



## Jackson/Teton County Housing Supply Board Meeting

January 14, 2020

320 S. King Street

4:00-5:30 PM

### Pronouncement of Quorum

Housing Supply Board members Matt Faupel, Jeff Collins, Laura Bonich, Carrie Kruse and Larry Thal were present. Dennis Callaghan joined via phone. Fred Arbuckle did not attend. Housing Director April Norton was present. Audience members included Anne Cresswell from the Jackson Hole Community Housing Trust, Mo Murphy from the Jackson Hole Chamber of Commerce, and Perri Stern. Mark Newcomb, County Commissioner, attended in his role as liaison to the board.

### New Member Introduction: Carrie Kruse

New board member, Carrie Kruse, introduced herself to the board.

### Projects Update

Ms. Norton provided the board with an update on current projects, including the Rains Property, 174 N. King Street, Jackson/Kelly, 105 Mercill Ave., Grove Phase 1, Jackson & Kelly, 430 & 440 W. Kelly Ave., and the Housing Nexus Study.

### Housing Nexus Study

The Board discussed who from the Housing Supply Board should serve on the technical stakeholder group for the nexus study.

### Review Draft Housing Supply Plan

The Board provided feedback on the draft Housing Supply Plan, including comments related to community indicators, the project table presentation, cost/benefit analysis for programs, and presentation of the appendices.

### Matters from Board, Staff

None.

### Adjourn

Mr. Thal moved to adjourn the meeting. Ms. Kruse provided the second. All in favor. The meeting adjourned at 5:30pm.



## Jackson/Teton County Housing Supply Board Meeting

February 11, 2020

320 S. King Street

4:00-5:30 PM

### Pronouncement of Quorum

Housing Supply Board members Matt Faupel, Jeff Collins, Laura Bonich, Carrie Kruse and Dennis Callaghan were present. Fred Arbuckle joined via phone. Larry Thal did not attend. Housing Director April Norton was present. Audience members included Anne Cresswell and Alison Lee from the Jackson Hole Community Housing Trust and Perri Stern.

### New Member Introduction: Fred Arbuckle

New board member, Fred Arbuckle, introduced himself to the board.

### Approve Meeting Minutes: January 14, 2020

Dennis Callaghan made a motion to approve the minutes. Jeff Colins provided a second. All in favor.

### Projects Update

Ms. Norton provided the board with an update on current projects, including the Rains Property, 174 N. King Street, Jackson/Kelly, 105 Mercill Ave., Grove Phase 1, Jackson & Kelly, 430 & 440 W. Kelly Ave., and the Housing Nexus Study.

### RFQ for LIHTC Developer

The Board discussed what to include in an RFQ for a Low-Income Housing Tax Credit developer.

### Board Volunteers, Summer Interns

The Board voted to all Laura Bonich to provide volunteer capacity for data entry, scanning, and miscellaneous administrative tasks and that she report back to the board monthly. Carrie Kruse made the motion. Matt Faupel provided the second. All in favor. Laura Bonich abstained.

The board discussed summer interns to do data analysis.

### Matters from Board, Staff

None.

### Executive Session

Dennis Callaghan motioned to go into executive session. Jeff Collins provided the second. All in favor.

Adjourn

Matt Faupel moved to adjourn the meeting. Carrie Kruse provided the second. All in favor. The meeting adjourned at 5:30pm.



## Jackson/Teton County Housing Supply Board Meeting

March 12, 2020

320 S. King Street

10:00-11:30 AM

### Pronouncement of Quorum

Housing Supply Board members Matt Faupel, Laura Bonich, Carrie Kruse, Larry Thal, and Fred Arbuckle were present. Dennis Callaghan and Jeff Collins did not attend. Housing Director April Norton was present. Alison Lee from the Jackson Hole Community Housing Trust was also present.

### Approve Meeting Minutes: February 11, 2020

Carrie Kruse made a motion to approve the minutes. Fred Arbuckle provided a second. All in favor with Larry Thal abstaining.

### Current Planning

The Board discussed the pre-application from the Gill Family to develop a portion of their northern south park property.

- This is a great opportunity to set new standards for sustainable design.
- Northern SP should be master-planned – need to understand total capacity. Caution against a piecemeal approach to developing the subarea.
- Full spectrum of housing should be provided – apartments to townhomes to small single-family to larger single-family
- Developer must show how to ensure long-term affordability, otherwise the neighborhood will become second homes

### Projects Update

Ms. Norton provided the board with an update on current projects, including the Rains Property, 174 N. King Street, Jackson/Kelly, 105 Mercill Ave., Jackson & Kelly, 430 & 440 W. Kelly Ave., and the Housing Nexus Study.

### RFQ for LIHTC Developer

The Board reviewed the Request for Qualification for a LIHTC Developer.

### Matters from Board, Staff

None.

### Executive Session

Larry Thal motioned to go into executive session. Carrie Kruse provided the second. All in favor.

Adjourn

Larry Thal moved to adjourn the meeting. Fred Arbuckle provided the second. All in favor. The meeting adjourned at 11:40 am.



## Jackson/Teton County Housing Supply Board Meeting

April 14, 2020

320 S. King Street

4:00-5:30 PM

### Pronouncement of Quorum

Housing Supply Board members Matt Faupel, Laura Bonich, Carrie Kruse, Larry Thal, Fred Arbuckle, Dennis Callaghan and Jeff Collins were present. Housing Director April Norton was present. Also present: Anne Cresswell, Amy Minella, Berte Herschfield, Alison Lee, Lynne Wagner and Stefani Wells all with the Jackson Hole Community Housing Trust; Julia Johari; Larry Pardee; Mark Newcomb; Perri Stern; Arne Jorgensen; Ken Rizotti; and John Graham.

### Approve Meeting Minutes: March 11, 2020

Larry Thal made a motion to approve the minutes. Fred Arbuckle provided a second. All in favor.

### Current Projects Update

April Norton provided a summary of all current projects. During the 174 N. King Street update, Ms. Cresswell summarized the Jackson Hole Community Housing Trust's request for a \$2.5m "backstop" should the Trust be unable to sell the commercial and residential units at the prices budgeted (due to COVID-19 fall out). The board listened to the request, discussed its merits, and directed Ms. Norton to work with the Trust to see if there was a path forward that included a process for draws, conditions to convert to a grant, etc. There was stated concern about the potential precedent being set.

### Housing Supply Plan – Revisions

This item was briefly discussed and continued to the May meeting.

### 445 Vine Street

The board discussed a potential development opportunity at 445 Vine Street. Ken Rizotti, developer and realtor presented the project to the board. No motion was made.

### Matters from Board, Staff

None.

### Executive Session

Carrie Kruse moved to go into executive session; Matt Faupel provided the second. All in favor.

### Adjourn

Matt Faupel moved to adjourn the meeting at 5:35pm. Laura Bonich provided the second. All in favor.



## Jackson/Teton County Housing Supply Board Meeting

May 12, 2020 4:00-5:30 PM

Online Meeting via Zoom

### Pronouncement of Quorum

Housing Supply Board members Larry Thal, Jeff Collins, Fred Arbuckle, Carrie Kruse, Dennis Callaghan and Matt Faupel. April Norton, Housing Director and John Graham, Teton County Attorney's Office.

Public in attendance: Christine Walker, Perri Stern, Mo Murphy, Shellan Rodriguez, Rusty Snow, Stefani Wells, Lindsey Love, Andrea Clark, Alison Lee, Tim McDonald, Michael Adams and Barbara Hauge.

### Approve Meeting Minutes: April 14, 2020

Matt Faupel made a motion to approve the minutes. Larry Thal provided a second. All in favor.

### LIHTC RFQ – Recommendation

The Board discussed the finalists and provided staff with their rankings: Fred – Summit, Westmount. Matt – Summit, Bear. Larry – SMR, Summit. Dennis – Summit, Westmount. Carrie – SMR, Summit. Jeff – SMR, Summit. The Board agreed that all the teams were highly qualified and will serve the Town well.

### Housing Supply Plan – Revisions

The Board discussed potential changes and challenges to the Supply Plan due to the COVID-19 pandemic. There was support for investment and pursuit of capital programs. Long-term benefit: purchasing deed restrictions on existing housing stock, focus on rental product. Near-term benefit: first/last/deposit program, homeless families initiative.

### Funding Request from Jackson Hole Community Housing Trust

The Board discussed this funding request and thought that overall the project was interesting and has great potential. They had several follow up questions relative to what the money would be used for that staff was tasked with working with the applicant to flush out.

### Current Projects Update

April Norton provided a written summary of all current projects.

### Matters from Board, Staff

None.

### Executive Session

Fred Arbuckle moved to go into executive session; Dennis Callaghan provided the second. All in favor.

### Adjourn

Larry Thal moved to adjourn the meeting at 5:49pm. Fred Arbuckle provided the second. All in favor.



## Jackson/Teton County Housing Supply Board Meeting

July 14, 2020 4:00-5:30 PM

Online Meeting via Zoom

### Pronouncement of Quorum

Housing Supply Board members Larry Thal, Jeff Collins, Fred Arbuckle, Carrie Kruse, and Dennis Callaghan. April Norton, Housing Director and John Graham, Teton County Attorney's Office. Mark Newcomb, Teton County Commissioner joined as the County Commission liaison. Public in attendance: Perri Stern, Anne Creswell, Amy Minella.

### Approve Meeting Minutes: May 12, 2020

Fred Arbuckle made a motion to approve the minutes. Larry Thal provided a second. All in favor.

### Brown Property – Development Options

The Board discussed the development options and next steps for moving the Brown Property project forward. The Board generally agreed that Teton County should do the horizontal design and provide the infrastructure for the project and liked the idea of partnering with Teton Habitat to develop the project.

### Current Projects Update

April Norton provided a written summary of all current projects.

### Matters from Board, Staff

The Board discussed its role in long-range planning efforts.

### Adjourn

Fred Arbuckle moved to adjourn the meeting at 5:30pm. Dennis Callaghan provided the second. All in favor.



## Jackson/Teton County Housing Supply Board Meeting

August 11, 2020 5:00 – 6:00 PM

Online Meeting via Webex

### Pronouncement of Quorum

Housing Supply Board members Larry Thal, Jeff Collins, Fred Arbuckle, Laura Bonich, Matt Faupel and Dennis Callaghan. April Norton, Housing Director and John Graham, Teton County Attorney's Office. Public in attendance: Alison Lee, Anne Creswell, Amy Minella.

### Approve Meeting Minutes: July 14, 2020

Larry Thal made a motion to approve the minutes. Fred Arbuckle provided a second. All in favor.

### Gill Application to Rezone 74 Acres in Northern South Park

The Board discussed the application and agreed it is an appropriate location for more housing. They were supportive of a comprehensive planning process with a range of housing types and perpetual deed restrictions. They voted to submit public comment as a board.

### LIHTC Project – Schematic, Discussion by Council

The Board reviewed the initial schematic for the LIHTC project located at 400 W. Snow King Avenue. Support existed for moving the buildings to front Snow King Avenue and increasing circulation within the site.

### Current Projects Update

April Norton provided a written summary of all current projects.

### Matters from Board, Staff

Staff will schedule an Indicator Report presentation for September and an Intake Form Data presentation once the info has been updated.

### Adjourn

Fred Arbuckle moved to adjourn the meeting at 6:07pm. Larry Thal provided the second. All in favor.



## Jackson/Teton County Housing Supply Board Meeting

September 10, 2020 2:00 – 3:30 PM

Online Meeting via Zoom

### Pronouncement of Quorum

Housing Supply Board members Larry Thal, Jeff Collins, Fred Arbuckle, Laura Bonich, Matt Faupel, Carrie Kruse and Dennis Callaghan. April Norton, Housing Director. Public in attendance: Alison Lee, Perri Stern, Mary Beth Coyne, Barbara Hauge.

### Approve Meeting Minutes: August 11, 2020

Larry Thal made a motion to approve the minutes. Dennis Callaghan provided a second. All in favor.

### LIHTC Project – Schematic, Discussion by Council

The Board reviewed the revised schematic which included moving the buildings to front Snow King per HSB recommendation.

### Gill Application to Rezone 74 Acres in Northern South Park

The Board discussed the Gill Family's response to the Board's public comment and decided to provide an additional public comment to the Board of County Commissioners. The letter will support planning first and requirements for Affordable housing and diverse housing types.

### Current Projects Update

April Norton provided a written summary of all current projects.

### Matters from Board, Staff

Staff will schedule an Indicator Report presentation for October/November and an Intake Form Data presentation once the info has been updated.

### Adjourn

Fred Arbuckle moved to adjourn the meeting at 3:23pm. Carrie Kruse provided the second. All in favor.



## Jackson/Teton County Housing Supply Board Meeting

October 15, 2020 12:00 – 1:30 PM

Online Meeting via Zoom

### Pronouncement of Quorum

Housing Supply Board members Larry Thal, Jeff Collins, Fred Arbuckle, Laura Bonich and Carrie Kruse attended. April Norton, Housing Director. Public in attendance: Alison Lee, Perri Stern, Anne Cresswell, Amy Minella and Billy Arnold.

### Approve Meeting Minutes: August 11, 2020

Larry Thal made a motion to approve the minutes. Fred Arbuckle provided a second. All in favor.

### Preservation Program

The Board reviewed the draft Preservation Program and provided staff with feedback. Staff will bring back a revised version for review at the November meeting.

### Northern South Park Thought Experiment

The Board discussed the Northern South Park development options and questions posed by one elected official relative to costs and public benefit.

### Current Projects Update

April Norton provided a written summary of all current projects.

### Matters from Board, Staff

None.

### Adjourn

Carrie Kruse moved to adjourn the meeting at 1:21pm. Larry Thal provided the second. All in favor.



## Jackson/Teton County Housing Supply Board Meeting

November 10, 2020 4:00-5:30PM

Online Meeting via Zoom

### Pronouncement of Quorum

Housing Supply Board members Larry Thal, Jeff Collins, Dennis Callaghan, Matt Faupel, Laura Bonich and Carrie Kruse attended. April Norton, Housing Director. Public in attendance: Lynne Wagner, Anne Cresswell. Mark Newcomb, Teton County liaison also attended.

### Approve Meeting Minutes: November 10, 2020

Jeff Collins made a motion to approve the minutes. Carrie Kruse provided a second. All in favor.

### Preservation Program

The Board reviewed the draft staff report for the Preservation Program and provided staff with feedback.

### November Intake Form Data

Staff presented updated intake form data and the board discussed the numbers and possible outreach to commuters.

### Current Projects Update

April Norton provided a written summary of all current projects.

### Matters from Board, Staff

None.

### Executive Session

Larry Thal moved to go into executive session. Carrie Kruse provided a second.

### Adjourn

Larry Thal moved to adjourn the meeting at 5:30pm. Carrie Kruse provided the second. All in favor.



## Jackson/Teton County Housing Supply Board Meeting

December 8, 2020 4:00-5:30PM

Online Meeting via Zoom

### Pronouncement of Quorum

Housing Supply Board members Larry Thal, Fred Arbuckle, Laura Bonich and Carrie Kruse attended. April Norton, Housing Director. Public in attendance: Lynne Wagner, Alison Lee, Amy Minella from Housing Trust, Perri Stern, Clare Stumpf. Mark Newcomb, Teton County liaison also attended. Presenters Kristi Malone and Rian Rooney from Long Range Planning.

### Approve Meeting Minutes: November 10, 2020

Larry Thal made a motion to approve the minutes. Fred Arbuckle provided a second. All in favor.

### Indicator Report & Northern South Park Planning Update

Kristi Malone and Rian Rooney presented the Indicator Report and provided an update on the Northern South Park planning process. The planners encourage the Housing Supply Board to provide feedback on the metrics tracked in the Indicator Report and to stay engaged in the Northern South Park planning process.

### Current Projects Update

April Norton provided a written summary of all current projects.

### Matters from Board, Staff

None.

### Adjourn

Larry Thal moved to adjourn the meeting at 5:23pm.