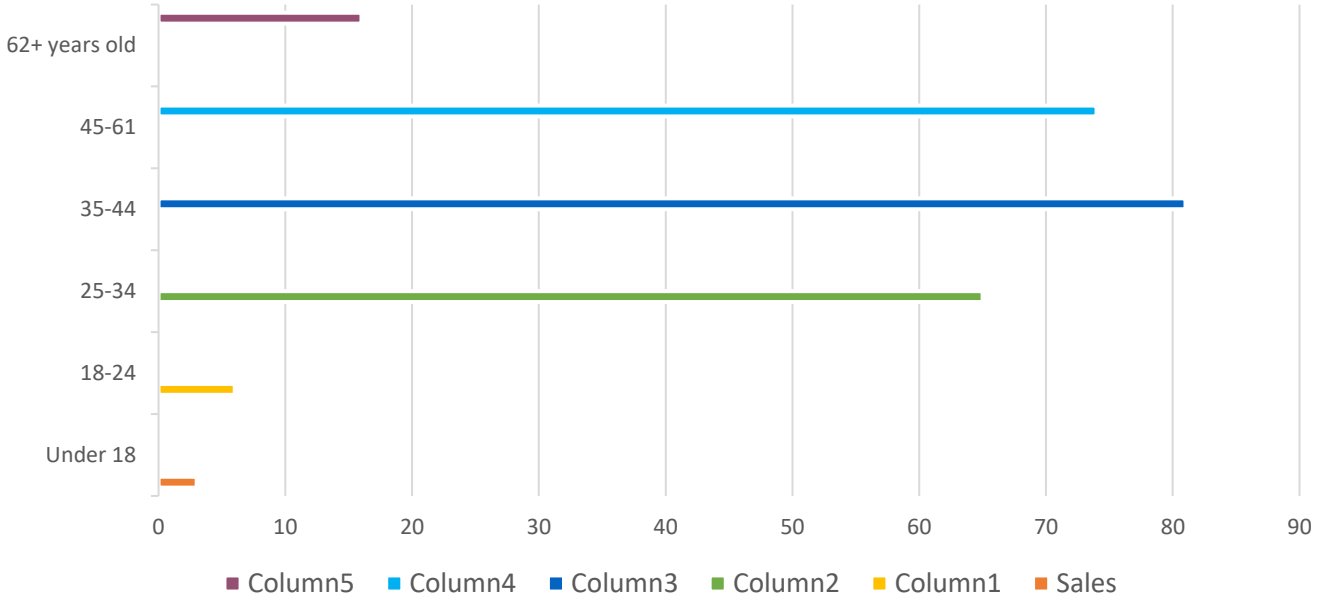
10. Should a household who has been forced to sell their Affordable or Workforce home due to noncompliance be allowed to apply for housing again?



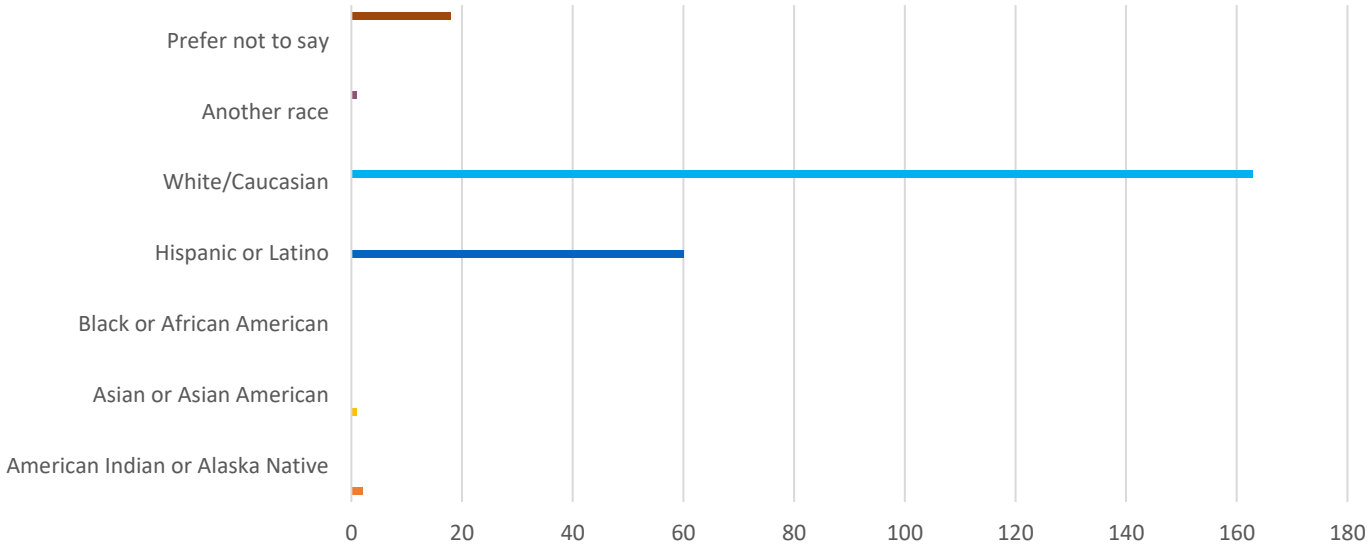
11. Have you applied for housing through the Housing Department?



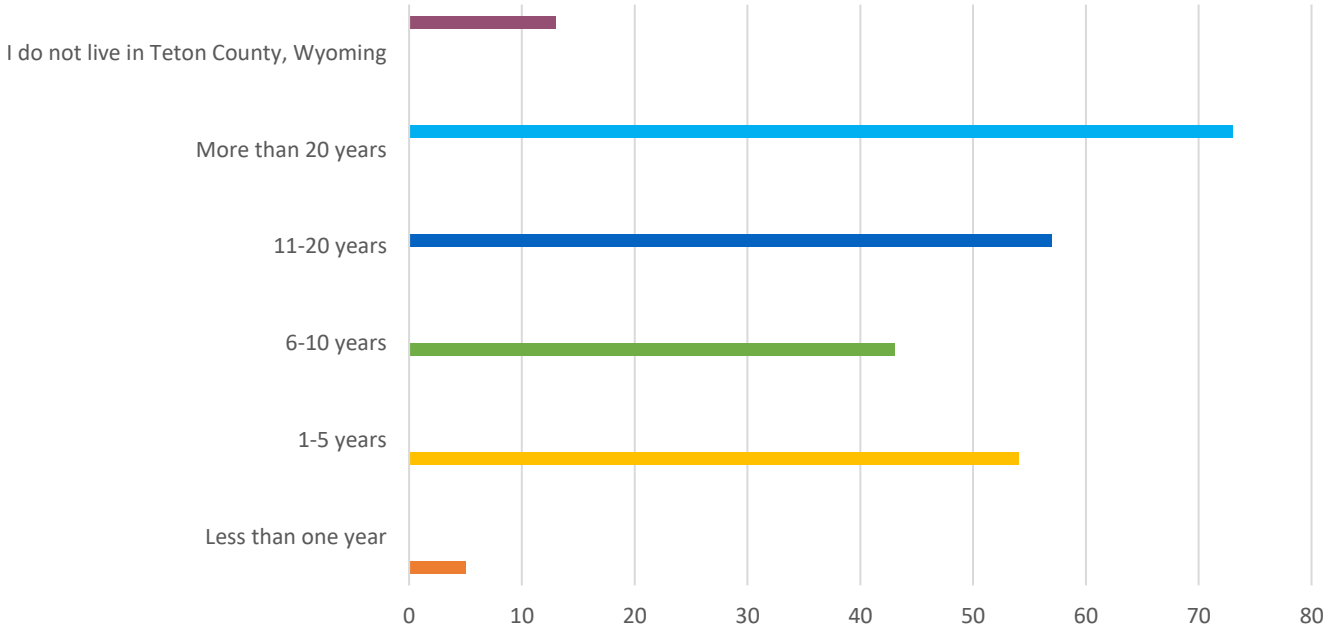
12. How old are you?



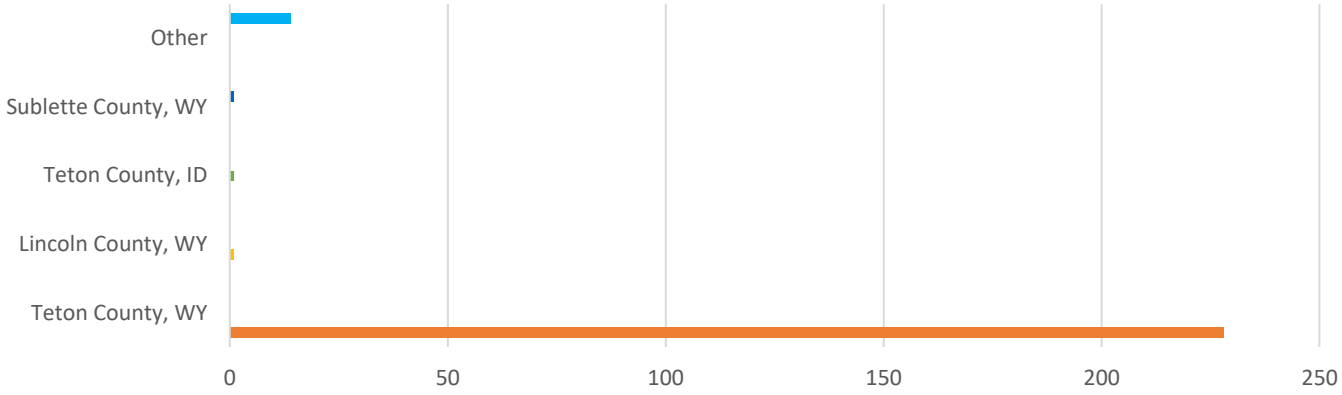
13. What is your ethnic background?



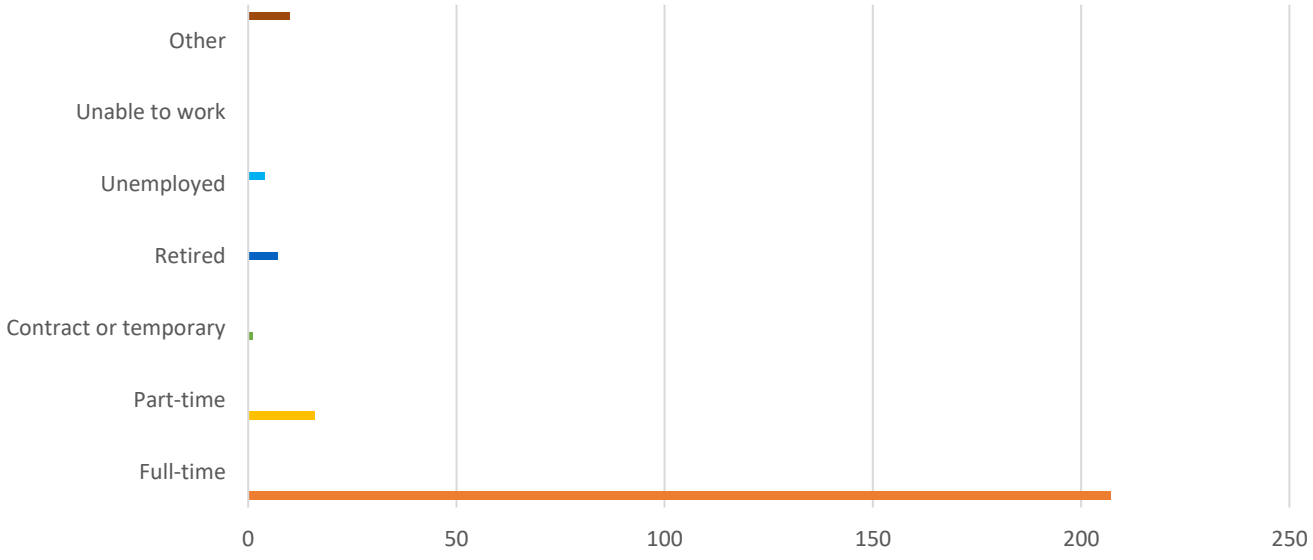
14. How long have you lived in Teton County?



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