



JACKSON/TETON COUNTY AFFORDABLE HOUSING DEPARTMENT



JACKSON/TETON COUNTY
AFFORDABLE HOUSING

2018 ANNUAL HOUSING REPORT

Housing Solutions to Stabilize our Community

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Letter from the Housing Director

When I ask people why they came to Jackson and why they want to stay here, in this place that is so expensive and remote, one of the most common things I hear goes something like this:

“I came for the mountains, but I’m staying for the people.”

It’s true. Jackson Hole is more than the Teton Range and the wild and scenic Snake River; Jackson Hole is a community of hard-working, nature-loving, I-got-your-back kind of people. These people are from all corners of the earth, drawn to this place by a love for the outdoors, and staying in this place because of a sense of community, of belonging.

It’s for this community that we do our work here at the Housing Department.

Over the past year we released two requests for proposals to develop housing in Jackson. We awarded a third project to build 30 low-income rental units downtown. We proudly partnered on two other projects that were completed and are now serving dozens of families. We sold another 20 homes. After 16 months of public outreach, we revised the Rules & Regulations that govern our programs. You can read about this work and more in this report.

Please stop by our office or drop us an email if you have thoughts, suggestions, praise, or criticism. We want to hear from you. We appreciate you. You are the people who make our community the best in the world.

April Norton

Director | Jackson/Teton County Affordable Housing Department

“Our housing program is a great example of our community working together to improve all of our lives. It helps house residents, promote a sense of community, reduce traffic and wildlife collisions, and keeps locally-earned money in the county — and this benefits each and every one of us.”

-Pete Muldoon, Mayor, Town Of Jackson, WY.

Community Spotlight

Julia Heemstra is the Director of the Wellness Department at St. John's Medical Center and has lived in Jackson Hole for 15 years.



Julie and Sean Kendall have lived in the community for 7 years. Julie works for an events and communications company, Sean owns and operates Jackson Hole Mobile Detailing.



Homeowners The Kendall Family

"[Affordable Home Ownership] has changed our lives for the better! We can now stay here and raise our two babies in a home instead of a tiny condo."

2017-2018 HOUSING DATA

Community Indicators

The 2012 Jackson/Teton County Comprehensive Plan is predicated on three equally important Common Values: 1. Ecosystem Stewardship, 2. Growth Management, and 3. Quality of life. The key indicator for Quality of Life is the percentage of resident workforce. Our goal is to have at least 65% of the local workforce living locally.



of our local workforce lives locally while 43% commutes. This trend shows a continued decline in percentage of the workforce living locally.



of local houses are occupied by non-workers like second homeowners and retirees.

The local median home price is



higher than what the median family can afford.



INTAKE FORM REPORT

In January 2018 the Housing Department began requiring all households that wish to apply for restricted housing to complete its online Intake Form.

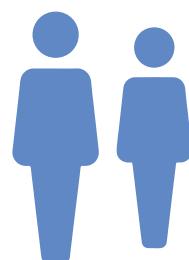
864

households have completed an Intake Form.



67%

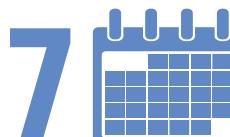
of all local households are one or two people.



Over half of all households that completed the Intake Form earn less than

80%

of median family income.



Most households have at least one person who has worked locally for at least seven years.

A look at the numbers from Jackson/Teton County Long Range Planning Department's Indicator Report and the Housing Department's online Intake Form. **Find the complete Indicator Report and Intake Form data online at jhaffordablehousing.org.**

Housing Department Programs

Which Income Range are You?

Find your household size and move across the chart to your income range

Household Size	0-50% MFI	50-80% MFI	80-120% MFI	Workforce
One	\$0 → \$35,770	→ \$57,232	→ \$85,848	No Income Limit
Two	\$0 → \$40,880	→ \$65,408	→ \$98,112	No Income Limit
Three	\$0 → \$45,990	→ \$73,584	→ \$110,376	No Income Limit
Four	\$0 → \$51,100	→ \$81,760	→ \$122,640	No Income Limit
Five	\$0 → \$55,188	→ \$88,301	→ \$132,451	No Income Limit
Six	\$0 → \$59,276	→ \$94,842	→ \$142,262	No Income Limit
Seven	\$0 → \$63,364	→ \$101,382	→ \$152,074	No Income Limit
Eight	\$0 → \$67,452	→ \$107,923	→ \$161,885	No Income Limit
Net Asset Limits for Affordable Units	\$102,200	\$163,520	\$245,280	No Limit to value of assets owned

MFI = Median Family Income for Teton County, Wyoming

Income Ranges effective April 24, 2019 through next HUD update

In April 2019, the national Department of Housing and Urban Development (HUD) released its annual median family income information. We utilize this information to determine how much a household can earn to qualify for our programs. The planning department uses these numbers to determine the rate for the fees that developers can pay in lieu of building housing.

Affordable compared to Workforce housing



Affordable Program

- Rental and ownership opportunities
- Serves households who earn <120% MFI.
- Household must work full time locally, cannot own other residential real estate within 150 miles of Teton County, and must live in the home.



Workforce Program

- Rental and ownership opportunities
- Intended to serve households who earn >120% but cannot afford a market home.
- Household must earn at least 75% of their income locally, cannot own other residential real estate within 150 miles of Teton County, and must live in the home.

COMPLIANCE

Rental Units

All rental units must requalify annually. To do this, the following information must be verified for each household:

- hours per week and months per year of employment
- household income if the unit has a rental cap or income limit

Workforce Ownership Units

All employment-based households are required to verify that they:

- Occupy the home for at least ten months each year
- Are employed full-time (an average of 30 hours/week)
- Earn 75% of their income from a Teton County business.
- Do not own residential real estate within 150 miles of Teton County.

Affordable & Attainable Ownership Units

100% of the Affordable and Attainable units were in compliance in 2018. Under the current rules and regulations, households were not required to requalify, but they still had to meet the requirements of their restriction.

Under the updated rules and regulations, new affordable units will have to verify their employment and occupancy annually.

94%

339 Employee Housing
55 ARU
5 Employment
20 Affordable Rentals
419 Total Units

48 defaults
23 default remedies

98%

56 Workforce Ownership Units

1 forced sale
5 default remedies

100%

260 Affordable Units
68 Attainable Units
328 Total Units

0 forced sales
12 default remedies

Ways to report a suspected compliance violation:

- Click on the “Report a Violation” button near the bottom of our website’s homepage. Provide as much detail as you have available when you fill out the form.
- Make sure you include the name of the owners (if known) and the address of the property in question.
- Please consider reporting to us, even if you are unsure a violation has occurred. We rely in part on our community to ensure that our program is being utilized fairly and is not being abused.

2018 Sales & Rental DATA

In 2018, the Housing department sold:



10+10

New Homes

Existing Homes

Of the 10 re-sales, the families selling those homes:

3 2 5

of the families purchased market homes.

purchased another deed restricted home.

Moved out of the community.

In 2018, at the Grove Phase 1, the Housing Department administered:



7+13

New Leases

Renewed Leases

Of the 7 families who did not renew their leases at The Grove:

2 3 2

families purchased deed restricted homes.

families moved into another deed restricted rental.

moved out of the community.

We welcomed the following families to our programs in 2018:

Lily Shipley and Keith Vosmus

Vanessa Pratt

Danielle and Thomas Haigh

Grant Bishop

Justin Moss

Amanda Youngblood and Jesse Nelson

Matt Carr

Lindsay and Matt Kissel

Amy and Mike Bickley

Nadya and Josh Stephens

Sheila and Brandon Petrunich

Karee and Jason Jaeger

Natalia and Sandro Valdizan

Martha and Jan Vorel

Brian Hultman

Julie and Sean Kendall

Anne and Cody McInnes

Shelby and Tim Blankenship

Lynnette and Robert Benedict

Julia Knowles

Tristan Jackson

Marisa Laugen and Jason Bruni

Amanda and Rob Edmondson

Elena and Brandon McIntosh



Housing Supply

New and continued development of Affordable and Workforce housing

Pipeline + Goals

As of January 1, 2019 over 600 residential units were at some stage of development. Of those units, we anticipate that at least 240 will serve as workforce housing.

We create goals based on community need. Right now, our largest gaps are units serving households earning <120% of median income. We aim to focus our pipeline toward building for this lower income range.

Current Restricted Housing Stock

Right now, 11% of our ownership units are one-bedroom, 40% are two-bedroom, and 47% are three-bedroom. But, our intake data tells us that 67% of those looking for housing have a household size of one or two people, which means our demand is misaligned with our current housing stock. It is because of this misalignment that we will focus near-term efforts on building smaller units. Learn more about the pipeline, demand, and housing stock in the Housing Supply Plan, which can be found online at jhaffordablehousing.org.

2018 Partnerships



A partnership with the Jackson Hole Community Housing Trust that resulted in 26 new rental units.



A partnership with Habitat for Humanity that resulted in 8 ownership units.

"The affordable housing program in Teton County is truly cause for celebration. From the families living in affordable homes to the many partners committed to addressing this pressing issue, the community continues to thrive because of our focus. And while we have so much to be proud of as we look back on past successes, there is still work to be done. Safe, stable, affordable housing is key not only for the vibrancy and economic vitality of the community, but more importantly it is a key to the health of individuals and their families."

-Natalia D. Macker, Chairwoman, Teton County

Current Projects

There are four housing partnerships on which the Housing Department is currently working that are in some phase of development and one current project led by the Jackson/Teton County Parks & Recreation Department. In total, these projects represent at least 109 deed restricted units.



This project is a partnership with Habitat for Humanity that will result in 24 low-income ownership units. The JTCHA provided \$1,128,000 in land for the project and Teton County will provide up to \$1,300,000 in funding for infrastructure at the site.



The Request for Proposals for this project was released March 6, 2019. Responses are due May 23, 2019 and the Board of County Commissioners will award the project in July 2019. Teton County has owned the property since 1981.



This project will provide 26 rental employee housing units for the Town and County. Total project cost is estimated at \$4,100,000 with \$2,900,000 coming from the 2016 SPET and the remaining \$1,200,000 from Town and County general funds.



This project is a partnership with Westmount Development Group that will result in 30 low-income rental units. The Town of Jackson provided approximately \$2,000,000 in land for the project and Westmount is seeking Low Income Housing Tax Credits (LIHTC) to fund the majority of the project cost. LIHTC allocations will be announced in July 2019.



This project represents the first joint Request for Proposals issued by the Town and County. The Housing Authority owns the land, which was purchased in January 2019 for \$1,700,000 using Housing Supply Program funds (45% from Town, 55% from County). The RFP states that a minimum of 15 units must be built. The project was awarded to Roller Development and Tack Development in May 2019. 12 to 16 Workforce Ownership units will be built.

Proposed and Future housing partnerships are summarized in the Housing Supply Plan, which can be found online at jhaffordablehousing.org.

Housing Stock

Units managed by Jackson/Teton County Affordable Housing Department

Total # of Units



803

This number represents all of the housing in the Housing Department's portfolio. It does not include Housing Trust (144 units) or Teton Habitat for Humanity (41 units).

Workforce Ownership Units



56

Workforce Ownership homes do not have income or asset limits, but they do have limited appreciation and are sold through a weighted drawing process.

Rental Units



419

Rental housing include all Employee and Affordable rentals that are restricted to ensure they are used by the local workforce.

Affordable & Attainable Ownership Units



328

Affordable homes are priced based on income and asset limits. They have limited appreciation, and are sold through a weighted drawing process. Attainable homes have income and asset requirements, but the appreciation is not limited, and they are sold by the owner.

Housing Rules & Regulations

In July 2018, the rules that govern Housing Department programs were updated by the Board of County Commissioners and Town Council after an 18-month public engagement process.

The American Planning Association awarded Town and County staff with 1 of 5 total National Planning Achievement Awards for Best Practice for the public outreach associated with this project.

Significant changes to the Housing Rules and Regulations include:

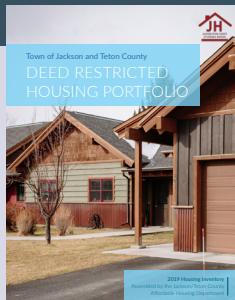
- The number of entries a household receives in the weighted drawing is based on the number of years of full-time, consecutive employment in Teton County.
- Affordable unit owners are required to prove they occupy their unit and are employed in Teton County.
- Livability Standards are required on new units with no minimum size requirements.
- Retirees can no longer qualify to purchase.
- In rental units, proof of U.S. Citizenship or Lawful Permanent Residency is not required.

Community Engagement

Education and outreach programming are essential to the success and responsiveness of our housing programs.

The Housing Department provides:

- Educational presentations for employers and their employees, civic organizations, and business groups.
- Quarterly e-newsletters, Annual Housing Report.
- Monthly “out-of-office” hours around the community.
- Spanish-language outreach that includes partnerships with Teton County Library and One 22.
- A text message system alerts people when a home is for sale or rent.



COMING SOON!

Housing Stock Portfolio

New this year, we have compiled a description of all deed restricted housing in Teton County. To learn more, check out our Housing Stock Portfolio, available at jhaffordablehousing.org.

“Affordable, safe housing is as essential for healthy families as it is for a healthy community. In Jackson Hole, affordable housing of all types plays an integral part of stabilizing lives, and creating environments where our neighbors can thrive at home, school, and work. Many national experts agree that poor housing options are associated with a wide range of public health concerns, not the least of which is stress and fear. We are fortunate in Jackson Hole that many supporters join together to help, one household at a time, raise the standards of well-being for all.”

-Sharel Lund, Executive Director, One22

Teton County Housing Organizations

Organization Name	Type	Purpose	Units	
 	Jackson/Teton County Housing Authority (JTCHA)	Government Agency	JTCHA is a regional housing authority that can own property, take on debt, and hear appeals of the Housing Department Manager.	See HD units
	Jackson/Teton County Housing Department (HD)	Town and County Joint government department	The HD manages over 800 units, including sales, resales, leasing, and compliance; partners to build deed restricted housing; preserves existing housing stock; manages Town/County employee housing programs; provides developer assistance and review.	384 Ownership 419 Rental
	Jackson Hole Community Housing Trust (JHCHT)	Private non-profit developer	JHCHT has developed or acquired 146 restricted units; JHCHT staff manages sale, resale, leasing and compliance of HT homes; develops deed restricted housing.	118 Ownership 28 Rental
	Habitat for Humanity of the Greater Teton Area (Teton Habitat)	Private non-profit developer	Teton Habitat develops deed restricted housing and has built 41 restricted homes; manages sale, resale and compliance of Habitat homes; conducts homebuyer education; operates the ReStore.	41 Ownership

FY 2019/2020 Work Plan Highlights

- Develop housing at 174 N. King Street, 440 West Kelly Avenue, 105 Mercill Avenue, and Grove Phase III
 - Land acquisition & PPP development
 - Employer roundtable
 - Preservation Fund
 - Rules & regulations clean up
 - Online compliance verification forms
- Annual compliance verification
 - New development review
 - Monthly out-of-office hours
 - Town and County employee rental program management
 - Release RFP for the next workforce housing project
 - Facilitation of sales and resales

Find complete
FY 19/20 workplan at
jhaffordablehousing.org



“While the beauty may have drawn us all to Jackson, we stayed because of the people. Affordable housing options preserve the vibrant diversity not only to maintain our workforce, but also to sustain our community character and keep us all here at home.”

-Katharine Conover, President, Community Foundation of Jackson Hole

Our Partners:  JACKSON HOLE COMMUNITY
Housing Trust



Find Us On:



#housingjh

TACK DEVELOPMENT J.ROLLER DEVELOPMENT