

January 17, 2024 Regular Meeting Minutes

Pronouncement of Quorum

Housing Supply Board members Whitney Oppenhuizen, Larry Thal, Matt Faupel, Laura Bonich, and Carrie Kruse attended in person; Matt Lusins and Kari Cooper joined remotely. Staff: April Norton, Housing Director, and Kristi Malone, Supply Specialist. Public: none. The meeting commenced at 3:02 PM in person at 80 W Broadway (Compass Realty) and online via Google Meet.

New Board Member Introduction

Newly appointed Board member Whitney Oppenhuizen was introduced; all Board members provided brief introduction.

Approval of Meeting Minutes

Kari Cooper made a motion to approve the minutes from the December 14, 2023 Regular Meeting. Larry Thal provided the second.

All voted in favor.

Housing Supply Plan – Draft 1 Review

Staff presented the first draft of selected appendices to the Board who discussed and recommended edits to be incorporated into the next draft.

Northern South Park LDRs

Staff provided Board with an update on the Teton County Planning Commission review of the draft LDRs.

Current Developments Update

Staff provided a written summary of current project progress.

Upcoming Meeting Schedule

Staff provided a written meeting and presentation schedule.

Items from Staff, Board

Staff provided an update on the NH-1 text amendment to add the fourth-story housing incentive and requested HSB support at the February 5, 2024 Town Council meeting for the first ordinance reading.

Adjourn

At 5:01pm, Matt Faupel made a motion to adjourn. Carrie Kruse provided the second. All in favor.

February 14, 2024 Regular Meeting Minutes

Pronouncement of Quorum

All Housing Supply Board members present. Whitney Oppenhuizen, Larry Thal, Matt Faupel, Laura Bonich, Carrie Kruse, Matt Lusins, and Kari Cooper attended in person. Staff: April Norton, Housing Director, and Kristi Malone, Supply Specialist. No members of the public attended in person, but several viewed the meeting remotely via Zoom. The meeting commenced at 3:04 PM in person at 320 S King Street (Jackson/Teton County Housing Department Office) and online via Zoom.

Housing Supply Plan – Draft 2 Review

Staff presented the second draft of the 2024 Housing Supply Plan to the Board who discussed and recommended edits to be incorporated into the final version.

Staff discussed next steps: Final version will be sent to Board of County Commissioners and Town Council for review and discussion at March 4, 2024 JIM Meeting.

90 Virginian Lane RFP

Board received the eleven responses to the 90 Virginian Lane Request for Proposals prior to this meeting for individual review and scoring. The Board reviewed and discussed each proposal.

The following proposals were found to not meet minimum requirements described in the RFP:

- Annex
- Bear
- TWG

Motion from the Board to remove these proposals from further consideration passes unanimously. Staff will make these proposals available to local landowners/prospective developers as a partnership resource on other relevant projects.

The Trailbreak proposal was considered by the Board. Kruse moved to remove this proposal from further consideration due to the high public subsidy request for 155 units, Faupel seconded, motion passed unanimously.

The Nat Capital Group proposal was considered by the Board. Thal moved to remove this proposal from further consideration due to the highest overall public subsidy request and lack of variation in building and unit types, Kruse seconded, motion passed unanimously.

The SLS Equity Partners proposal was considered by the Board. Pros, cons and potential follow-up questions were discussed, and the Board moved this proposal forward for continued consideration.

The Corum proposal was considered by the Board. Pros, cons and potential follow-up questions were discussed, and the Board moved this proposal forward for continued consideration.

The Pennrose proposal was considered by the Board. Pros, cons and potential follow-up questions were discussed, and the Board moved this proposal forward for continued consideration.



The SMR proposal was considered by the Board. Lusins moved to remove this proposal from further consideration due to site design concerns, Thal seconded, motion passed unanimously.

The Elmington proposal was considered by the Board. Pros, cons and potential follow-up questions were discussed, and the Board moved this proposal forward for continued consideration.

The Ulysses proposal was considered by the Board. Pros, cons and potential follow-up questions were discussed, and the Board moved this proposal forward for continued consideration.

Kruse moved to reconsider the Nat Capital Group proposal at the February 15, 2024 Special Meeting of the Housing Supply Board. Cooper seconded the motion and it passed unanimously.

Adjourn

At 5:01pm, Thal made a motion to adjourn. Kruse provided the second. All in favor.



March 6, 2024 Special Meeting Minutes

Pronouncement of Quorum

All Housing Supply Board members present. Whitney Oppenhuizen, Matt Faupel, Laura Bonich, Carrie Kruse, Matt Lusins, and Kari Cooper attended in person. Larry Thal participated via Zoom. Staff: April Norton, Housing Director, and Kristi Malone, Supply Specialist. Members of the public viewed the meeting remotely via Zoom and in person. The meeting commenced at 8:23 AM in person at Town Hall and online via Zoom.

RFP Finalist – Interviews

1. Ulysses Development Group
2. Elmington Affordable, LLC
3. Corum Real Estate Group
4. Pennrose LLC

Each of the finalist teams presented their proposal and answered questions from the Board and staff.

Board Discussion

Board discussed each proposal and conducted a straw poll ranking.

Adjourn

At 1:27pm, Bonich made a motion to adjourn. Kruse provided the second. All in favor.

April 10, 2024 Regular Meeting Minutes

Pronouncement of Quorum

Housing Supply Board members present Whitney Oppenhuizen, Laura Bonich, Carrie Kruse, Matt Lusins, and Larry Thal attended in person. Staff: April Norton, Housing Director, and Kristi Malone, Supply Specialist. Members of the public present: Bill Haaland, Ryan Tobin, Michael Kimmelman, and Clare Stumpf. The meeting commenced at 3:02 PM in person at 320 S. King Street and online via Zoom.

Approval of February 14 & March 6 Meeting Minutes

Minutes for the February 14 meeting were provided in the Board packet. Carrie Kruse made a motion to approve the minutes. Larry Thal provided a second. All in favor.

Minutes for the March 6 Special Meeting were provided in the Board packet. Carrie Kruse made a motion to approve the minutes. Whitney Oppenhuizen provided a second. All in favor.

90 Virginian Lane Discussion & Recommendation

Board unanimously confirmed Pennrose recommendation.

Upcoming Meeting Schedule

Staff provided an upcoming meeting schedule in the Board packet. No discussion.

Matters from Board, Staff

Staff: S4 Flats is coming back to HSB in May.

Board: Matt Faupel sent a written request to hear a summary of the final, approved LDRs for Northern South Park.

Adjourn

At 5:08 pm, Kruse made a motion to adjourn, Thal provided a second. All in favor



June 12, 2024 Regular Meeting Minutes

Pronouncement of Quorum

Housing Supply Board members present Whitney Oppenhuizen, Laura Bonich, Kari Cooper, Carrie Kruse, Matt Lusins, and Larry Thal attended in person. Staff: April Norton, Housing Director, and Kristi Malone, Supply Specialist. Mark Newcomb, County Commissioner. The meeting commenced at 3:04 PM in person at 320 S. King Street and online via Zoom.

Approval of February 10 Meeting Minutes

Minutes for the April 10 meeting were provided in the Board packet. Carrie Kruse made a motion to approve the minutes. Kari Cooper provided a second. All in favor.

90 Virginian Lane Discussion

Board reviewed the list of negotiation topics identified by the BCC and Council and provided staff with suggestions on next steps.

S4 Flats – Request for Changes

Board reviewed requested changes to the ground lease.

Northern South Park Review of Approved LDRs

This item was continued to the July meeting.

Communications

Board discussed focus areas for future communications & education from the Housing Department.

Current Developments Update

Staff provided a written update of current developments.

Upcoming Meeting & Presentation Schedule

Staff provided an upcoming meeting schedule in the Board packet. No discussion.

Matters from Board, Staff

Staff: CFJH dashboard comments, “big buildings” update

Adjourn

At 4:55pm, Kruse made a motion to adjourn, Whitney Oppenhuizen provided a second. All in favor.

July 9, 2024 Regular Meeting Minutes

Pronouncement of Quorum

Housing Supply Board members present Laura BonichCarrie Kruse, Matt Lusins, Matt Faupel, and Larry Thal attended in person. Staff: April Norton, Housing Director, and Kristi Malone, Supply Specialist. The meeting commenced at 3:05 PM in person at 320 S. King Street and online via Zoom.

Approval of June 12 Meeting Minutes

Minutes for the June 12 meeting were provided in the Board packet. Carrie Kruse made a motion to approve the minutes. Larry Thal provided a second. All in favor.

Big Buildings / 2:1 Bonus

Staff provided the board with a draft 2:1 Workforce Housing Bonus fact sheet to review. Board members provided feedback to be incorporated into a revised version.

Northern South Park Review of Approved LDRs

Staff provided the board with an update on the approved Northern South Parks LDRs.

Communications / Election

Board discussed tactics for educating candidates in local elections.

Current Developments Update

Staff provided a written update of current developments.

Upcoming Meeting & Presentation Schedule

Staff provided an upcoming meeting schedule in the Board packet. No discussion.

Matters from Board, Staff

None.

Adjourn

At 5:08pm, Larry Thal made a motion to adjourn, Carrie Kruse provided a second. All in favor.

August 14, 2024 Regular Meeting Minutes

Pronouncement of Quorum

Housing Supply Board members present Laura Bonich, Matt Lusins, Larry Thal, and Matt Faupel attended in person. Whitney Oppenhuizen attended via Zoom. Staff: April Norton, Housing Director, and Kristi Malone, Supply Specialist. Members of the public: Melchor Moore – in person, and Michael Stern – via Zoom. The meeting commenced at 3:04 PM in person at 320 S. King Street and online via Zoom.

Approval of July 10 Meeting Minutes

Minutes for the July 10 meeting were provided in the Board packet. Larry Thal made a motion to approve the minutes. Matt Lusins provided a second. All in favor.

Big Buildings / 2:1 Bonus

Staff provided the board with an update on the Town moratorium related to “big buildings” and the 2:1 Workforce Housing Bonus. Board members noted that the incorporation of streetscape standards would help address some of the issues related to “big buildings”.

Changes to Town Housing LDRs

Board and staff discussed the Planning Department’s proposed changes to the Town’s housing LDRs (housing mitigation program).

90 Virginian Lane Update

Staff provided the board with an update on the timeline and deliverables for the 90 Virginian Lane development.

Communications / Election

Board discussed tactics for educating candidates in local elections.

Current Developments Update

Staff provided a written update of current developments. Board members suggested an ad campaign in the *News & Guide* to highlight this year’s successes.

Upcoming Meeting & Presentation Schedule

Staff provided an upcoming meeting schedule in the Board packet. No discussion.

Matters from Board, Staff

Matt Faupel noted that 15% of all sales are properties that are coming to market for the first time and board members discussed the implications of this stat.

Adjourn

At 4:39pm, Larry Thal made a motion to adjourn, Matt Lusins provided a second. All in favor.

September 11, 2024 Regular Meeting Minutes

Pronouncement of Quorum

Housing Supply Board members Carrie Kruse and Larry Thal attended in person; members Matt Lusins and Whitney Oppenhuizen attended on Zoom. Housing Department Staff: April Norton, Housing Director, and Kristi Malone, Supply Specialist. Members of the public: Kevin Regan, Alex Norton – in person, and Ryan Hostetter, Doug Halsey – via Zoom. The meeting commenced at 3:04 PM in person at 320 S. King Street and online via Zoom. Board member Matt Faupel joined the meeting in person at 3:10 PM.

Approval of August 14 Meeting Minutes

Minutes for the August 14 meeting were provided in the Board packet. Larry Thal made a motion to approve the minutes. Whitney Oppenhuizen provided a second. All in favor.

Community Dashboard Deep Dive

Jackson/Teton County Long Range Planning Staff & their consultant, Alex Norton, presented the new online community dashboard and answered questions.

90 Virginian Lane Update

Andy Rockmore, of SAR Architects and lead architect on the Pennrose development team presented the updated proposed site plan for redevelopment of 90 Virginian Lane and discussed Design Review Committee application.

Current Developments Update

Staff provided a written update of current developments. Board members discussed options for adjusting number of units and affordability at S4 Flats.

Upcoming Meeting & Presentation Schedule

Staff provided an upcoming meeting schedule in the Board packet. No discussion.

Matters from Board, Staff

None.

Adjourn

At 5:11 PM, Matt Lusins made a motion to adjourn, Larry Thal provided a second. All in favor.

October 9, 2024 Regular Meeting Minutes

Pronouncement of Quorum

All Housing Supply Board members were present in person: Laura Bonich, Matt Lusins, Larry Thal, Whitney Oppenhuizen, Carrie Kruse, and Kari Cooper and Matt Faupel. Staff: April Norton, Housing Director, and Kristi Malone, Supply Specialist. Mark Newcomb joined the meeting in person as housing liaison from the Board of County Commissioners. The meeting commenced at 3:00 PM in person at 320 S. King Street and online via Zoom.

90 Virginian Lane Update

Staff provided the board with an update on the timeline and deliverables for the 90 Virginian Lane development. The Board discussed and made recommendations regarding improved public communication on the traffic study and the number of units/proposed unit mix. The Board provided guidance on the purpose, structure and content of a draft Development Agreement.

Current Developments Update

Staff provided a written update of current developments. No discussion.

Upcoming Meeting & Presentation Schedule

Staff provided an upcoming meeting schedule in the Board packet. No discussion.

Matters from Board, Staff

Staff informed the Board that the Rules & Regulations update “redline” is available for 45-day public review. Board members discussed proposed rule changes on physical custody rights of dependents and penalties when applicants or residents knowingly provide incorrect information.

Adjourn

At 4:38 PM, Matt Faupel made a motion to adjourn, Whitney Oppenhuizen provided a second. All in favor.

December 4, 2024 Regular Meeting Minutes

Pronouncement of Quorum

All Housing Supply Board members were present in person: Laura Bonich, Matt Lusins, Larry Thal, Whitney Oppenhuizen, Carrie Kruse, Kari Cooper, and Matt Faupel. Staff: April Norton, Housing Director, and Kristi Malone, Supply Specialist. The meeting commenced at 3:00 PM in person at 320 S. King Street.

90 Virginian Lane – update

Staff provided an update on the 90 Virginian Lane development.

Northern South Park LDRs

Staff reviewed the recent Master Site Plan submission for Northern South Park Area 1 and board members provided feedback.

Current Developments Update

Staff provided a written update of current developments. No discussion.

Upcoming Meeting & Presentation Schedule

Staff provided an upcoming meeting schedule in the Board packet. No discussion.

Matters from Board, Staff

Adjourn

At 5:02 PM, Carrie Kruse made a motion to adjourn, Larry Thal provided a second. All in favor.