



# Jackson & Teton County Housing Supply Plan FY 2026



Flat Creek Apartments  
48 Affordable Rental homes  
Public-Private Partnership  
Completed August 2024  
(pictured)



## Table of Contents

Background – What is the Housing Supply Plan? .....	1
Executive Summary.....	2
Demand for Housing .....	4
Housing Supply.....	9
Action Plan .....	11
 <b>On Housing Demand</b>	
Who Is Looking for Housing? .....	17
Core Services Key Stats .....	20
Rental Rate Information for Teton County, Wyoming.....	23
Sales Information for Teton County, Wyoming .....	24
 <b>On Housing Supply</b>	
2025 Existing Housing Stock .....	26
2025 Future Unit Pipeline .....	27
Who Lives in Our Housing? .....	30
Public-Private Partnership Developments .....	41
Housing Toolbox .....	49
Affordable Workforce Housing Bonus Tools.....	63

## Background – What is the Housing Supply Plan?

Jackson and Teton County have historically been characterized by a socially and economically diverse population, united by a community commitment to Ecosystem Stewardship, Growth Management, and Quality of Life. The 2012 Comprehensive Plan (updated in 2020) set the goal of ensuring that at least 65% of our local workforce lives locally. Achieving this benchmark allows our community to protect local working families; provide for a stable tax base; create neighborhood accountability; promote generational continuity; increase civic, social, and economic investment; limit commuters on our roads; and protect our open spaces and scenic vistas.

The Comprehensive Plan directed staff and the elected officials to take “corrective actions” when the percentage of the workforce living locally dipped below 65%.

In 2015, the [Workforce Housing Action Plan](#) was officially adopted in Jackson and Teton County. The plan identified new tactics and specific actions for addressing the decline in resident workforce. It also reorganized the way the Town and County participate in the creation of affordable workforce housing, focusing on partnership with private developers and creating the Jackson/Teton County Affordable Housing Department. Of the 66 action items listed in the plan, 65 are now complete or in process. The Jackson/Teton County Housing Authority is staffed by the Housing Department and no longer develops housing independently but continues to manage existing housing stock.

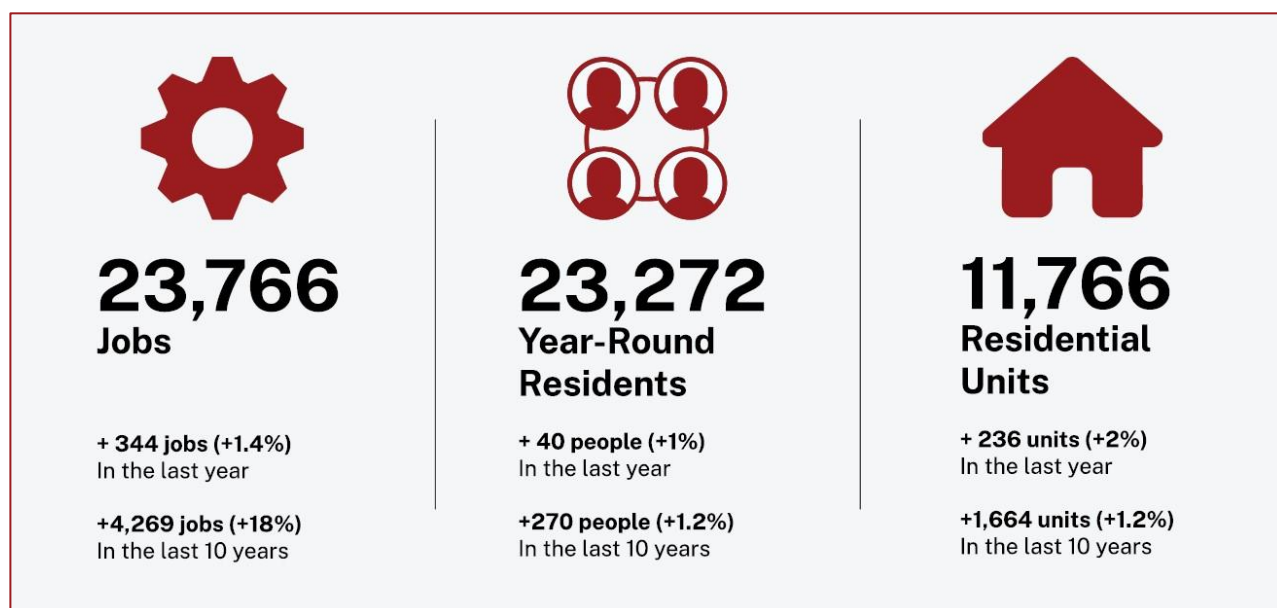
The first Housing Director was hired in July 2016. The Workforce Housing Action Plan directs the Housing Director to annually present a Housing Supply Plan that serves as a five-year look ahead at the Housing Supply Program.



# Executive Summary

*2024 was our biggest year yet for housing production. We welcomed 288 people – 161 adults and 127 children – to safe, stable, affordable housing through three Public-Private Partnerships: Jackson Street Apartments (57 rental homes), Flat Creek Apartments (48 rental homes), and Parkside at Benson-Brown Station Phase 1 (6 ownership homes).*

In 2024, the percentage of the workforce living locally was 57%, down from 58% in 2023 and 60% in 2016. Is this reduction in resident workforce percentage a new trend or a brief decrease in an otherwise stable data set? While we may not know the answer to that question for several years, we can look to other indicators to help inform our current and future housing policy as we continue to strive to house at least 65% of our workforce locally. We know that we must continue providing safe, stable, affordable housing if we are going to prioritize community first in the face of consistent job growth and retirement of an aging workforce.



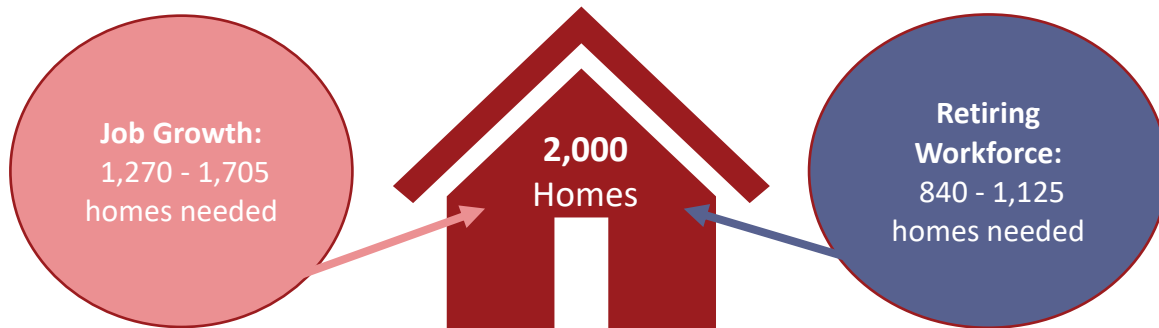
- Resident population growth is slowing, and our community is getting older.
- We continue to add jobs without keeping pace housing more workers, resulting in more commuters.
- We have built more than 1,600 residential units over the past 10 years while our population has grown by fewer than 300 people, resulting in a steady increase of vacant units that are unaffordable to local workers.
- As vacant units and short-term rentals increase, so do jobs that service those units.

**We must continue building Affordable and Workforce Housing, but it is not enough.**

**Over the next five years, the community should consider implementing a balanced approach to economic development that celebrates our western culture and legacy of conservation and outdoor recreation so that we can maintain our quality of life, steward our ecosystem, and manage our growth.** New jobs and jobs that need to be backfilled after someone retires, means that we need housing accessible and affordable to those new workers to maintain a resident workforce and curb ever-increasing commuter traffic. High market home prices and rent exclude most local workers and the demand for second and vacation homes continues to drive up prices and leaves homes sitting vacant for much of the year. Luckily, the consistent investment in data collection and analysis through the Housing Supply Plan and Indicator Report provide a depth of information for local policy makers, professional staff, and

the public to utilize to inform decisions related to future economic development. *Comp Plan 6.G.S.1* tells us that *Chapter 6 A Diverse and Balanced Economy* needs to be updated and revised so that it articulates a clear community economic vision that is consistent with our shared values.

In 2022, the Teton Region Housing Needs Assessment was completed. It tells us that we need to create at least 2,000 new below market homes in the next few years to maintain our current 60% resident workforce. The need for these homes is being driven by continued local job growth and expected retirements (estimated to be 13% of 2022 local workforce), both of which bring new workers to Jackson and Teton County.



## We must continue implementing and investing in our housing strategy.

This strategic approach includes creating new homes for the workforce – including singles, couples, and families; preserving existing workforce homes; caring for our seniors as they age in place; and creating and protecting policies and incentives that support Affordable and Workforce housing. We have proven this strategy works by stabilizing our resident workforce over the past ten years after its steep early 2000s decline, increasing Affordable and Workforce housing production by 260% since forming the Housing Department, and bringing local deed restricted housing stock up to over 1,600 homes.

Over the next five years, we will:

1. **Continue to build homes for local workers and their families.** (*Housing Action Plan 2B*) This is a cornerstone of our work. Over the next five years, we aim to create through public-private partnership at least 250 new homes for the workforce.
2. **Preserve homes for local workers and their families.** (*Housing Action Plan 2C*) Over the next five years, through the Housing Preservation Program, we aim to permanently preserve 25 existing homes for the workforce.
3. **Create opportunities for community members to age in place.** (*New policy directive from Town Council and County Commission, 2024 Housing Supply Plan*) The healthiest communities are those with multiple generations, including seniors and young children, interacting regularly. Over the next five years, through partnerships and incentive programs, we aim to help 30 retiree households age in place.
4. **Create and enhance policies that support Affordable and Workforce housing.** (*Housing Action Plan 5A, 5B, 5C*) Over the next five years, we will continue our work analyzing the effectiveness of current Affordable and Workforce housing tools and implementing necessary upgrades. We will also continue exploring and trying new opportunities to increase the share of permanently protected homes for the local workforce.



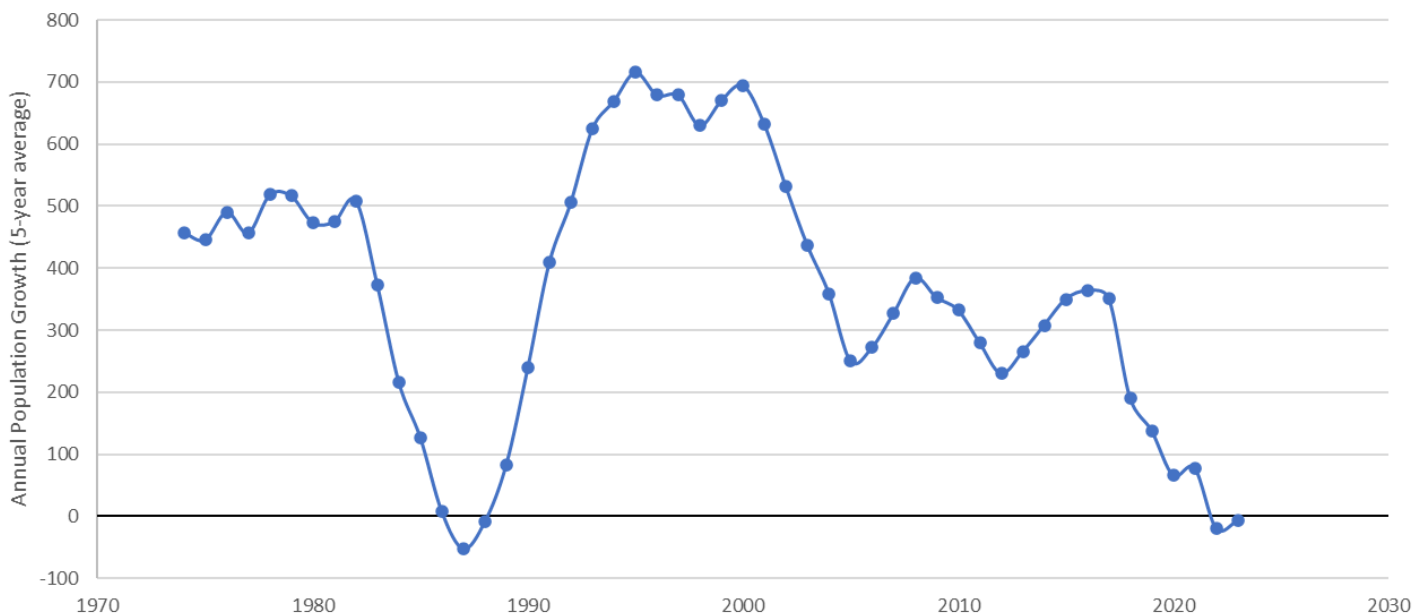
# Demand for Housing

- ✓ Since 2015, over 1,600 new homes have been built in Jackson and Teton County while the resident population has grown by fewer than 300 people (that's more than five new homes *per new person*). This indicates that our housing crisis is an issue of affordability, not overall supply. In Comp Plan terms, TYPE of development– deed restricted vs. free market – is as important as LOCATION and AMOUNT of development.
- ✓ Today, the number of free market/unrestricted homes rented by local workers is about the same as the number of vacant homes. Vacant vacation and second homes continue to generate employees who cannot afford to live locally, creating commuter traffic on our roads and increasing wealth disparity.

## Population growth is slowing, and we are getting older.

The chart below shows the annual amount of population growth each year since 1975.

Population boomed in the 1970s and 1990s but has been growing at a slower pace since 2000. (The Baby Boom Generation peaked in 1980 at 45% of the total population. Gen X peaked in 2001 at 30% of the total population. Gen Y peaked during COVID at 26% of the population.)

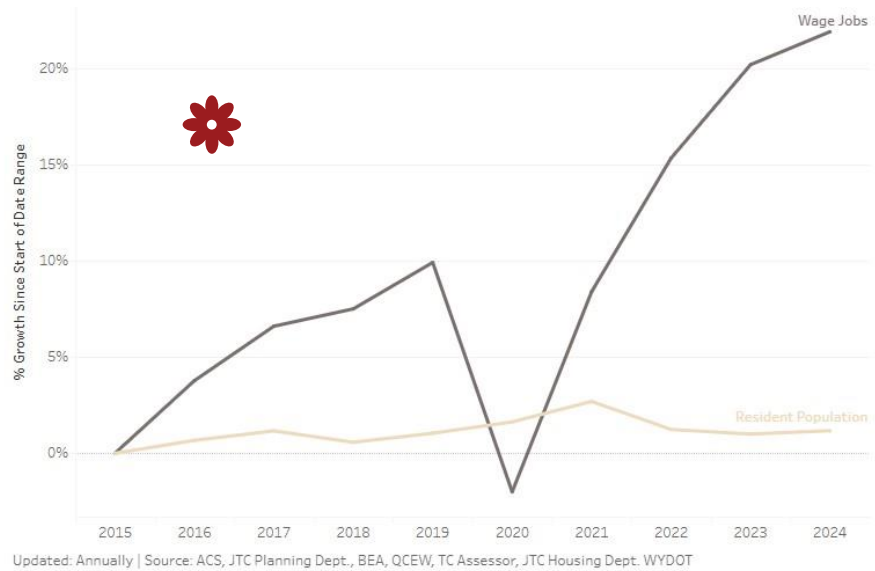


## Job growth remains consistent.

The chart below shows the rate of growth in wage jobs and resident population since 2015.

Since 2015 about 4,300 new jobs have been created but the year-round population has only grown by <300 people.

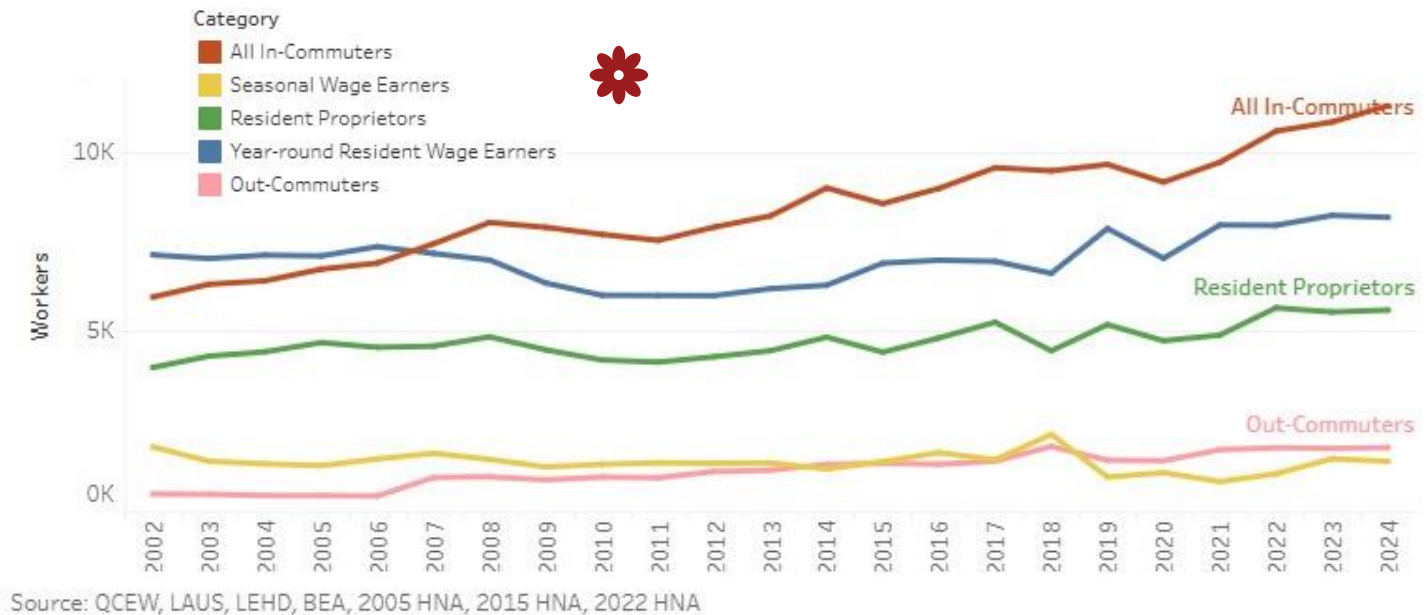
Any chart with this symbol is interactive if you click on it.



## The number of commuting workers continues to increase.

The chart below shows the change in number of worker types since 2002.

From 2002 to 2012, commuter numbers increased (red line), while resident workforce fell (blue line). Starting in 2012 and continuing until 2021, we made some progress in slowing the reduction of resident workforce. But post-COVID, we are seeing a reversion to the pre-2012 (pre-Comp Plan) trends as retirements increase and new workers are unable to afford housing located locally.



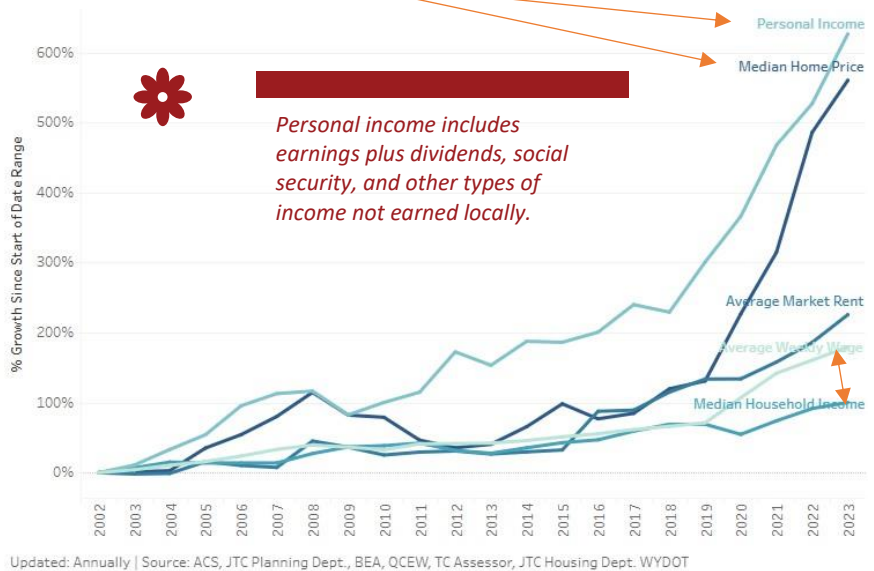


## Housing costs continue to outpace median incomes, forcing workers to commute.

The chart below shows the percent growth in personal income, median home price, average market rent, average weekly wage, and median household income since 2002.

Land values (median home price) have increased dramatically, following the increase in wealth (personal income), further exacerbating the wealth disparity in Teton County.

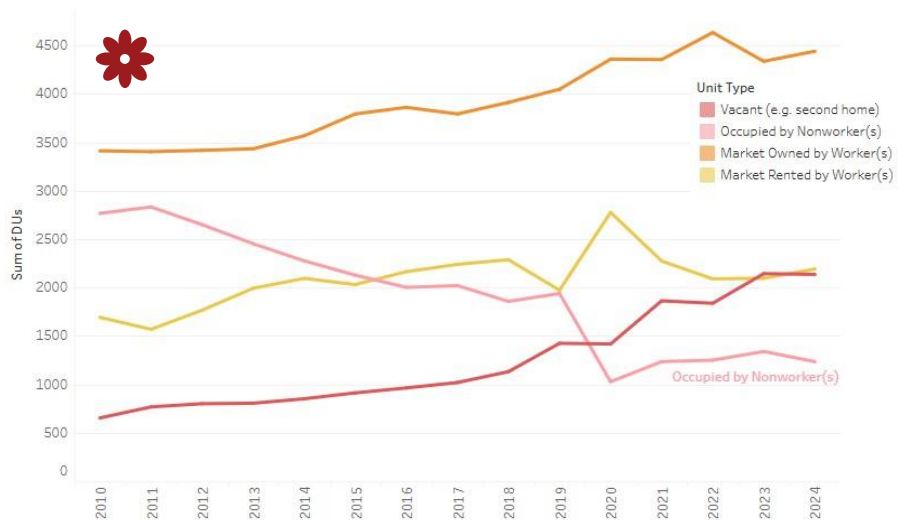
- Jobs that are earning above the median income are seeing their wages grow faster than those jobs earning at or below the median income, creating a new, growing disparity within the working class.
- Rent rates are following average weekly wages, not median incomes, which creates a growing disparity to access rental housing that is affordable to median income earners and below.



## Vacant homes are increasing as historically free market homes serving the workforce – rental or ownership – are being sold at prices local workers cannot afford.

The chart shows the growth in the number of each type of dwelling unit since 2010: vacant, occupied by nonworkers (retirees), market owned by workers (anyone who works, not just local workers), and market rented by workers.

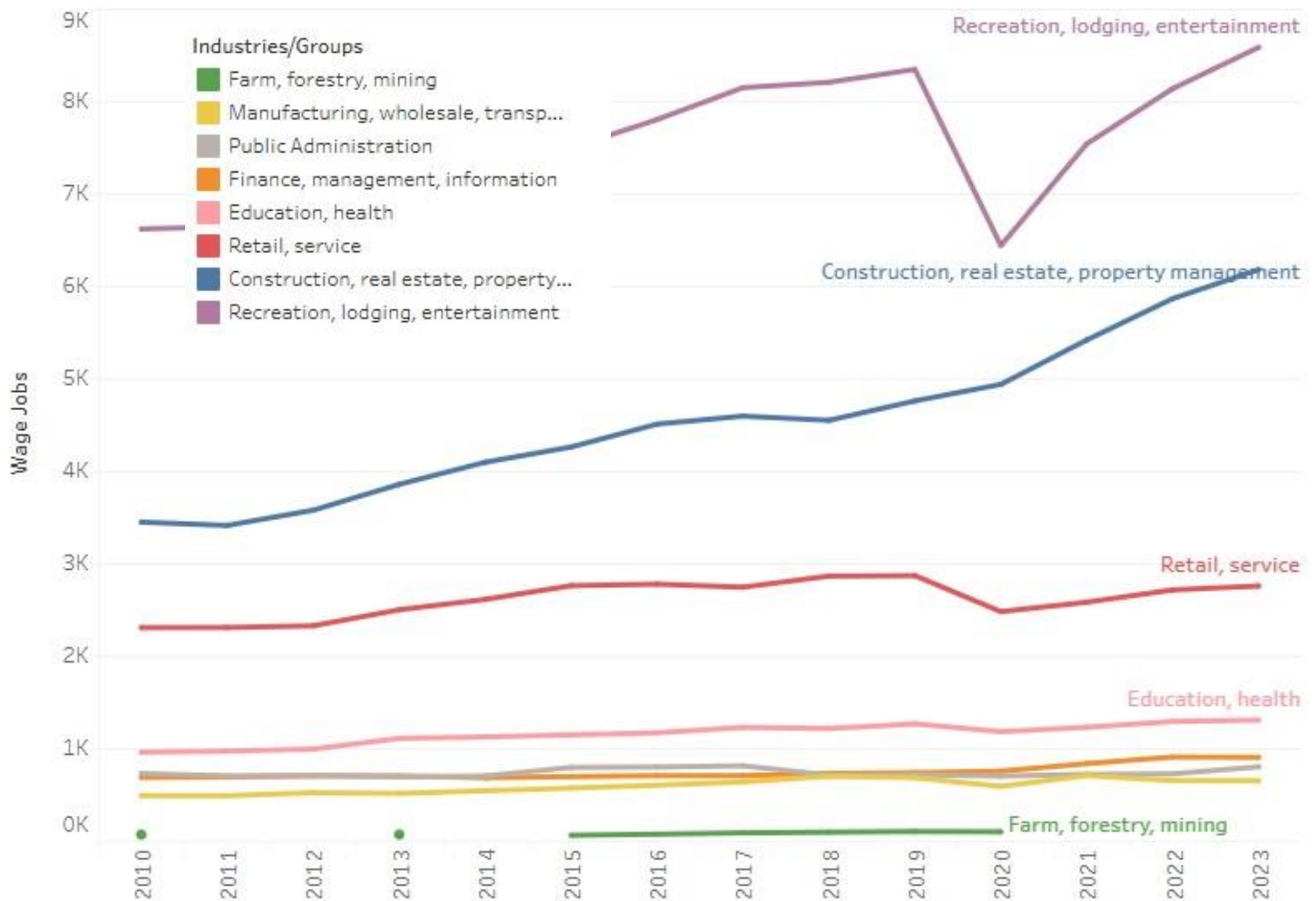
- Prior to COVID, retiree homes (pink line) were converting to market rate rentals occupied by workers (yellow line).
- During COVID, market rentals occupied by workers (not just local workers – could be remote workers) increased dramatically while retiree homes decreased dramatically.
- Post COVID, market rate rentals began to dip and many converted to second or vacant homes (red line).



## Jobs to service the vacant and second home households are increasing.

The chart shows the growth in the number of jobs in each category since 2010.

As a result of increasing second and vacation homes, jobs in sectors that support those home types are increasing. These include property management, landscaping, plowing, cleaning, etc. Many of these jobs are lower paying, further exacerbating the housing challenge. More commuters mean more cars on the road, increasing traffic and carbon emissions.



Updated: Annually | Source: QCEW

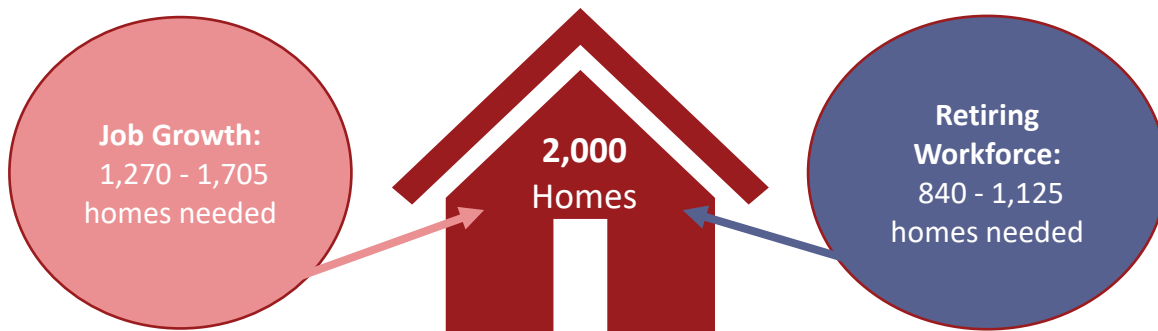


## Collectively, this results in a decrease in the resident workforce.

Local job growth and expected retirements are driving the need for below-market rate homes for local workers and their families. As we look at available demographic and job data, we can see that the retirement wave has started, as Baby Boomers age out of the workforce, and the people replacing retirees are not able to afford current free market home prices leading to an increase in commuters.

Additionally, we can correlate that many of these new jobs are driven by service needs of an increasing number of vacant units and short-term rentals.

Finally, given the significant number of market/unrestricted homes that have been built over the past 10 years, our challenge is not simply one of supply. It is a challenge of the **type of supply** (permanently Affordable and Workforce homes).



### Learn more on Housing Demand:

- [Who is Looking for Housing?](#)
- [Rental Rate Information for Teton County, Wyoming](#)
- [Sales Information for Teton County, Wyoming](#)
- [Core Services Key Stats](#)

# Housing Supply

- ✓ Currently, we have about 1,700 deed restricted homes in Teton County (approximately 14% of all housing units).
- ✓ In 2024, 63% of all new units built were permanently protected homes for local workers and their families.
- ✓ 211 Affordable and Workforce homes are anticipated to be finished in 2025.
- ✓ Over 1,000 Affordable and Workforce homes are in the pipeline for future development. This does not include projects that are in the pre-planning phase like 90 Virginian Lane. The over 350 homes slated for development in the Northern South Park Area 1 are included in the pipeline. These homes will likely be built over many years.

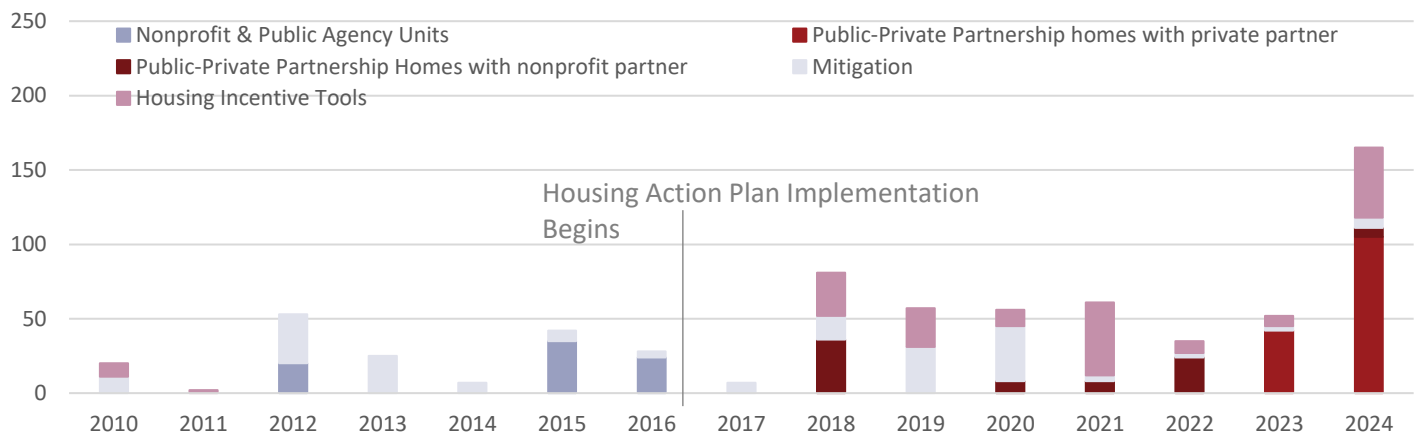
## Using our housing toolbox, which includes public-private partnerships, mitigation, and incentive tools, we have seen Affordable & Workforce housing production significantly increase.

Since implementation of the Housing Action Plan began, **Affordable and Workforce annual housing production has increased 260% compared to the seven years prior to Housing Action Plan implementation.** This accomplishment is due to two primary factors: the shift to Public-Private Partnerships to build new Affordable and Workforce Housing – including significant public sector investments in the form of land, money, and expertise – and the creation of land development incentive tools to catalyze private sector development of permanently deed restricted homes for locals.

*A Public-Private Partnership is a collaborative agreement where the government (Housing Dept.) partners with a private developer to build Affordable & Workforce housing.*

[Explore this map to discover more about Public-Private Partnerships and to see where incentives tools have been utilized to create Affordable and Workforce Housing.](#)

## Affordable & Workforce Housing production has steadily increased since Housing Action Plan implementation.





## Since 2018, 277 Affordable and Workforce homes have been created or are in construction utilizing housing incentive tools.

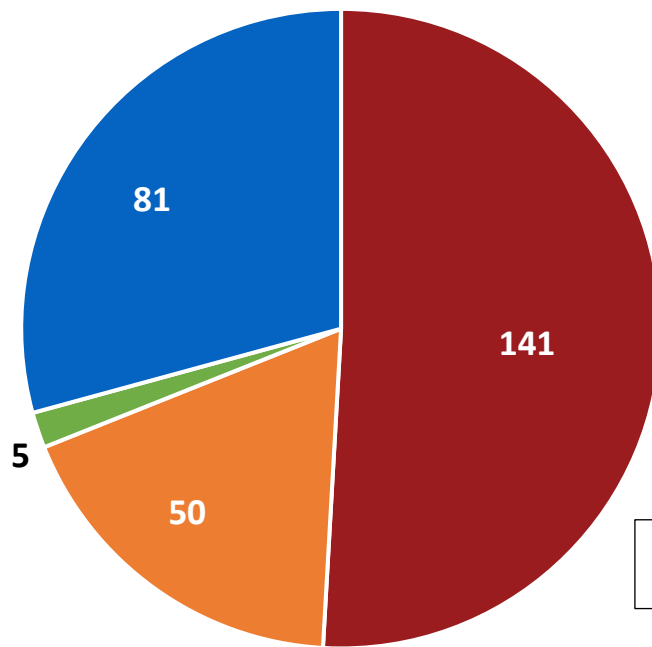
Over \$123 million in public funding has been saved through use of these incentive tools by the private sector – this excludes homes that were built using public funding via Public-Private Partnerships.

*A housing incentive tool is a regulation designed to encourage or catalyze the construction of Affordable and Workforce homes by the private sector.*

### Affordable vs. Workforce?

The minimum standard for use of these tools is a Workforce deed restriction. Thanks to use in Public-Private Partnerships and by local non-profits, over 100 are further deed restricted as Affordable.

Without incentive tools, these Affordable homes *would not exist* today.



### Why since 2018?

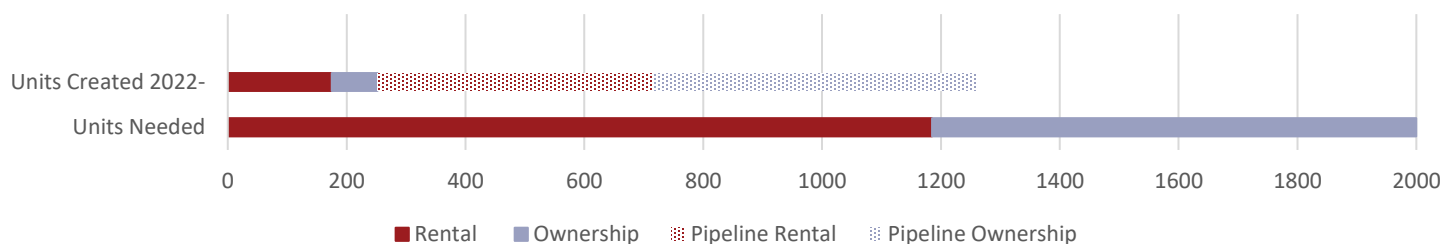
The Workforce Housing Incentive Program was codified in Town LDRs in 2016 and by 2018 were incorporated into regular use by developers.

**Most units (84%) are rentals homes.**

■ 2 for 1 Tool ■ 4th Floor Bonus ■ NL-5 Density Bonus ■ ARUs

## Looking ahead, over 1,000 new Affordable and Workforce homes are in the pipeline for future development.

The pipeline includes the Northern South Park Area 1 homes (>350 Affordable and Workforce homes) which will likely be built out over many years.



### Learn more on Housing Supply

- [2025 Existing Housing Stock](#)
- [Future Unit Pipeline](#)
- [Who Lives in our Housing?](#)

# Action Plan

- [See a map of the Housing Department's Public-Private Partnership developments online.](#)

## Action Item: 90 Virginian Lane Affordable & Workforce Housing Development

90 Virginian Lane is a 5.15-acre parcel located in the heart of the Midtown Neighborhood, nestled between the Teton County Library and the START facility. The Housing Authority owns the land and is currently negotiating with a private developer, chosen through a robust Request for Proposals process, to provide a long-term ground lease in exchange for the development of at least 200 permanently deed restricted homes for local workers and their families. This will be the largest 100% deed restricted housing development ever in Teton County.

### Neighborhood Details

- At least 200 Homes: 30% Ownership and 70% Rental
- At least 170 Affordable Homes
- No more than 30 Workforce Homes
- A preference for 10% of the homes will be given to qualified senior households.
- Groundbreaking is anticipated for 2026, but this could change based on uncertainty in global markets and potential funding gaps.



## Action Item: Parkside at Benson-Brown Station Phases 2 & 3

Parkside at Benson -Brown Station is a partnership between Teton County & Habitat for Humanity of the Greater Teton Region (Teton Habitat) that will create 18 homes for local families and individuals. This project consists of three major components: Affordable housing construction, historic restoration, and rerouting the Cache Creek Ditch.

1. Affordable Housing Construction: Teton County is providing a long-term ground lease of the property. In return, Teton Habitat is constructing 18 townhomes that will serve households earning less than 80% of median family income.
2. Historic Restoration: This property is the site of the first commercial hydropower plant in Teton County. In recognition of the site's historic significance, the Brown Cabin was restored to its original form and relocated to the southeast corner of the site for future use. These historic water turbines were also brought above-grade and will be used as part of a future educational display.
3. Cache Creek Ditch: The ditch is rerouted through Mike Yokel Park, allowing the public additional access to this water amenity and providing a natural barrier between the park and the new homes.





## Neighborhood Details

- 18 Affordable homes offered for homeownership
- Phase 1 was completed in June 2024 and provided homes for six households – 8 adults and 11 children.
- Phases 2 and 3 will be complete in 2025 and 2026 respectively.

This is the sixth partnership development with Teton Habitat. [Learn more about our Habitat partnerships that have already created 47 homes for local families.](#)

## Action Item: Upgrade Housing Preservation Program

Since 2022, four homes have been permanently protected utilizing downpayment assistance through the Housing Preservation Program. As home prices and interest rates have increased, interest in the program has waned. To address this, we propose upgrading the program in four specific ways. Currently, we have about \$850,000 in SPET funds available for this program.

### Downpayment Assistance.

Current program: Purchase a Workforce deed restriction on a free market home by providing the buyer with funds at closing in return for recordation of the permanent deed restrictions.

#### Workforce Ownership

- Buyer must qualify as a Workforce Household and live in the home as their primary residence.
- Housing Authority purchases a permanent Workforce Ownership deed restriction on the home at closing by providing the buyer with downpayment funds up to \$200,000 in exchange for restriction recordation.
- Appreciation is capped at CPI not to exceed 3% annually.
- 4 homes have been permanently protected for the workforce using this program

#### Workforce Rental

- Buyer must rent home to a qualified Workforce Household. The home may not be owner-occupied.
- Housing Authority purchases a permanent Workforce Rental deed restriction on the home at closing by providing the buyer with downpayment funds up to \$100,000 in exchange for restriction recordation.
- No rent cap. No appreciation cap at resale.
- This tool has not been used.

### Proposed Upgrades

- ✓ Increase appreciation to CPI not to exceed 4% annually for Workforce Ownership homes.
- ✓ Create term sheets for current listings and share those with realtors and broadly with households seeking housing through the program.
- ✓ Five-year goal: permanently protect 10 homes.

## Existing Home Restriction Purchase.

Current program: Purchase a Workforce deed restriction on a free market home.

Workforce Ownership	Workforce Rental
<ul style="list-style-type: none"><li>•Housing Authority purchases a permanent Workforce Ownership deed restriction on the home for up to \$200,000.</li><li>•The current owner is not required to meet the Workforce Program qualifications and can live in the home as their primary residence as long as they like.</li><li>•When the owner is ready to sell the home, the buyer must qualify as a Workforce Household.</li><li>•Appreciation is capped at CPI not to exceed 3% annually.</li><li>•1 home is in the process of permanent protection for the workforce using this program.</li></ul>	<ul style="list-style-type: none"><li>•Housing Authority purchases a permanent Workforce Rental deed restriction on the home for up to \$100,000.</li><li>•The home must be rented to a qualified Workforce Household.</li><li>•No rent cap. No appreciation cap at resale.</li><li>•This tool has not been used.</li></ul>

### Proposed Upgrades

- ✓ Increase appreciation to CPI not to exceed 4% annually for Workforce Ownership homes.
- ✓ Create template for homeowners to use to explore participating in the program.
- ✓ Five-year goal: permanently protect 5 homes.

## Housing Authority Purchase, Rent, Sell.

Proposed new program component: Housing Authority purchases free market home, rents the home to a qualified household, and then sells the home at a below-market price in 3-5 years, giving the renter household a first option to purchase the home. This approach will reduce or in some cases eliminate public subsidy per permanently protected home, but it will require a more significant upfront investment by the Housing Authority.



**Purchase Free Market Home**  
Housing Authority buys a free market home.

**Rent Home for 3-5 Years**  
Then rents the home for a below Market rate to a Qualified Household.

**Sell as Workforce Home**  
Deed restrict and then sell the home at a below market price to a Qualified Household.

### Next Steps:

- ✓ Bring formal program proposal to the Town Council and County Commission for consideration.
- ✓ Purchase one to two homes for pilot phase utilizing SPET, housing mitigation fees, or General Fund (Housing Supply) contributions.
- ✓ Over time, create a revolving fund to pay for the program utilizing public funding and philanthropy.
- ✓ Five-year goal: permanently protect 10 homes.

## Action Item: Deed Restriction Purchase Program on New Construction

Proposed new program: Housing Authority provides funding to developers to permanently deed restrict new homes being privately developed. This approach may reduce the public subsidy per permanently protected home, but will require thoughtful consideration to protect the public investment should the development encounter setbacks or dissolve completely.

### Next Steps:

- ✓ Bring formal program proposal to the Town Council and County Commission for consideration.
- ✓ Fund the program using SPET, housing mitigation fees, or General Fund (Housing Supply) contributions.
- ✓ Five-year goal: permanently protect 20 homes.

## Action Item: Senior & Supportive Housing Program

In 2024, the Town Council and County Commission directed housing staff to work on creating a program that would provide, through partnership, homes for disabled community members seeking stable, safe housing.

### Implementation to date:

- Applied for and received a grant from the Community Foundation of Jackson Hole to contract with The Kelsey, a non-profit specializing in disability-inclusive housing nationwide, on [an assessment of the need for accessible housing in Teton County, WY and policy recommendations to improve local accessible housing resources](#).

### Next Steps:

- ✓ Using a grant from the Community Foundation of Jackson Hole, create a no-interest loan program for accessibility improvements to existing Affordable homes to allow households to age in place or customize for households living with disabilities. Grant funds were awarded in early 2025.
- ✓ Provide increased technical assistance to households living with disabilities, including plain-language leases and inclusive design standards.
- ✓ Enter into a formal partnership with community organizations working to support seniors and disabled community members. This could include providing technical expertise, fundings, and/or other resources (like land) for the development of housing to serve seniors and community members living with disabilities.

## Action Item: Accessory Residential Unit Pilot Program

This item from the FY25 Housing Supply Plan, is in development.

### Once created, the program will include:

1. Resource guide with information about the planning and building process, contact information for companies creating modular or pre-fabricated ARUs that meet local and international building code requirements, landlord resources, and clear explanations of the rules around renting an ARU.
2. Possible funding resource in exchange for a deed restriction that exceeds the existing regulatory requirements for ARUs accessory to primary residential units.

### Next Steps:

- ✓ Continue applying for grant funding for a fund to catalyze development of ARUs in exchange for a termed or permanent deed restriction.
- ✓ Complete development the resource guide.



## Action Item: Create and Enhance Policies that Support Affordable and Workforce Housing

### Approach:

We must remain committed to a culture that values a system of implementation, evaluation, and improvement, with an appreciation for curiosity and recognition of our community's collective successes. Not every Affordable and Workforce housing tool or program is created to serve every need. Not every Affordable and Workforce housing development is built to serve every income. But together, our tools, programs, and developments allow us to address the hardest part of retaining our resident workforce: building the Affordable and Workforce homes that must be occupied by qualified households. We need housing incentive tools and allowances to engage the private sector in solving this challenge. Without tools designed to make the production of Affordable and Workforce housing attractive and feasible for private developers, these homes will not be built.

**At the local level we will continue evaluating the effectiveness of current tools, making recommendations for upgrades or other improvements when appropriate.**

- Changes or Upgrades to Town Housing Incentive Tools – We will work with our colleagues at the Town Planning Department to evaluate housing incentive tools that have, since 2018, provided 277 homes for local workers and their families at no or low cost to the public. We recognize that for incentives to succeed, they must be attractive to the development community. Without reciprocal benefit, these incentive tools are functionally just an exception to the rule for the Housing Department and non-profit housing developers, both of which are funded by a blend of public and philanthropic dollars, and which alone cannot solve our housing challenge.
  - 2:1 Workforce Housing Bonus Tool: 106 homes built and 171 in construction using this tool.
    - Over 200 community members have been served thus far
    - 45 Affordable homes have been built through Public-Private Partnership
    - Most Workforce households pay <30% of their income on rent
      - [Learn more about who lives in the Workforce Program homes](#)
    - Workforce rent rates are 20-40% lower than average market rent rates, depending on unit size.
      - [Learn more about Workforce rental rates and how they compare to market rates](#)
    - Workforce sales prices are 20% lower than median market sales prices.
      - [Learn more about Workforce sales prices and how they compare to market sales prices.](#)
- Evaluate recent and any future changes to the Town & County LDRs and ask, “Are we getting the results we want?”. For example,
  - Town changes to maximum building size related to “big buildings”.
  - Town parking requirements.
  - Changes to Housing Requirements.
  - County Workforce Housing Bonus Tool
- Collaborate with Long-Range Planning as they update Chapter 6 of the Comprehensive Plan to articulate a clear community economic vision that is consistent with our shared values.

**At the state level we must continue engaging with our colleagues around Wyoming to create opportunities for investments in infrastructure and housing programs and educate about the role of local control.**

- Attacks on the housing mitigation program that are largely based on false information persist. If this program is lost, so is a source of significant funding and deed restricted home production.
- Reductions in property tax collections reduce local government's ability to invest in necessary infrastructure upgrades and Affordable and Workforce housing developments for local workers.
- Opportunities to educate colleagues across the state about what housing tools and incentives have worked in Teton County and how they might be used in their areas.

**At the national level we must plan for a dynamic future and diversify our funding and development approach.**

- The potential loss of funding tools like block grants, green building grants, and HOME funds reduces opportunities to fund low-income Affordable and Workforce housing, necessary infrastructure to support new homes for locals, and opportunities to reduce our environmental impacts.
- Uncertainty in the marketplace will likely result in near-term supply chain turbulence, making new Affordable and Workforce housing more costly to build. This underscores the need to keep all our housing tools in the toolbox to provide increased flexibility and opportunity to keep building homes during turbulent times.

**Learn more on the Action Plan**

- [Public-Private Partnership Developments](#)
- [Housing Toolbox](#)
- [Affordable Workforce Housing Bonus Tools](#)

# Who Is Looking for Housing?

1,816

Households (3,813 people) = more than ever in our system

30%

of households looking for housing currently commute here for work (676 jobs)

71%

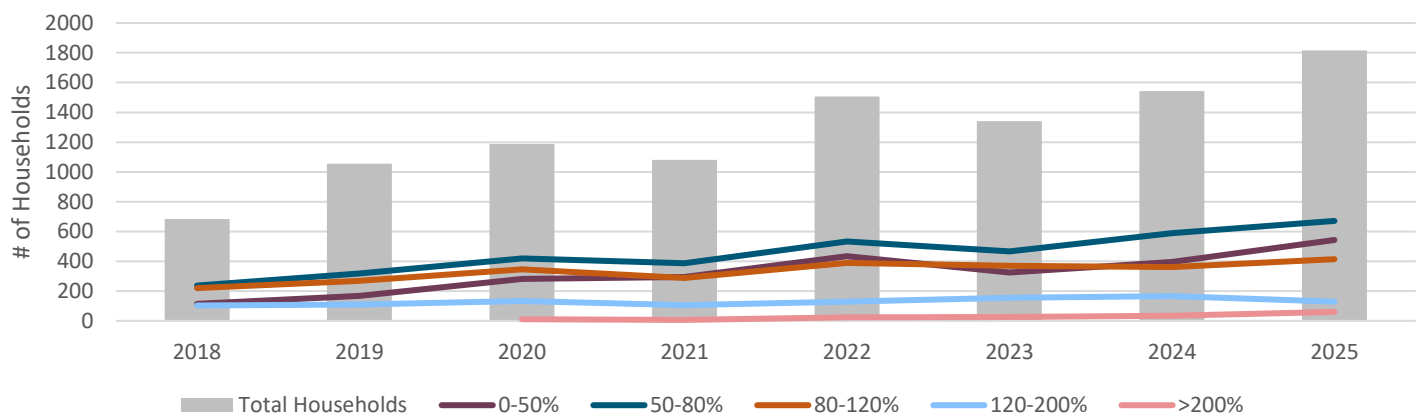
of households are 1 or 2 people

Single-parent, overcrowded, and households paying >30% on housing increasing

- ✓ Households must have an Interest Account with the Housing Department to apply for Housing Department homes.
- ✓ Accounts inactive for more than a year, missing essential household information, or duplicates, are not included in the data presented.
- ✓ From September 2023 to September 2024, over 1,100 new accounts were created.

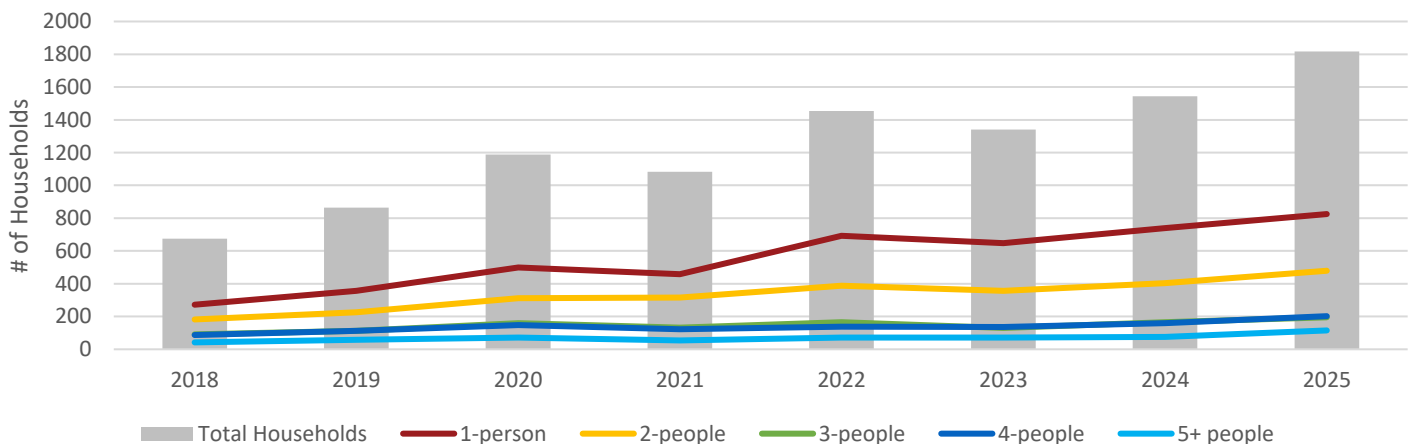
Of all income ranges, the number of lower income households interested in housing increased the most in 2024.

This coincided with the completion of 88 new rental homes at Flat Creek Apartments and Jackson Street Apartments serving households earning less than 80% MFI. No 120-160% MFI restricted homes exist yet.



The number of Households seeking Affordable and Workforce housing continues to increase.

One and two-person households continue to represent the largest share of households looking for stable housing.



## 2025 Intake Form Data by Income Range

Income Range (% Median Family Income)	0-50%	50-80%	80-120%	120-160%	>160%	Total
<b>Total People</b>	<b>1,218</b>	<b>1,271</b>	<b>891</b>	<b>299</b>	<b>134</b>	<b>3,813</b>
Adults	714	899	674	235	107	2,629
Children	388	308	189	48	25	958
Adult Dependents	93	51	22	16	1	183
Senior Dependents	23	13	6	0	1	43
<b>Total Households</b>	<b>543</b>	<b>671</b>	<b>414</b>	<b>128</b>	<b>60</b>	<b>1,816</b>
<i>Percent of Total Households</i>	<i>30%</i>	<i>37%</i>	<i>23%</i>	<i>7%</i>	<i>3%</i>	<i>100%</i>
<b>1-Person Household</b>	<b>240</b>	<b>393</b>	<b>154</b>	<b>24</b>	<b>14</b>	<b>825</b>
<i>Percent of Total Households</i>	<i>13%</i>	<i>22%</i>	<i>8%</i>	<i>1%</i>	<i>1%</i>	<i>45%</i>
<b>2-Person Households</b>	<b>118</b>	<b>124</b>	<b>142</b>	<b>66</b>	<b>29</b>	<b>479</b>
<i>Percent of Total Households</i>	<i>6%</i>	<i>7%</i>	<i>8%</i>	<i>4%</i>	<i>2%</i>	<i>26%</i>
<b>3-Person Households</b>	<b>75</b>	<b>50</b>	<b>48</b>	<b>13</b>	<b>9</b>	<b>195</b>
<i>Percent of Total Households</i>	<i>4%</i>	<i>3%</i>	<i>3%</i>	<i>1%</i>	<i>0%</i>	<i>11%</i>
<b>4-Person Households</b>	<b>65</b>	<b>61</b>	<b>50</b>	<b>21</b>	<b>5</b>	<b>202</b>
<i>Percent of Total Households</i>	<i>4%</i>	<i>3%</i>	<i>3%</i>	<i>1%</i>	<i>0%</i>	<i>11%</i>
<b>5-Person Households</b>	<b>27</b>	<b>28</b>	<b>13</b>	<b>4</b>	<b>3</b>	<b>75</b>
<i>Percent of Total Households</i>	<i>1%</i>	<i>2%</i>	<i>1%</i>	<i>0%</i>	<i>0%</i>	<i>4%</i>
<b>6+ Person Households</b>	<b>18</b>	<b>15</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>40</b>
<i>Percent of Total Households</i>	<i>1%</i>	<i>1%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>2%</i>
<b>Critical Services Providers (People)</b>	<b>8</b>	<b>52</b>	<b>45</b>	<b>18</b>	<b>4</b>	<b>127</b>
<i># Jobs Per Adult</i>	<i>1.06</i>	<i>1.17</i>	<i>1.13</i>	<i>0.96</i>	<i>1.06</i>	<i>1.13</i>
<b>Single-Parent Households</b>	<b>125</b>	<b>52</b>	<b>14</b>	<b>3</b>	<b>0</b>	<b>194</b>
<i>Percent of Total Households</i>	<i>7%</i>	<i>3%</i>	<i>1%</i>	<i>0%</i>	<i>0%</i>	<i>11%</i>
<b>Paying &gt;30% of Income Towards Housing</b>	<b>225</b>	<b>191</b>	<b>64</b>	<b>8</b>	<b>6</b>	<b>494</b>
<i>Percent of Total Households*</i>	<i>13%</i>	<i>11%</i>	<i>4%</i>	<i>0%</i>	<i>0%</i>	<i>29%</i>
<b>Overcrowded (&gt;2 people per bedroom)</b>	<b>82</b>	<b>66</b>	<b>20</b>	<b>5</b>	<b>1</b>	<b>174</b>
<i>Percent of Total Households*</i>	<i>5%</i>	<i>4%</i>	<i>1%</i>	<i>0%</i>	<i>0%</i>	<i>10%</i>
<b>Households Currently Commuting</b>	<b>215</b>	<b>194</b>	<b>87</b>	<b>27</b>	<b>13</b>	<b>536</b>
<i>Percent of Total Households</i>	<i>12%</i>	<i>11%</i>	<i>5%</i>	<i>1%</i>	<i>1%</i>	<i>30%</i>
<b>People in Commuter Households</b>	<b>458</b>	<b>351</b>	<b>176</b>	<b>57</b>	<b>30</b>	<b>1,072</b>
Adults in Commuter Households	290	263	138	48	24	763
Children in Commuter Households	168	88	38	9	6	309
<b>Jobs Held by Commuters</b>	<b>247</b>	<b>243</b>	<b>110</b>	<b>50</b>	<b>26</b>	<b>676</b>
Jobs Per Commuting Adult	0.85	0.92	0.80	1.04	1.08	0.89
<b>Type of Housing Desired</b>	<b>541</b>	<b>671</b>	<b>414</b>	<b>128</b>	<b>60</b>	<b>1814</b>
Rental	299	236	86	19	6	646
Ownership	37	106	96	50	29	318
Either	205	329	232	59	25	850

\*% of households reporting this information



## Intake Form Data by Income Range: Multi-Year Trend Analysis 2019-2025

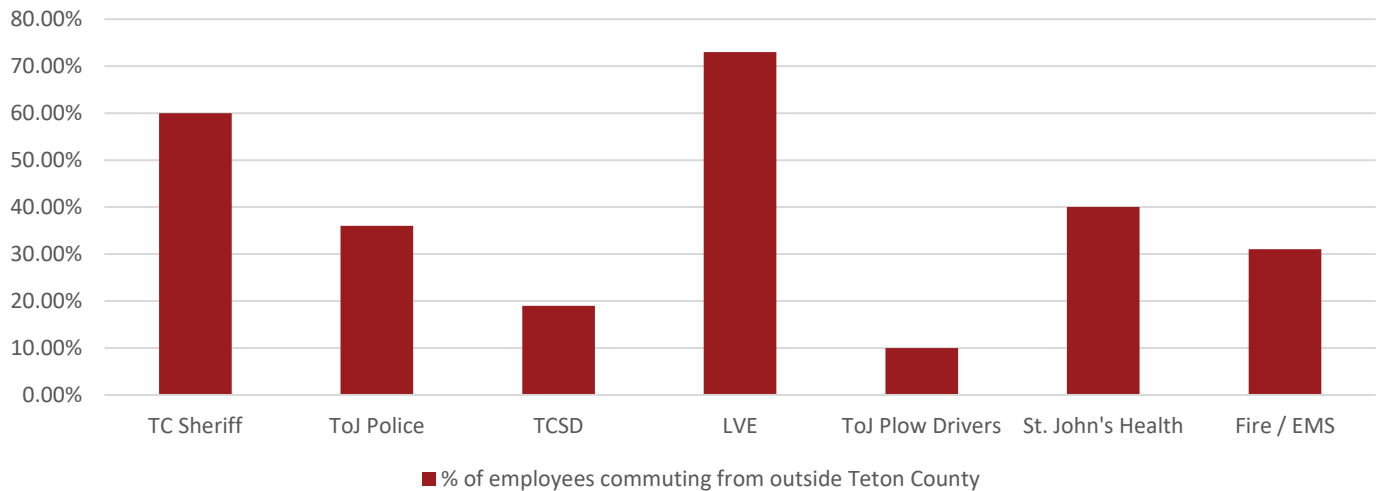
Income Range	0-50%	50-80%	80-120%	120-160%	>160%	>200%	Total
Total People Looking for Affordable Workforce Housing							
2019	527	732	736	291			2,286
2020	616	791	790	362		25	2,584
2021	620	722	647	262		11	2,262
2022	855	923	868	319		51	3,016
2023	693	837	755	339		59	2,683
2024	866	1048	739	280	96	67	3,096
2025	1,218	1,271	891	299	81	53	3,813
% Change 2024 to 2025	41%	21%	21%	7%	-16%	-21%	23%
Total Households Looking for Affordable Workforce Housing							
2019	245	389	313	109			1,056
2020	282	418	345	134		10	1,189
2021	295	387	288	106		6	1,082
2022	434	533	388	129		23	1,507
2023	324	466	370	155		25	1,340
2024	394	588	361	121	45	34	1,543
2025	543	671	414	128	40	20	1,816
% Change 2024 to 2025	38%	14%	15%	6%	-11%	-41%	18%
Number of Single-Parent Households Looking for Affordable Workforce Housing							
2020	54	44	14	4		0	116
2021	55	34	13	3		0	105
2022	55	42	11	3		2	113
2023	62	40	5	1		2	110
2024	78	49	18	3		1	149
2025	125	52	14	3	0		194
% Change 2024 to 2025	60%	6%	-22%	-25%			30%
Number of Households Looking for Affordable Workforce Housing Currently Paying Over 30% for Housing							
2020	173	169	77	7		0	426
2021	156	91	34	2		0	283
2022	176	116	35	7		0	334
2023	115	107	48	6		0	276
2024	158	164	65	14		2	403
2025	225	191	64	8	6		494
% Change 2024 to 2025	42%	16%	-2%	-13%			23%
Number of Households Looking for Affordable Workforce Housing Currently Overcrowded (>2 ppl/bedroom)							
2021	61	71	55	16		1	204
2022	44	23	12	2		1	82
2023	28	49	25	5		0	107
2024	49	42	18	3		0	112
2025	82	66	20	5	1		174
% Change 2024 to 2025	67%	57%	11%	100%			55%
Number of Households Looking for Affordable Workforce Housing that Commute to Teton County for Work							
2021	46	33	20	9		0	108
2022	106	104	48	16		4	278
2023	128	127	62	22		4	343
2024	165	156	76	36		8	441
2025	215	194	87	27	13		536
% Change 2024 to 2025	30%	24%	15%	-9%			22%

## Core Services Key Stats

34% of all core services employees commute from outside Teton County, Wyoming. The chart below shows the % of employees for each employer who are commuting to work from outside Teton County.

### Why does this matter?

Longer commute distances reduce the ability of essential workers to respond in a timely manner to emergency situations. For those non-emergency, essential personnel (like teachers), commuting from outside the valley can cause a disruption in service when roads are closed. When schools cannot open because staff cannot safely get to work the entire community is affected. Providing local housing for the workforce directly addresses these threats.

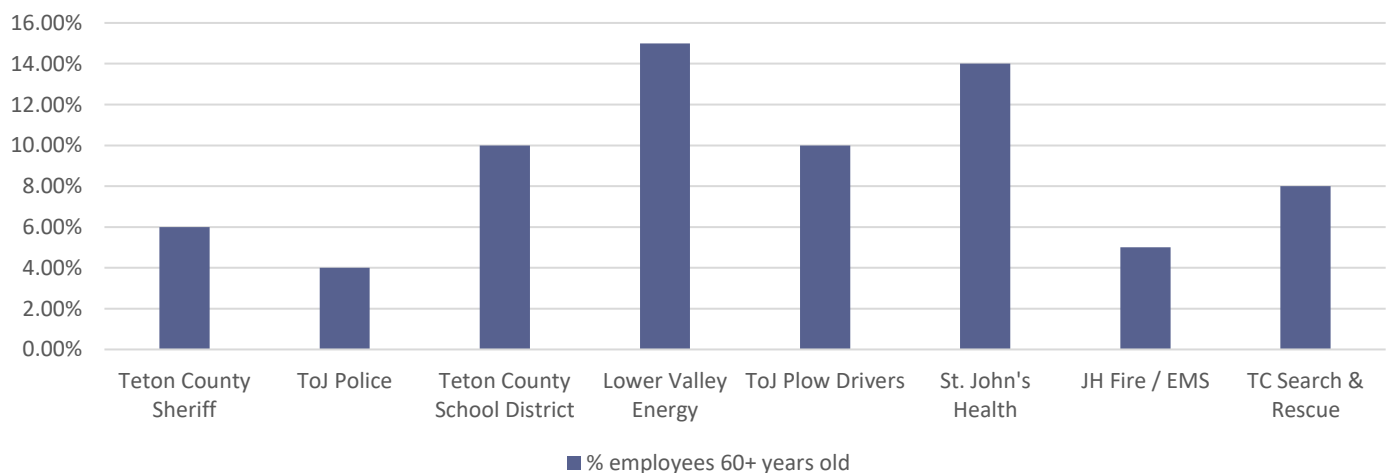


12% of all core services employees are 60+ years of age.

The chart below shows the % of employees for each employer who are 60+ years of age.

### Why does this matter?

As long-time employees retire, their replacements are less likely to be able to afford local housing options, leading to a potential increase in commuters as employees retire.



**Teton County Sheriff**

81 staff

60% (49) commute

4% (3) live in employee housing

6% (5) are 60+ years old

**Town of Jackson Police Department**

50 staff

36% (18) commute

22% (11) live in employee housing

4% (2) are 60+ years old

**Teton County School District #1**

521 staff

19% (98) commute

2% (12) live in employee housing

10% (52) are 60+ years old

**Lower Valley Energy**

33 Jackson staff

73% (24) commute

3% (1) lives in employee housing

15% (5) are 60+ years old

**Town of Jackson Plow Drivers**

10 staff

20% (2) commute

60% (6) live in employee housing

10% (1) are 60+ years old

**St. John's Health**

842 staff

40% (339) commute

88 live in employee housing

14% (117) are 60+ years old

**Jackson Hole Fire / EMS**

42 staff / 71 volunteers

31% (13) staff commute

2% (1) staff lives in employee housing

2 staff / 4 volunteers are 60+ years old

**Teton County Search & Rescue**

37 volunteers

11% (4) commute

8% (3) are 60+ years old

## Teton County School District 2024-2025

- Approximately 2900 students enrolled
- 2% (70 students) of the student body population are unhoused.
- 17% (491 students) of the student body population receives free meals. To qualify for free meals, a 3-person household must earn less than \$33,566/year.
- 10% (298 students) of the student body population receives meals at a reduced price. To qualify for reduced price meals, a 3-person household must earn less than \$47,767/year.

## Teton County Community Health Rankings

- Affordable housing was identified as the most important thing for a healthy community in the 2023 Community Health Survey.
- Unsafe housing was the number two risk factor that respondents to the 2023 CHS said needs to be addressed in the community.

## State of Wyoming – Cost of Living Index Q4 2024 for Teton County, WY

- Cost to rent a 2-bedroom apartment was \$3,366 up from \$3,256 during the same quarter in 2023.
- Cost to rent a mobile home lot was \$909 up from \$880 during the same quarter in 2023.
- Cost to rent a two or three-bedroom house was \$4,286 up from \$3,951 during the same quarter in 2023.
- Cost to rent a mobile home was \$1,764 up from \$1,676 during the same quarter in 2023.
- Teton County is the most expensive place to rent in Wyoming. The average rental rate for an apartment is 280% more than the next closest county. The cost of living for Teton County is 178% the statewide average. Northern Lincoln County is 111% the statewide average and Sublette County is 104% the statewide average.

**Jackson Teton County Housing Department Income Ranges Effective April 1, 2025 until next HUD update**

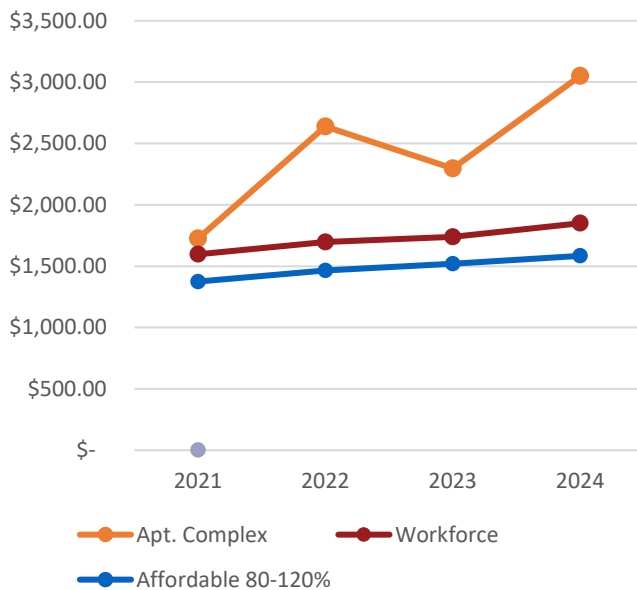
Household Size	0-50% MFI	50-80% MFI	80-120% MFI	120-160% MFI	160-200% MFI
One Person	\$49,525	\$79,240	\$118,860	\$158,480	\$198,100
Two People	\$56,600	\$90,560	\$135,840	\$181,120	\$226,400
Three People	\$63,675	\$101,880	\$152,820	\$203,760	\$254,700
Four People	\$70,750	\$113,200	\$169,800	\$226,400	\$286,000
Five People	\$76,410	\$122,256	\$183,384	\$244,512	\$305,640

[Learn more about income ranges, including historical median incomes.](#)

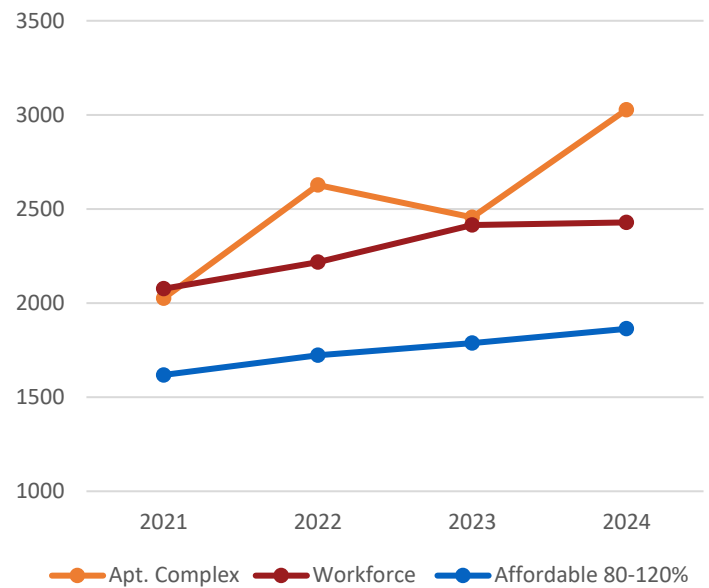


# Rental Rate Information for Teton County, Wyoming

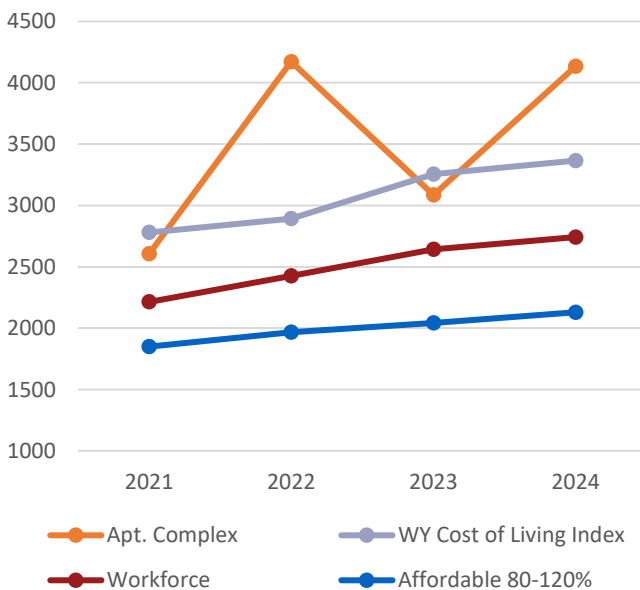
## Average Studio Rental Rate



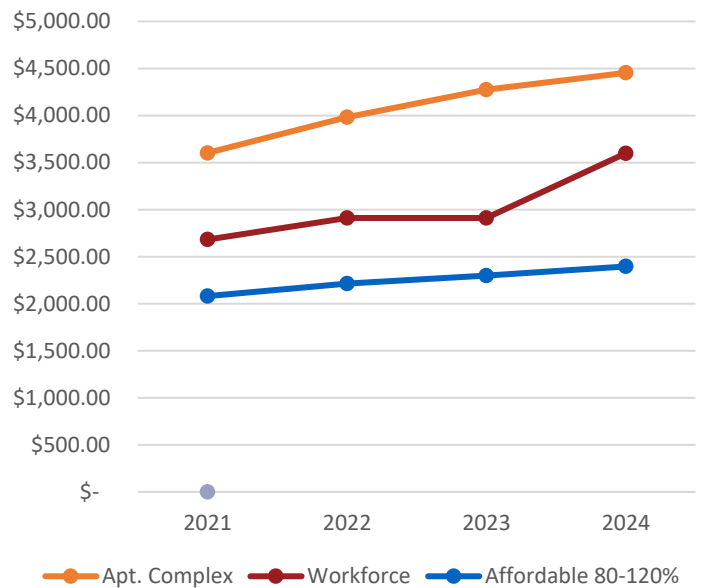
## Average 1-Bedroom Rental Rates



## Average 2-Bedroom Rental Rates



## Average 3-Bedroom Rental Rate

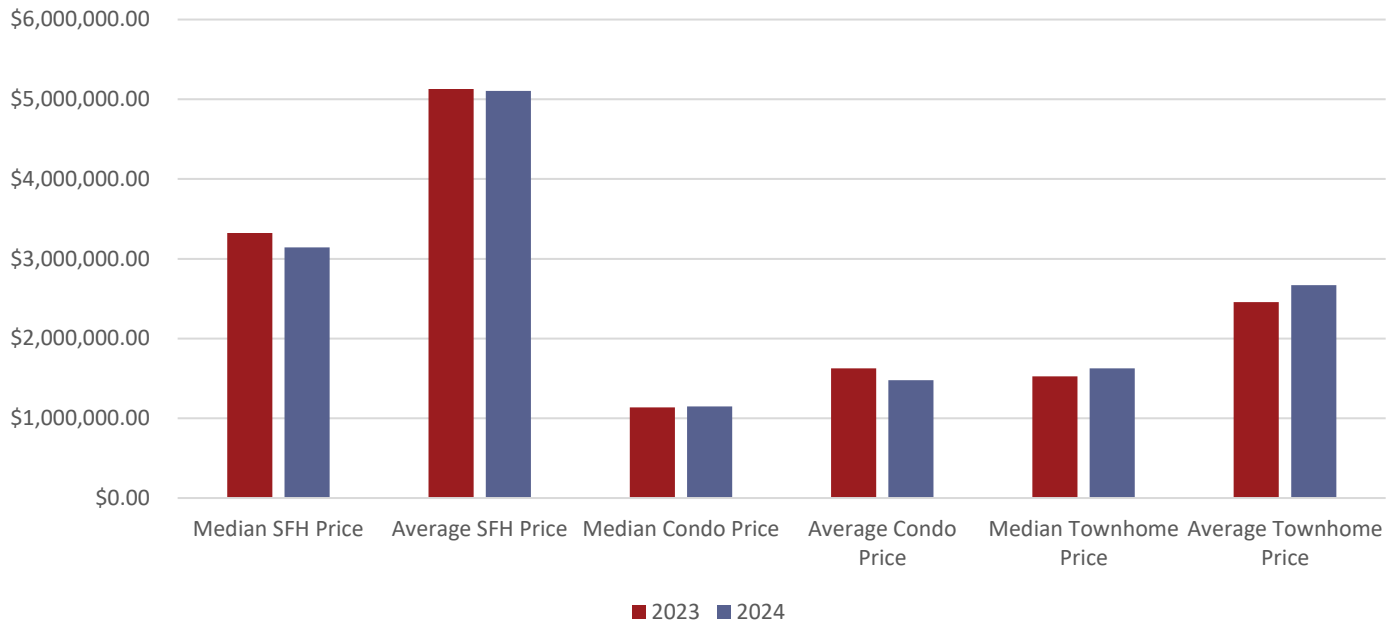


## Market, Workforce, and Affordable Rental Information, 2021-2024

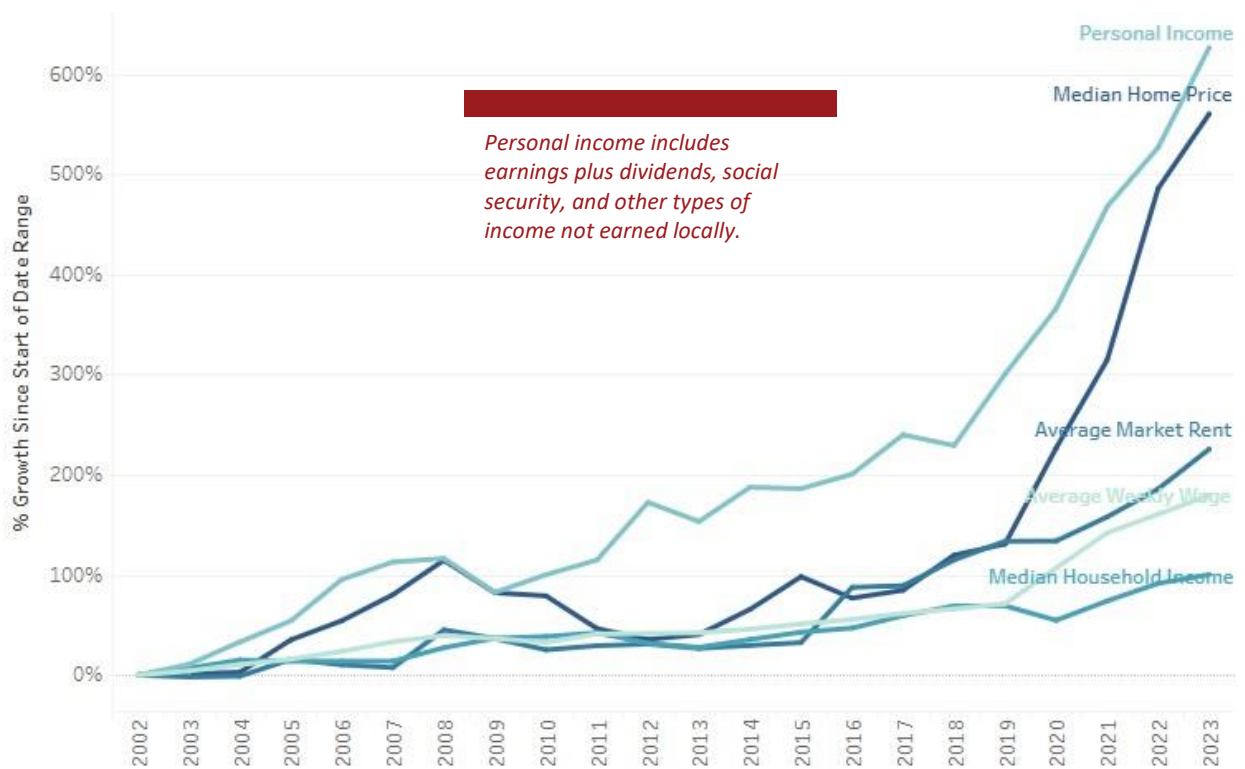
- Apartment complex data represents 661 total units and includes information from the properties for 2021 and 2022, renter reports for 2023, and a mix of information from the properties and publicly available information for 2024. Properties included are Sagebrush Apartments, Hidden Hollow, Latitude 43, The Timbers, Aspen Meadows, Veronica Lane Apartments, and The Gables Apartments.
- WY Cost of Living Index for Q4 2024: 2-bedroom apartment, unfurnished, excluding gas and electricity.

# Sales Information for Teton County, Wyoming

## ➤ Free Market Sales in 2024 were Similar to 2023



## ➤ And Free Market Homes Continue to Cost Too Much for Local Wage Earners



Updated: Annually | Source: ACS, JTC Planning Dept., BEA, QCEW, TC Assessor, JTC Housing Dept. WYDOT

## Free Market Sales in 2024: 272

- 156 residential, single-family homes
  - Median value: \$3,143,600
  - Average value: \$5,104,729
- 116 condo/townhome sales (excluding hotel units)
  - Condo median value: \$1,150,000
  - Condo average value: \$1,475,783
  - Townhome median value: \$1,627,500
  - Townhome average value: \$2,668,021

## Total Homes Sold w/ Housing Department Restrictions in 2024: 15

- Workforce Rental, 5 total sales, median price = \$838,000
  - Most Expensive: \$1,225,000 at The Glenwood
  - Least Expensive: \$802,987 at Westview Townhomes
- Workforce Ownership, 5 total sales, median price = \$695,000
  - Most Expensive: \$885,000 at Elk Run Townhomes (Preservation Program Resale)
  - Least Expensive: \$393,023 at Mercill Condos
- Affordable, 5 total sales, median price = \$183,958
  - Most Expensive: \$296,210 at Mustang Drive
  - Least Expensive: \$175,326 at Hawthorne Lane

*\*Sources: Teton County Assessor, Jackson/Teton County Housing Department*

# 2025 Existing Housing Stock

The existing housing stock includes:

- ✓ Homes with restrictions managed by the Housing Department / Housing Authority
- ✓ Homes with restrictions managed by the Community Housing Trust and Habitat for Humanity
- ✓ Homes that are restricted by use of State/Federal funding in Low-Income Housing Tax Credits or USDA programs

Units owned by employers for employee housing, without restrictions protecting workforce occupancy and/or affordability are not included in these numbers.

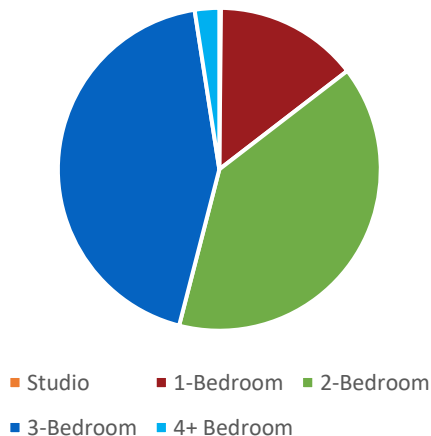
**149 new units were added to the Housing Stock in 2024—more than any previous year in the history of local housing programs.** Six homes in Melody Ranch met 20-year sunset terms and were removed from the restricted housing stock. Another 33 homes have restrictions with sunset terms that have not been met.

Existing Deed Restricted Housing Stock							
Total Units	1,674	Studio	1-bed	2-bed	3-bed	4+bed	Other
<b>Rental Units</b>	<b>1,063</b>	<b>140</b>	<b>246</b>	<b>263</b>	<b>52</b>	<b>3</b>	<b>359</b>
<50% MFI	35	0	14	15	6	0	
50-80% MFI	79	1	25	40	13	0	
80-120% MFI	253	60	99	66	22	3	3 RV Sites
Workforce	340	79	108	142	11	0	
LDR Restricted (non-res ARUs w/o deed rest.)	177*						177
State/Federal Programs (USDA, LIHTC)	179**						179
<b>Ownership Units</b>	<b>611</b>	<b>1</b>	<b>88</b>	<b>241</b>	<b>266</b>	<b>15</b>	
<50% MFI	2	0	2	0	0	0	
50-80% MFI	145	0	24	51	69	1	
80-120% MFI	355	1	44	143	159	8	
Workforce	109	0	18	47	38	6	
<b>Total Dorm Beds</b>	<b>301</b>						<b>301</b>

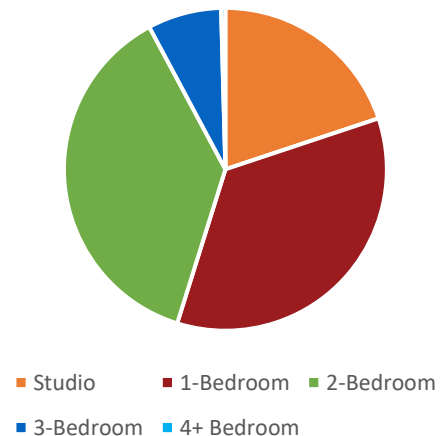
\*from 2023 Annual Indicator Report Databook

\*\*from the 2015 Workforce Housing Action Plan

Most Ownership Homes are  
2 or 3-Bedrooms



Most Rental Homes are  
1 or 2-Bedrooms

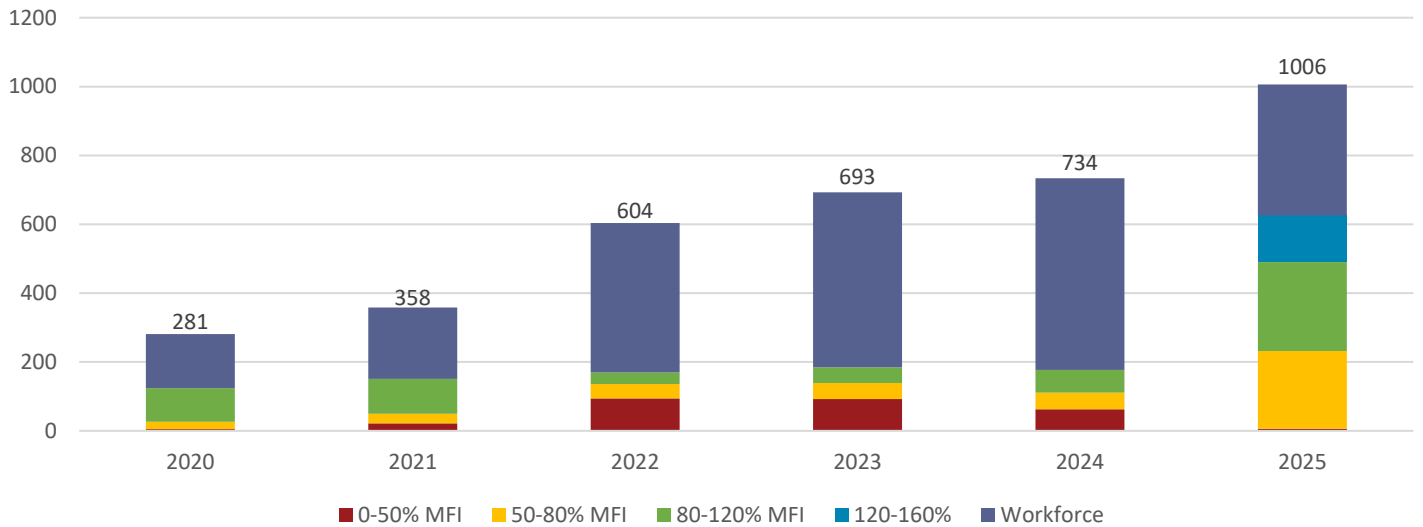




# 2025 Future Unit Pipeline

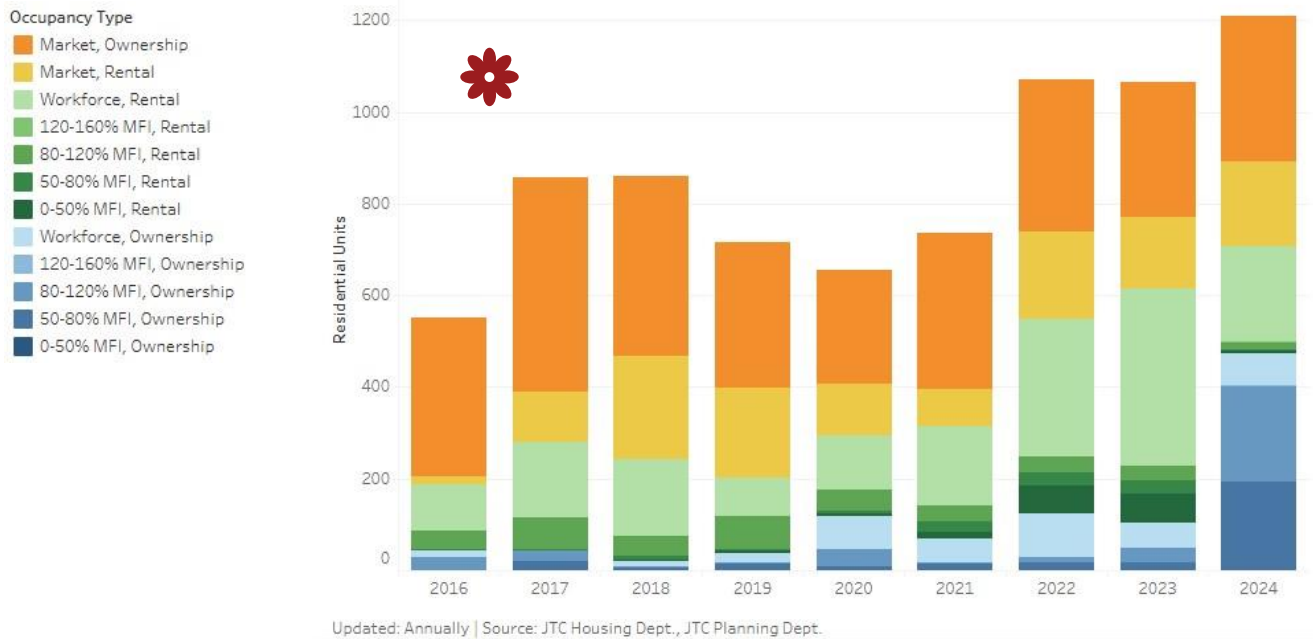
To understand the amount and type of deed restricted housing units expected to be produced in the next 3-5 years, the Housing Department tracks Planning and Building permit applications in the form of a Future Unit Pipeline. The data shown below represents all known developments that include deed restricted housing and are in the process of planning or construction as of January 1, 2025.

## The pipeline of deed restricted homes continues to grow.



Note: The data above represents units in planning or construction at the time of reporting, not units completed

## 78% of all homes in planning or construction are either deed restricted or rental homes.



### Deed Restricted Housing Pipeline Data Table

Income Range (% MFI)	0-50%	50-80%	80-120%	120-160%	Workforce	Total
<b>Total Deed Restricted Units in Pipeline</b>	<b>6</b>	<b>226</b>	<b>258</b>	<b>136</b>	<b>380</b>	<b>1006</b>
% of Total Deed Restricted Units	1%	22%	26%	14%	38%	100%
In Preapplication phase	0	30	31	136	103	300
In Planning phase	3	183	197	0	103	486
In Building phase	3	13	30	0	174	220
<i>Studio</i>	0	1	1	0	63	65
<i>1-Bedroom</i>	2	0	11	0	51	64
<i>2-Bedroom</i>	1	8	16	0	44	69
<i>3-Bedroom</i>	0	4	1	0	16	21
<i>4+-Bedroom</i>	0	0	1	0	0	1
<b>Deed Restricted <i>Rental</i> Units in Pipeline</b>	<b>6</b>	<b>23</b>	<b>39</b>	<b>93</b>	<b>302</b>	<b>463</b>
% of Total Deed Restricted Units	1%	5%	8%	20%	65%	46%
In Preapplication phase	0	21	22	93	94	230
In Planning phase	3	1	7	0	36	47
In Building phase	3	1	10	0	172	186
<i>Studio</i>	0	1	1	0	63	65
<i>1-Bedroom</i>	2	0	1	0	51	54
<i>2-Bedroom</i>	1	0	6	0	42	49
<i>3-Bedroom</i>	0	0	1	0	16	17
<i>4+-Bedroom</i>	0	0	1	0	0	1
<b>Deed Restricted <i>Ownership</i> Units in Pipeline</b>	<b>0</b>	<b>203</b>	<b>219</b>	<b>43</b>	<b>78</b>	<b>543</b>
% of Total Deed Restricted Units	0%	37%	40%	8%	14%	54%
In Preapplication phase	0	9	9	43	9	70
In Planning phase	0	182	190	0	67	439
In Building phase	0	12	20	0	2	34
<i>Studio</i>	0	0	0	0	0	0
<i>1-Bedroom</i>	0	0	10	0	0	10
<i>2-Bedroom</i>	0	8	10	0	2	20
<i>3-Bedroom</i>	0	4	0	0	0	4
<i>4+-Bedroom</i>	0	0	0	0	0	0

Since criteria for the Pipeline is that, at a minimum, a Pre-application conference request for physical development or use has been submitted, developments only as far along as amending zoning are not included, but are tracked internally by the Housing Department. For example, Northern South Park Area 1 is included in the values above since they have submitted a Master Site Plan application, but Northern South Park Area 2 is not.

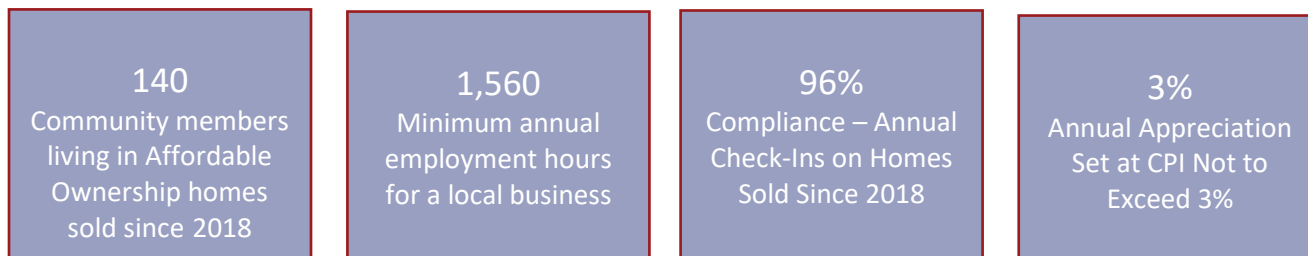
Although not deed restricted, the Pipeline also tracks proposed market-rate multi-family/attached housing units since they typically are on the lower end of the spectrum of market housing costs and may serve as a stepping stone for movement from deed restricted to market homes. This selection represents attached homes in groups greater than 4 units that are not in a Resort zone to be sold or rented at market-rate.

<b>Market (Unrestricted) Multi-Residential Pipeline</b>	
<b>Income Range (% MFI)</b>	<b>Market-Rate</b>
<b>Total Units</b>	<b>289</b>
In Preapplication phase	0
In Planning phase	175
In Building phase	114
<i>Studio</i>	47
<i>1-Bedroom</i>	30
<i>2-Bedroom</i>	15
<i>3-Bedroom</i>	22
<i>4+-Bedroom</i>	0
<b>Market Rental Units in Pipeline</b>	<b>185</b>
% of Total	64%
In Preapplication phase	0
In Planning phase	78
In Building phase	107
<i>Studio</i>	47
<i>1-Bedroom</i>	30
<i>2-Bedroom</i>	15
<i>3-Bedroom</i>	15
<i>4+-Bedroom</i>	0
<b>Market Ownership Units in Pipeline</b>	<b>104</b>
% of Total	36%
In Preapplication phase	0
In Planning phase	97
In Building phase	7
<i>Studio</i>	0
<i>1-Bedroom</i>	0
<i>2-Bedroom</i>	0
<i>3-Bedroom</i>	7
<i>4+-Bedroom</i>	0

# Who Lives in Our Housing?

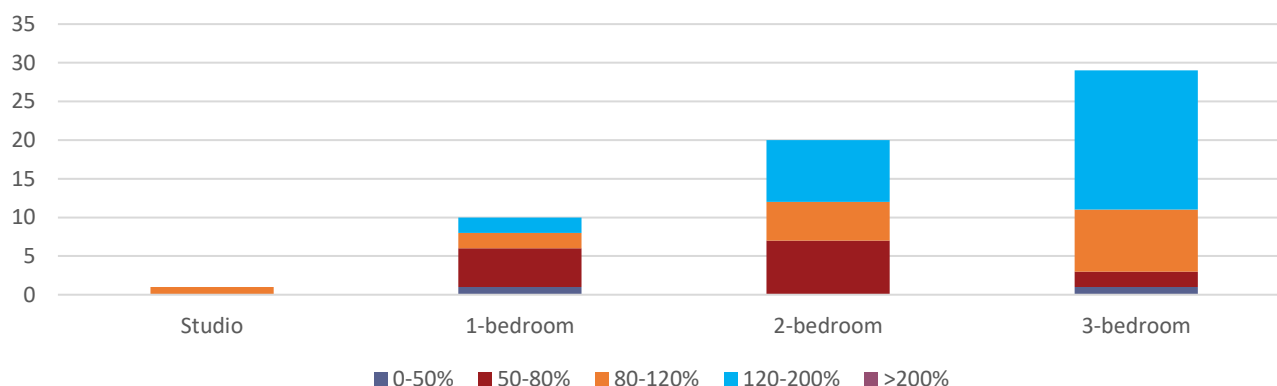
## Affordable Ownership: 50\* Homes Represented

\*In July 2018 the Housing Department Rules & Regulations changed to require annual check-ins for all Affordable Ownership homes. All homes sold prior to 2018 are exempt from the annual check-in. When older homes sell, a new deed restriction is recorded, and the new owners are required to go through the annual check-in process. Affordable homes built or sold after 2018 have new deed restrictions recorded that require an annual check-in. This information does not include units managed by the Jackson Hole Community Housing Trust or Habitat for Humanity.



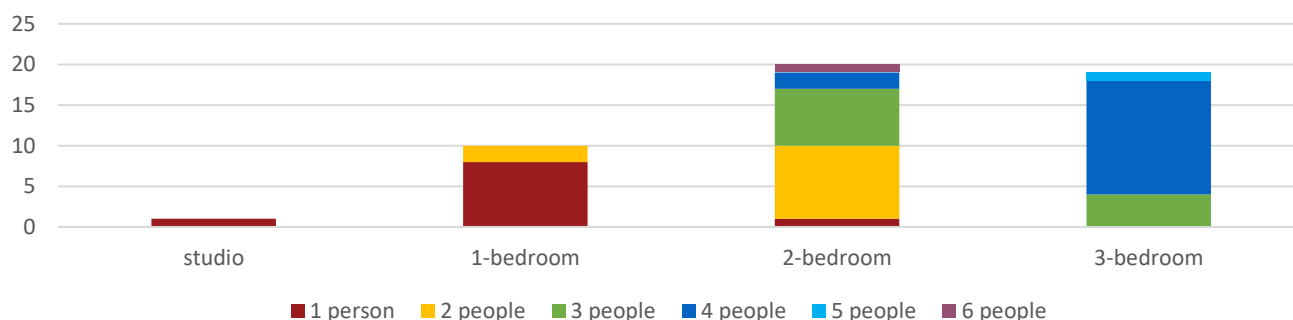
## Most Affordable Ownership households who bought their home after July 2018 earn 80-200% MFI

*This excludes almost 500 Affordable Ownership households that were sold prior to 2018.*



## The majority of Affordable Ownership households who bought their home after July 2018 are families with 3-4 people

*This excludes almost 500 Affordable Ownership households that were sold prior to 2018.*





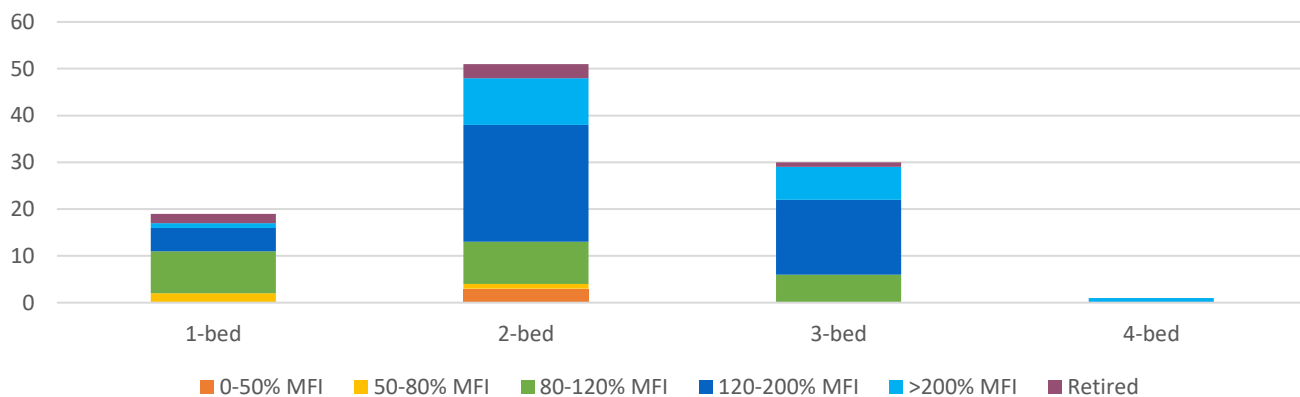
## Workforce Ownership: 101 Homes Represented

The total reported includes Workforce Ownership homes and homes that were created under the legacy Employment-based program. These homes are owner-occupied and the household that owns and occupies the unit earns at least 75% of their income from a qualified local business.



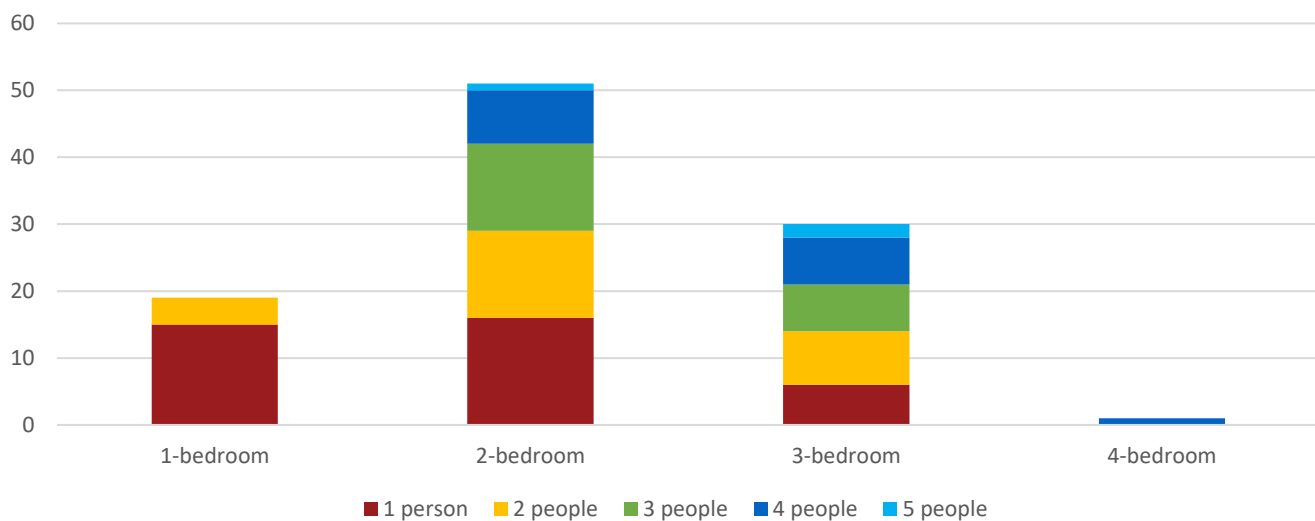
### Most Workforce Ownership households earn 80-200% MFI

The chart below shows the number of households in each income range by home size (# of bedrooms).



### Most Workforce Ownership homes are 2 bedrooms, and most households are 1 or 2 people

The chart below shows household size by home size (# of bedrooms).



# Affordable Rentals: 315\* Units Represented

\*This number includes aggregate dorm style units, but not individual dorm beds.



## Households Qualified Within Each Income Range

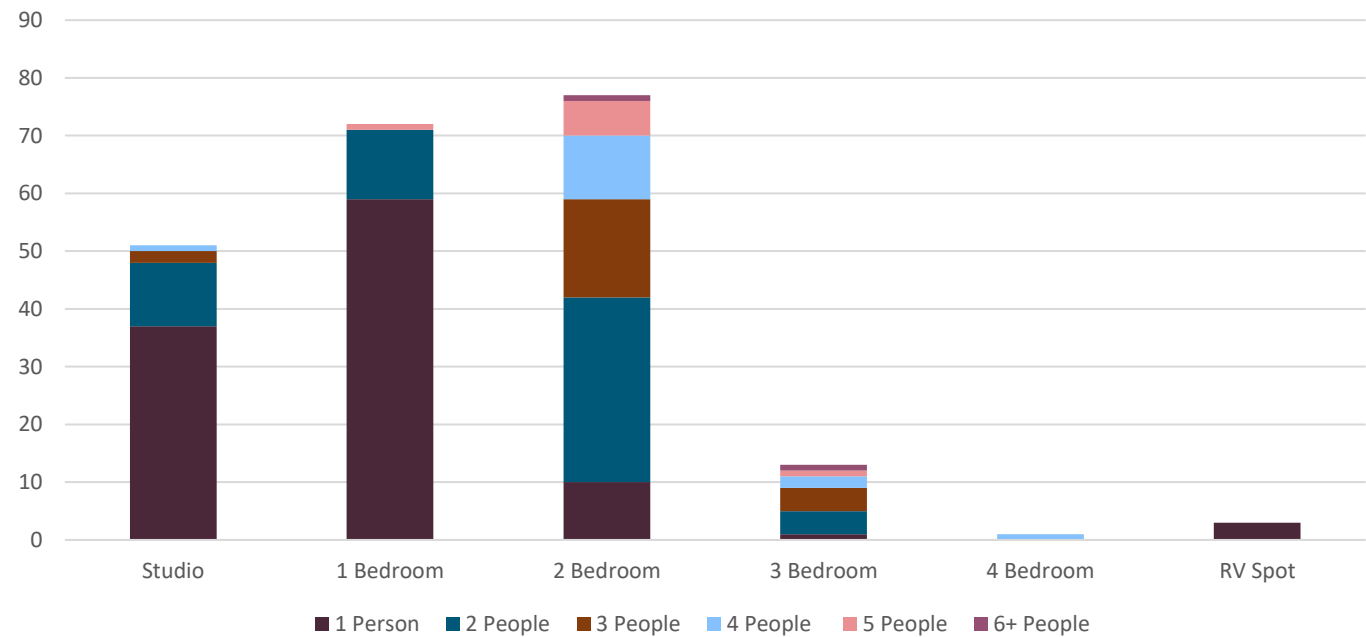
Income Range (% Median Income)	0-50%	50-80%	80-120%	120-200%	Total
Deed Restricted Affordable Rentals	65	127	69	2*	216
Deed Restricted Affordable Dorms	173	28	3	0	204
% Total Without Dorms Included	20%	42%	37%	1%	
% Total With Dorms Included	58%	25%	16%	1%	

\*A small number of older deed restricted units allow units to be rented to any qualifying employee of the local business, regardless of income. This is why there are 2 units rented to households that are above the standard affordable income ranges.

As illustrated in the chart above, most Affordable Rental Households, excluding dorms, earn between 50-120% of the Median Family Income for Teton County. However, individuals occupying dorm units earn primarily within the 0-50% income range.

## Most Affordable rental homes are one or two bedrooms.

The chart below shows household size (# of people) by size of home (# of bedrooms).



\*Dorm style units are not represented in this graph. Dorm style units vary significantly in size, from 4 bed to 15+ units. Most dorm beds are occupied by 1 person households.

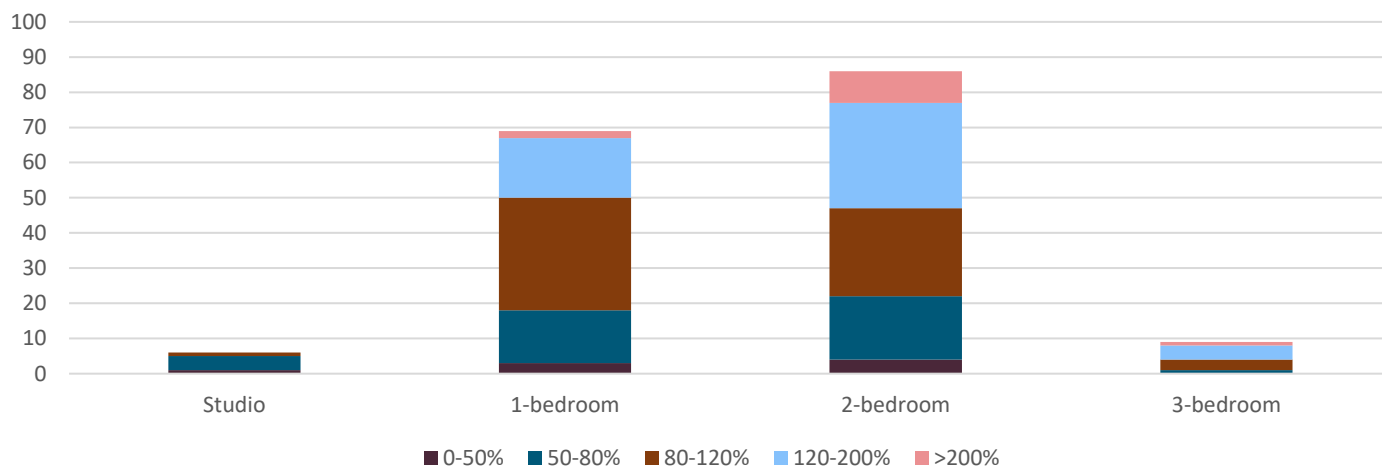
## Workforce Rentals: 185 Homes Represented

This includes privately owned Workforce Rental apartments.

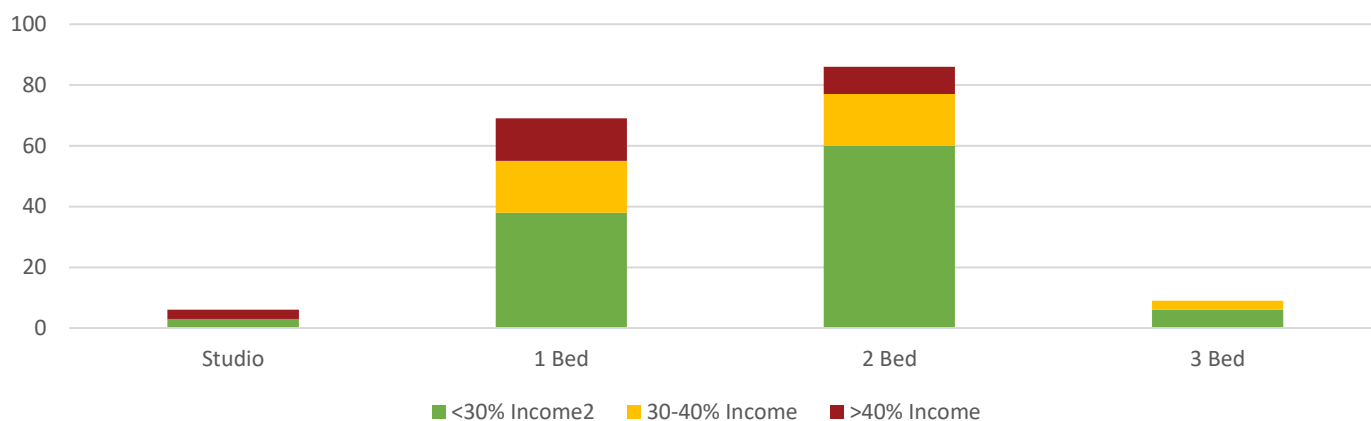


### Most Workforce renter households earn 80-200% MFI

The chart below shows the number of households in each income range by home size (# of bedrooms).



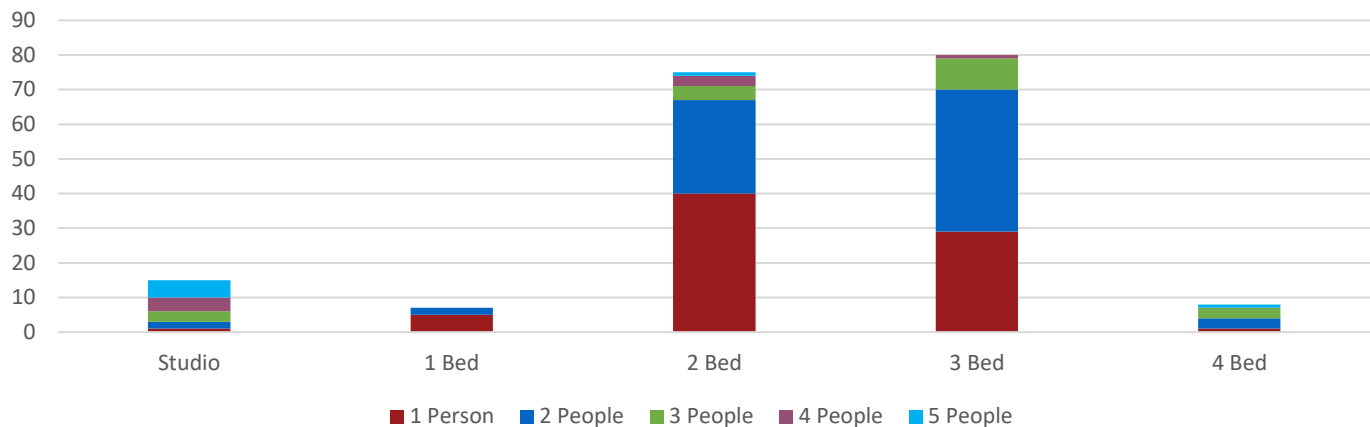
### Most Workforce renter households spend <30% of their income on housing.



## Most Workforce rental homes are two or three bedrooms.

The chart below shows household size (# of people) by size of home (# of bedrooms).

Most Workforce renter households are one or two people (there are no minimum occupancy requirements for Workforce homes).



## Employment Information for Households Living in Homes with Housing Department Restrictions

Places of employment for working adults living in homes with Housing Department deed restrictions are listed below. This does not include homes managed by the Jackson Hole Community Housing Trust or Habitat for Humanity, including the homes built in partnership with the Housing Department. It only includes information for the Affordable Ownership homes sold since July 2018, Workforce Ownership homes, and Deed-Restricted Rental Units.

ABF Professional Cleaning (2)

Airport Taxi LLC

Albertsons (34)

Alder Environmental LLC

Alpha Builders

Alpine Dentistry (2)

Amangani (8)

American Airlines

Ames Construction

Annie's Gardens

Animal Care Clinic (2)

Anvil Hotel

Arbor Works Tree Service

Architectural Stone + Tile

Art Association of Jackson Hole (2)

Arztkraft LLC

Asesores 360

Aspen Automotive & FS JH

Aspen Meadows

Mental Health & Recovery services of JK

Merry Piglets (2)

MG Services

Midnight Lunch Boutique

The Million Dollar Cowboy Bar

Montessori School of the Tetons

Moose on the Loose (2)

Mountain Electrical

Mountain Fire Protection

Mountain Land Design

Mountain Man Wood Floors

Mountain Modern (2)

Mountain Origins Design

Mountain Scapes LLC

Mountain Top Tile Inc. (2)

N8V Beauty Salon

National Museum of Wildlife Art (2)

Natural Hazard Consulting

Nelson Engineering (2)

Aspens Market (2)  
 Astoria Park Conservancy  
 Audio  
 Avis Budget Group (3)  
 Axis Gymnastics  
 Azadi Fine Rugs (2)  
 Bank of Jackson Hole (2)  
 Bar Sip Bar LLC  
 Basecamp Wilson  
 Baxter Design Studio  
 Bee Cleaning Services  
 Benchmark Builders LLC  
 Berline Architects  
 Big Hole BBQ  
 Bin 22  
 Black Tie Skis Jackson Hole  
 Blue Collar Restaurant Group (4)  
 Blue Spruce Cleaners  
 BOCES 5 (4)  
 Boot Barn  
 Boreal Property Management  
 BP Painting  
 Bridger Teton Avalance Center  
 Bridger-Teton National Forest (4)  
 Brite AV Solutions  
 BrushBuck Wildlife Tours (3)  
 Bubbas BBQ (6)  
 The Bunnery Restaurant (2)  
 Bushong Property Services  
 Cafe Genevieve (2)  
 Caldera House (8)  
 Caldera Management LLC  
 Canvas Unlimited (2)  
 The Car Wash at Jackson Hole  
 Caretaker LLC  
 Central Wyoming College  
 Charter Communications  
 Children's Learning Center (9)  
 Cirque Design (4)  
 CLB Architects (4)  
 The Clear Creek Group (4)

New Generation Builders  
 New West Building Company  
 Nida Risto Interiors (2)  
 Noble House Hotels and Resorts (8)  
 Northview Building Group (2)  
 Northworks Architects (3)  
 Noso Patches  
 Nutured Soul  
 Off Grid Experiences  
 OFG Construction Management  
 OK Taxi Service  
 One22 (3)  
 Oops I Need Help  
 OR Landscaping (6)  
 Orange Theory Fitness (2)  
 Osprey Beverages (2)  
 Outpost Inc (5)  
 Overland Sheep Co  
 Owens Orthodontics  
 Parkland USA  
 P.R.A  
 Pacific Marine Logistics  
 Pain Care Center  
 The Painters (self)  
 PCJH  
 Pearl Street Bagels (4)  
 Pearl Street Market  
 Penny Lane  
 Persephone Bakery (4)  
 Phillips 66  
 Picas (2)  
 Picnic  
 Pinky G's Pizzeria (4)  
 Pinnacle Construction (4)  
 PRA Events  
 Premier Cleaning Services (4)  
 Presbyterian Church of JH (2)  
 Pro Finish  
 Prospect Studio (2)  
 Provisions JH (2)  
 Pursue



The Cloudveil (16)	Quiznos Subs
The Club at 3 Creek	Ranch Inn
Coe Tavern	RC Carpentry
Community Entry Services	Recreation Connection
Community Foundation of Jackson Hole (3)	REI
Compass Real Estate	Remede
Cornerstone Church	Rendezvous River Sports
Cowboy Coffee (4)	Resort Management LLC
Cowboy Village Resort (2)	Ridgeback Ranch Development LLC
Cox Painting (3)	Ridgeline Excavation Inc. (5)
Crossmark	Ripley's Vacuum Center
Cruz Builders Inc	The Rockwell Inn (10)
Crystal Creek Capital	Roadhouse Brewing
Couloir Construction	Rocky Mountain Car Service
Cutty's bar & Grill	Rocky Mountain Connections (2)
Cuttys Bar and Grill	Rocky Mountain Maids
Daniel Beck Architecture	Rocky Mountain Yeti (2)
Delano Studios	Rons Towing
Depot Square	Roosevelts
Design Associates Architects	Rustic Inn (4)
Detail Driven	Rusty Parrot Lodge and Spa (3)
Diamond G Theatrics	Safellite Autoglass
Diehl Gallery	Scandia Home
Dornans	Scarfish LLC
Double H Bar Inc	Self Employed (40)
DRK Construction	Senior Center of Jackson Hole (3)
DS Electric LLC	Serenith Development and Management
E Bikes of Jackson Hole	Shervin's
Eco Tour Adventures (3)	Shooting Star (29)
Edge Construction Specialties (2)	Shopco LLC
Edge Wyld	Sidecar (Basecamp)
Eleanor's	Sidewinders (2)
Elk Country Inn (2)	Silver Creek Consulting
Elkridge Dental	Silver Dollar (6)
Emily Janak Interiors	Ski Butlers
Encounter Hat Co	Smith Electric
Energy 1 LLC	Smiths (41)
Enterprise Rent a car	Snake River Anglers (2)
Environmental Health Trust	Snake River Brewing (8)
Envoy Air (2)	Snake River Grill
Epsilon Technology Corporation (4)	Snake River Lodge and Spa

Erin Polo LLC	Snake River Roasters (3)
Excel Physical Therapy	Snake River Sporting Club (19)
Farrier Business	Snake River Tree & Shrub
FB Fish Co. Emergence	SNB Hair Design LLC
Feliz Excavation	Snow King Mountain Resort (4)
Fine Dining Restaurant Group (17)	Snow King Resort Hotel
Fireside Resort (2)	Snow King Sports & Events
Firewise Landscapes Inc. (3)	Snowmobile JH
First Baptist Church	Sodexo (TCSD food service)
First Interstate Bank	Solitude Float Trips
First Western Trust	South Park Nursery and Landscaping
Five and Dime General Store	Spense Law
The Flower Boutique	Spread the Love Commission
Flower Girl Gardening	Spring Creek Ranch (2)
Flowering Sol Gardens	SpringHill Suites (11)
Four Corners Masonry	The Spur Restaurant
Four Pines Physical Therapy	SRB Operations LLC
Four Seasons Jackson Hole (25)	Stewart Construction (2)
Frederick Landscaping (2)	St Johns Church
Frost Salon	St Johns Health (36)
The Garage	Standard Drywall (2)
Gateway Church	Staples
Gather (2)	State Farm
GC Tile	State of Wyoming
GE Johnson (3)	Stillwest Brewery (3)
Geittmann Larson Swift LLP	Stio (2)
Genevieve Catering	Stitch Upholstery (2)
Glorietta Trattoria	Studio 37 Architect
Goosewing Ranch (11)	Subway
Grace Spa	Superior Paddlesports
Grand Fishing Adventures	Surefoot
Grand Targhee Resort	Super 8
Grand Tech Solutions	Sweet Addictions
Grand Teton Association	Sweet Spirits Daycare
Grand Teton Music Festival (3)	Tambourine
Grand Teton National Park (3)	Target (5)
Grand Teton Property Management	Taut Wood & Snap Pea Grocery Delivery
Gravity Haus	TC Weed and Pest
Great Northern Coffee	Teton Adaptive (2)
Greiner Electric of Wyoming (3)	Teton Art Services
Gros Ventre OBGYN (1)	Teton Behavior Therapy

Grounded Marketing Studio  
 Gus The Gutterman  
 GTNP  
 Habitat for Humanity (4)  
 Hana Group  
 Handyman Ramos (Self)  
 Harmony Design & Engineering  
 Hatch Taqueria and Tequilas (2)  
 HDLA  
 Hertz Car Rental (2)  
 Hidden Hollow (3)  
 High Country Linen Service (4)  
 Hole Landscaping Inc  
 Homewood Suites by Hilton (6)  
 Hotel Jackson (8)  
 Hotel Terra (2)  
 Hotel Yellowstone (2)  
 Huff House Inn (2)  
 Hughes Production (3)  
 Imperial Roofing  
 Inn on the Creek (2)  
 Innovative Transportation Solutions  
 Instacart  
 Intermountain Roofing Inc.  
 Inversion Yoga and Café (2)  
 Jackson Contractors  
 Jackson Drug  
 Jackson Hole Airport Board (7)  
 Jackson Hole Compunet (3)  
 Jackson Hole Classical Academy  
 Jackson Hole Drywall and Cleaning Services  
 Jackson Hole Ford  
 Jackson Hole Golf and Tennis (17)  
 Jackson Hole Health and Fitness  
 Jackson Hole Land Trust (3)  
 Jackson Hole Mountain Resort (186)  
 Jackson Hole Paragliding  
 Jackson Hole Playhouse  
 Jackson Hole Security LLC  
 Jackson Hole Shooting Experience  
 Jackson Hole Ski & Snowboard Club (7)

Teton Cleaning  
 Teton Club  
 Teton Conservation District  
 Teton County (21)  
 Teton County Hospital District  
 Teton County Library (7)  
 Teton County School District (31)  
 Teton County Sheriffs Office (4)  
 Teton Dental Arts  
 Teton Gravity Research  
 Teton Heritage Builders  
 Teton Minerals & Mercantile  
 Teton Motors (5)  
 Teton Mountain Lodge  
 Teton Mountain Resort  
 Teton Oasis LLC (2)  
 Teton Orthopedics  
 Teton Outpatient Services (2)  
 Teton Pines Country Club (8)  
 Teton Raptor Center (2)  
 Teton Resorts  
 Teton Scenic Floats  
 Teton Science School  
 Teton sports and Spine Imaging  
 Teton Tails  
 Teton Thai (7)  
 Teton Tiger (2)  
 Teton Trash  
 Teton Tutors  
 Teton Village Sports  
 Teton Whitewater  
 Teton Yoga Shala  
 Teton Youth and Family Services (2)  
 TLC (Tree & Landscape Company)  
 The Club at 3 Creek (2)  
 THL II Inc  
 Thomas D Mangelson  
 Timbers Residence Club  
 TJ Maxx (5)  
 Tobacco Row  
 Tom Stoner Construction

Jackson Hole Ski and Snowboard  
 Jackson Hole Sotheby's International Realty  
 Jackson Hole Stage Events  
 Jackson Hole Taxi  
 Jackson Hole Tourbase  
 Jackson Hole Trust Company (3)  
 Jackson Land and Water  
 Jackson Lodging Company  
 Jackson Lumber  
 Jackson Sprinklers  
 Jades Heating and Plumbing  
 Jay x Nina LLC  
 JB Appliances  
 Jedidiah's Catering  
 JH Consulting  
 JH Eco Tours  
 JH Flight Services  
 JH Fly Co  
 JH Hotel Management  
 JH Indoor (3)  
 JH Mobile Detailing  
 JH Mountain Dental  
 JH Snow Removal & Landscapes  
 JH Vintage Adventures  
 JH Wildlife Safaris  
 JH Winery  
 JHAV  
 Johnson Resort Properties  
 Johnston CPA LLC  
 Jorgensen Associates  
 Jupiter Cleaning Services LLC  
 Kampai (3)  
 Kemo Sabe  
 KGB Productions  
 KHOL  
 Kims Corner LLC  
 KP Maintenance and Painting  
 L2 Holdings Inc  
 Latitude  
 Leos Construction  
 The Lexington of Jackson

Tonks Masonry Inc. (2)  
 Toolson Telephone  
 Top Shelf Collective  
 Town of Jackson  
 Training to be Balanced  
 Tribe Jackson Hole  
 Tricho Salon  
 Two Ocean Builders  
 Uber (4)  
 Unifi Aviation LLC (3)  
 United Ground Express (3)  
 United Parcel Service (2)  
 Unprocessed Kitchen  
 Untitled Architecture  
 Uplift Your Habits  
 The UPS Store  
 USDA Forest Service  
 Valley Landscape Service Inc  
 Voices JH  
 Video Specialists  
 The Virginian Lodge  
 The Virginian Restaurant  
 Vista Counseling (2)  
 Ward + Blake Architects (2)  
 Wells Fargo Bank (3)  
 Wendys (2)  
 West Fork Construction  
 Westbank Anglers  
 Western Wyoming Beverages (2)  
 Westgroup LLC  
 The White Buffalo Club (9)  
 White Glove Professional Cleaning  
 Whole Foods Market (6)  
 Wilderness Adventures  
 William E Wecker & Associates (4)  
 Willow Street Group (3)  
 Wilson Heating and Air  
 Windshield Doctor  
 Wonder Institute  
 Woolpert  
 Workshop

Liberty Burger (5)  
The Liquor Store  
Little Acorns Academy  
Loaf N Jug (5)  
Local Restaurant and Bar (4)  
The Lodge at Jackson Hole (6)  
LP Handy Man LLC  
LuluLemon  
Lyft  
Made in Jackson Hole (2)  
The Mangy Moose (6)  
Massage Professionals of Jackson Hole  
Mastercare JH  
Matarozzi Pelsinger Builders  
Maya E Frodheim Gallery

The Wort Hotel  
WRJ Design Associates  
WYDOT  
Wyo. Immigrant Advocacy Project  
Wyoming Game and Fish  
The Wyoming Inn  
Wyoming Property Management (2)  
Wyoming Stargazing (3)  
Wyoming State Engineers Office  
Wyoming Whiskey  
Yeah Buddy Pizza  
Yellowstone Safari Inc  
Yellow Iron



# Public-Private Partnership Developments

9

Total Partnership  
Developments since  
2016

63%

Of all homes built in  
2024 were deed  
restricted.

95% / 5%

Rental / Ownership  
101 Affordable  
10 Workforce  
Built in 2024

111

New Homes Created  
via Public-Private  
Partnerships in 2024

Since the adoption of the Housing Action Plan, the Town of Jackson and Teton County – via the Housing Department – have partnered on nine affordable workforce housing developments. Seven of these developments are **complete**, one is **under construction**, and one is in the **planning phase** and slated to break ground in 2026. These nine developments represent 467 new homes.

[You can find a map of these developments on the Housing Department's website.](#)



	Redmond Street Rentals	Grove III Condos	174 N. King Condos	Mercill Condos	Kelly Place Condos	Jackson Street Apartments	Flat Creek Apartments	Brown Property	90 Virginian lane
Private Partner	JH Housing Trust	Teton Habitat	JH Housing Trust	Mercill Partners	Roller Development & Post Company	Cumming Foundation & Community Foundation of JH	Blueline Development & Stealth FCA LLC	Teton Habitat	Pennrose LLC
Year C/O	2018	2018-2021	2022	2023	2023	2024	2024	Est. 2024-2026	Est. 2028-2031
Hard + Soft	\$ 9,152,721.00	\$ 6,438,135.39	\$ 13,113,136.00	\$ 17,774,078.00	\$ 7,200,000.00	\$ 35,800,000.00	\$ 23,787,075.00	\$ 6,520,000.00	
Land	\$ 3,645,000.00	\$ 1,200,000.00	\$ 3,660,000.00	\$ 2,100,000.00	\$ 1,703,416.03	\$ 17,100,000.00	\$ 5,000,000.00	\$ 2,255,383.49	\$ 28,000,000.00
<b>Total Project Cost</b>	<b>\$ 12,797,721.00</b>	<b>\$ 7,638,135.39</b>	<b>\$ 16,773,136.00</b>	<b>\$ 19,874,078.00</b>	<b>\$ 8,903,416.03</b>	<b>\$ 52,900,000.00</b>	<b>\$ 28,787,075.00</b>	<b>\$ 8,775,383.49</b>	<b>\$ 28,000,000.00</b>
# homes (DU)	28	24	24	30	12	57	48	18	226
# beds	37	72	34	40	22	113	84	42	340
Cost/DU	\$ 457,061.46	\$ 318,255.64	\$ 698,880.67	\$ 662,469.27	\$ 741,951.34	\$ 928,070.18	\$ 599,730.73	\$ 487,521.31	\$ 123,893.81
Cost/bed	\$ 345,884.35	\$ 106,085.21	\$ 493,327.53	\$ 496,851.95	\$ 404,700.73	\$ 468,141.59	\$ 342,703.27	\$ 208,937.70	\$ 82,352.94
site size	1.29	1.85	0.38	0.575	0.32	1.46	1	1.08	5.15
DU/acre	21.70542636	12.97297297	63.15789474	52.17391304	37.5	39.04109589	48	16.66666667	43.88349515
Zoning	PUD	PUD	DC	CR-2	NH-1	CR-2, NH-1	NH-1	NL-5	NH-1
Affordability	<175% MFI	<80% MFI	<175% MFI	>120% MFI	>120% MFI	30-200% MFI	<60% MFI	<80% MFI	30-200%
Rent/Own	Rent	20 Own, 4 Rent	Own	18 Own, 12 rent	Own	Rent	Rent	Own	Both
Public \$	\$ 5,700,000.00	\$ 1,900,000.00	\$ 4,670,000.00	\$ 2,235,000.00	\$ 1,703,416.03	\$ 14,000,000.00	\$ 6,000,000.00	\$ 3,475,383.00	\$ 38,000,000.00
2025 Value	\$7,649,645.10	\$2,496,695.00	\$5,551,200.98	\$2,459,872.29	\$1,874,803.50	\$14,799,400.00	\$6,342,600.00	\$3,475,383.00	\$38,000,000.00
<b>Public \$/DU</b>	<b>\$ 203,571.43</b>	<b>\$ 79,166.67</b>	<b>\$ 194,583.33</b>	<b>\$ 74,500.00</b>	<b>\$ 141,951.34</b>	<b>\$ 245,614.04</b>	<b>\$ 125,000.00</b>	<b>\$ 193,076.83</b>	<b>\$ 168,141.59</b>
<b>2025 Subsidy/DU</b>	<b>\$273,201.61</b>	<b>\$104,028.96</b>	<b>\$231,300.04</b>	<b>\$81,995.74</b>	<b>\$156,233.63</b>	<b>\$259,638.60</b>	<b>\$132,137.50</b>	<b>\$193,076.83</b>	<b>\$168,141.59</b>
Public \$/bed	\$ 154,054.05	\$ 26,388.89	\$ 137,352.94	\$ 55,875.00	\$ 77,428.00	\$ 123,893.81	\$ 71,428.57	\$ 82,747.21	\$ 111,764.71
2025 Subsidy/bed	\$206,747.16	\$34,676.32	\$163,270.62	\$61,496.81	\$85,218.34	\$130,968.14	\$75,507.14	\$82,747.21	\$111,764.71



COMPLETED JUNE (PHASE I) AND AUGUST (PHASE II) 2024: JACKSON STREET APARTMENTS AT JACKSON STREET & KELLY AVENUE

❖ Opportunity Project with Private Foundation



This project is a partnership between the **Cumming Foundation** and Teton County that created 57 rental homes – 113 bedrooms – for local working families and individuals. The Cumming Foundation contributed six lots, all of which are in the lodging overlay, valued at \$11,500,000, and invested \$13,000,000 into the development. Teton County contributed four lots, valued at \$5,600,000, and \$8,000,000. The **Community Foundation of Jackson Hole** joined the project in June 2022, serving as a conduit for Teton County's land and financial investments through the creation of a Designated Fund and investment in the Development's multi-member limited liability company.

In addition to creating 57 permanently deed restricted apartments, Teton County will also receive 15 rights of first rental for its employees.

This innovative partnership combines public funds, philanthropy, and below market debt to finance the project.

Development Description	
57 homes	113 bedrooms
1.46 acres	39.04 units per acre
Affordability: 30-200% MFI	Rental
Projected Months to Build: 36	2022-2025 (Phase I complete in 2024)

## Demographics: Jackson Street Apartments

- 170 people housed, including 93 adults and 77 children
- Average household income = \$81,075 per year
- Median household income = \$79,994 per year

## Employers with Employees Living at Jackson Street Apartments

Teton County Parks & Recreation (3)  
Teton County Library (2)  
Jackson Hole Classical Academy  
One 22 Resource Center  
Teton County School District (5)  
Cornerstone Church  
Cox Painting (2)  
Mountain Scapes  
Two Ocean Builders  
Persephone (2)  
Teton County Public Works  
Vista Counseling  
Aspens Market (2)  
Amangani (2)  
St. John's Health (3)  
Teton Literacy Center (2)  
Hines Goldsmith  
Gus the Gutterman  
Jedidiah's  
Teton County Sheriff's Office (2)  
Nobel House  
Yellow Iron  
Self-employed photography  
Inn on the Creek  
Cloudveil (2)  
High Country Linen (2)  
Smith's  
Big Hole BBQ  
Springhill Suites (2)  
Four Seasons Resort  
Self-employed sushi (2)  
Liberty Burger



Pica's (2)  
Profinish Painting  
Tonks Masonry  
Touch of Class  
Fine Dining (3)  
Moose is Loose  
C-V Ranch Therapeutic School  
JH Airport  
ABF Cleaning  
Stewart Construction  
US Forest Service  
Head Start  
Teton Pines  
Canvas Unlimited (2)  
Wilcox Painting  
Uber (2)  
Jackson Hole Ford  
Westgroup Teton Employer  
Animal Care Clinic  
Children's Learning Center  
Snowmobile JH  
Solitude  
Parkland USA  
Hertz  
Lyft  
Target  
Community Foundation of Jackson Hole  
Pearl Street Market  
Teton County Public Health  
Teton County Attorney's Office  
Stewart Construction  
Mountain Fire Protection





## COMPLETED AUGUST 2024: FLAT CREEK APARTMENT AT 400 W. SNOW KING AVE.

❖ RFP partnership project with private developer.



This partnership with **BlueLine Development** and **Stealth FCA LLC** will create 48 Affordable Rental units. The Town of Jackson is providing the land, appraised *free market value* at \$5,000,000, and an additional \$1,000,000 in funding for the development. The developer secured Low Income Housing Tax Credits, HOME funds, and National Housing Trust funds to finance the project. In late 2023, the state awarded the development \$1,250,000 in ARPA funds for the project, replacing funding the Town had previously supplied the project, freeing up that Town funding to be used to create future affordable workforce housing.

### Development Description

48 homes	84 bedrooms
1.00 acres	48 units per acre
Affordability: <60% MFI	Rental
Projected Months to Build: 24	2023-2025

This development is the first Teton County development to receive Low Income Housing Tax Credits (LIHTC) in over 20 years. By utilizing the LIHTC Program, the developer will be able to provide units to households earning <60% MFI.

Accessing LIHTC funding was one of the last action items remaining from the 2015 Workforce Housing Action Plan.

## Demographics: Flat Creek Apartments

- 99 people housed, including 60 adults and 39 children
- 47 of the rental homes will serve households earning <60% MFI or less than \$66,420 for a family of three.
- Average household income = \$50,000 per year
- Median household income = \$47,788 per year

## Employers with Employees Living at Flat Creek Apartments

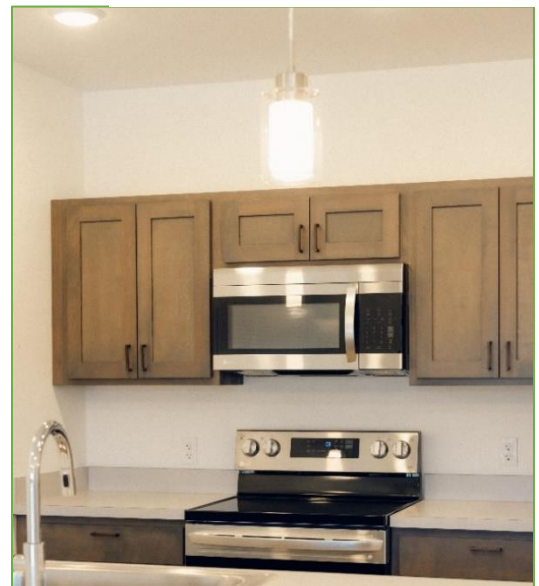
Children's Learning Center (2)  
Art Association of Jackson Hole  
St. John's Health  
OK Taxi Service LLC  
TJ Maxx (3)  
United Group Express  
Whole Foods  
Sidewinders  
Crossmark  
The Bunnery  
The Cloudveil Hotel  
UPS  
The Virginian Restaurant  
Premier Cleaning  
Fine Dining Restaurant Group  
Teton Thai  
First Interstate Bank  
Teton County Hospital District  
JH Indoor  
Avis Budget



Teton County School District (3)  
Quiznos Sub  
Jackson Hole Mountain Resort (2)  
Jackson hole Taxi  
Snake River Roasting Co. Eatery  
Springhill Suites by Marriott  
Sweet Spirits Daycare  
New Generation Builders  
Amangani  
Latitude 43  
Art Association of Jackson Hole  
Wyoming Property Management  
(2)  
Rocky Mountain Maids LLC  
Mangy Moose  
Four Seasons  
Alpha Builders  
Blue Collar Restaurant Group  
Self-Employed (9)



View of the Teton County Fairgrounds from a second story apartment.



A look at the kitchen area in a two-bedroom apartment. All appliances are Energy Star certified. Once in operation, Energy Star certified buildings use, on average, 35% less energy than similar buildings.



COMPLETED JUNE 2024: PARKSIDE AT BENSON-BROWN STATION PHASE 1 (6 HOMES)

- 19 people housed, including 8 adults and 11 children
- Median household income = \$62,727
- Employers with employees living at Parkside Phase 1: One 22 Resource Center, St. John’s Health, Whole Foods, Antler Inn, Teton County School District, Community Entry Services

UNDER CONSTRUCTION: PHASES 2 & 3 (12 HOMES)



**\$9,995,383**  
Projected Total Project Cost

**\$3,475,383**  
Projected Public Funding (land + horizontal infrastructure)

**\$6,520,000**  
Projected Funds Raised by Habitat for Humanity of the Greater Teton Area

**\$4,200,000**  
Residential Sales

This partnership with **Teton Habitat** will create 18 Affordable Ownership townhomes – 12 two-bedroom homes and 6 three-bedroom homes – for households working in Teton County. The County is providing the land for this development, valued at \$2,225,383.49, and horizontal infrastructure including rerouting the Cache Creek Ditch to Mike Yokel Park and on-site relocation of the historic Benson/Brown Residence.

Since 1994, the Town & County have partnered with Teton Habitat to create 47 units, plus these 18 townhomes currently being developed.

Development Description	
18 homes	42 bedrooms
1.08 acres	16.67 units per acre
Affordability: <80% MFI	Ownership
Projected Months to Build: 48	phased completion: 2024 to 2026

This development combines historic preservation with affordable housing and takes advantage of the new Town of Jackson historic preservation incentive tools.



The Benson/Brown Residence is the site of the first commercial hydropower in the Town of Jackson. As part of this project, the historic water turbines will be brought above grade and restored for a future public exhibit.



IN PLANNING, BREAKING GROUND IN 2026: 90 VIRGINIAN LANE

❖ RFP Project with Private Developer



The Jackson/Teton County Housing Authority purchased 90 Virginia Lane in August 2023. This 5.15-acre parcel of land is currently occupied by a 100-stall RV Park and is zoned Neighborhood High – 1. The Housing Authority utilized Housing Supply Funds to complete the purchase. These funds include mitigation fees from private developers, General Fund contributions from the Town and County, and Specific Purpose Excise Tax funds.

A request for proposals for a development partner was released in November 2023, with 11 firms responding (links to responses are provided below). In August 2024, the Town Council and County Commission directed staff to work with Penrose LLC to develop the site with at least 200 homes for local workers and their families.

Development Description	
226 homes	340 bedrooms
5.15 acres	43.88 units per acre
Affordability: 30-200% MFI	Rental & Ownership
Projected Months to Build: 60	phased completion: 2026 to 2031



# Housing Toolbox

The Housing Department is consistently expanding, implementing and evaluating the suite of pro-housing tools that may be effective for our community. From local to global and academic to practical, our library of resources are scoured to ensure that our community is accessing premier and diverse options for local housing solutions. The following tools are shown in green where we have found the tool to be successful, yellow where more work needs to be done, and red where the tool has not shown effectiveness or is unlikely to be impactful or feasible locally. Categories include:

- Zoning & Land Use Regulations
- Funding
- Collaboration & Partnership
- Construction & Development

Zoning & Land Use Regulations				
Tool	What is it?	Where have we used it?	What have we learned?	Next Steps
Town Density Bonus Tools	<p>(1) The 2:1 Workforce Housing Floor Area Bonus gives developers an extra 2 square feet of market residential development for every 1 square foot of restricted residential development.</p> <p>(2) The NL-4 allows developers to build up to 4 units per lot if all the units are deed restricted. The units can be subdivided and sold separately.</p> <p>(3) A fourth floor is allowed in CR-3 and NH-1 zones on sites meeting specific size and location criteria if the fourth floor, or equivalent floor area</p>	<p>(1) 2:1 Tool is widely used with 106 resulting restricted units built, 85 in construction, and 100 in Planning/Pre-planning. The Housing Department used this tool at 174 N. King, Mercill Condos, Kelly Place Condos, Jackson Street Apts. and will at 90 Virginian Lane. Of the 106 complete, 33 were from the private sector without public subsidy.</p> <p>(2) Increased density in the NL-4 zone is used by JHCHT for an extra 5 units at Redmond x Hansen. Parkside units are subdivided for</p>	<p>The bonus tools:</p> <ul style="list-style-type: none"> <li>✓ Create more Affordable Workforce homes</li> <li>✓ Do not require additional public investment</li> <li>✓ Resulting Workforce Rentals are renting for less than market-rate units</li> </ul>	<p>The Jackson Town Council made changes to the 2:1 Tool as a result of the big building moratorium in 2024 and may further discuss this tool's impacts in 2025.</p> <p>Continue utilizing 2:1 in all PPP developments where the tool is allowed.</p> <p>Consider expanding density bonus tools to Complete Neighborhoods in the County.</p> <p>Consider additional density bonus tools.</p>

	elsewhere in the building is fully deed restricted housing.	individual ownership using this tool. (3) A fourth-floor height bonus will be used at The Loop (private developer) and 90 Virginian Lane (Public Private Partnership). Prior to this, it was used at Sagebrush Apartments, Hidden Hollow, and JHMR at Powderhorn when it was part of PUD zoning		
Town Exemptions	<p>(1) Floor Area: Deed restricted housing is exempt from the maximum habitable square footage allowed on site by zoning</p> <p>(2) Process: Thresholds for physical development permits do not include deed restricted housing units so you may get an expedited permitting process</p> <p>(3) Housing Mitigation: Deed restricted housing units are exempt from owing housing mitigation</p> <p>(4) Expansion of non-conforming development: Expansion of physical elements that do not meet current regs</p>	<ul style="list-style-type: none"> <li>• 174 N. King</li> <li>• Mercill Condos</li> <li>• Kelly Place Condos</li> <li>• Jackson Street Apts.</li> <li>• Parkside at Benson-Brown Station</li> </ul>	<ul style="list-style-type: none"> <li>• Regulatory, process and fee exemptions make it easier for developers to build deed restricted housing.</li> <li>• Exemptions are part of the incentive package to make housing development faster and less expensive.</li> <li>• Shorter planning periods reduce project costs.</li> <li>• Larger projects are typically more complicated and require a longer review process. Without that, issues for projects are coming up later in the process, causing delays and increasing costs.</li> </ul>	<p>Exemptions should be applied in the County.</p> <p>Process exemptions may need to be amended to require an administrative plan-level review for very large (150 unit+) projects. Use the Development Option Plan for very large projects, like 90 Virginian Lane, to coordinate administrative review.</p> <p>Consider waiving all fees associated with deed restricted housing including utility connection fees.</p>

	(setbacks, height, etc.) is allowed beyond 20% max (1) Fees: Some review fees are waived			
Housing Mitigation	Development that generates new employees needing affordable housing is required to offset some of the resulting community impact by providing housing or a commensurate fee in lieu.	Any new development that generates new affordable housing needs according to the 2013 Housing Nexus Study	Although it covers only a portion of the increased housing need that comes from new development, mitigation is an important piece to addressing the demand for affordable housing from consistent local job growth.	Update the current housing mitigation program with data from the most recent nexus study, cost of construction and policy direction.
County Northern South Park Incentive Overlay	Option for landowners in the NSP Subarea to access an additional 1,319 dwelling units of development in addition to existing base zoning in exchange for deed restriction of 70% of bonus units	NSP Area 1 has submitted a Master Site Plan for consideration by the Board of County Commissioners	Work in progress—effectiveness will be measured once implementation begins.	Review and track effectiveness as Development Plans at the block level are submitted and homes are constructed.
County Workforce Home Business Option in Hog Island	Minimum lot size reduced from 35 acres to 3 acres if new lots are Workforce-restricted + 2 ARUs/primary home allowed	Zoning became effective in 2022, is limited to Hog Island area, and the Option has not been used to date.	It has not been used and may not provide enough financial incentive to utilize, based on landowner feedback.	Consider education on planning for landowners, or updating the Workforce Home Business tool.
Add LDR Variance and Administrative Adjustment justification for provision of Affordable housing	Codify the allowance for deviation from some land development regulations if it results in the provision of additional Affordable housing	n/a	n/a	Work with Planning Directors to consider an LDR text amendment application
Incentivize Inclusive Housing Design	Inclusive design considers the needs of people with disabilities, long-term injury or illness, and aging populations. Physical design	Through grant funding from the Community Foundation, we worked with The Kesley non-profit to identify low-cost, high-impact	Moving forward, new Housing Department partnered developments will be evaluated prior to construction for	Develop an incentive program for inclusion of accessibility considerations beyond ADA code for private



	promoting health and longevity of all residents.	construction and design elements to help people with disability and seniors stay safe and independent in their homes.	incorporation of accessibility design and construction elements  A micro-loan program to retrofit existing Affordable homes for necessary health and safety accessibility improvements in in development.	developers of deed restricted housing.  Continue exploring incorporation of these elements in Housing Dept. existing and future developments.  Find funding options to pay for these elements.
Minimum Density	Minimum density is a land use tool that establishes a minimum density requirement on a lot.	NH-1 zone in the Town of Jackson no longer allows single-family home development. All new construction must have a minimum of 2 or 3 units (depending on lot size) per lot.	Requiring multiple units per lot ensures that land is used more efficiently to create more, smaller homes. Further study of the effectiveness of minimum density standards in the NH-1 is needed.	Monitor and evaluate development in NH-1 neighborhoods.  Consider minimum densities in other areas in the Town and Complete Neighborhoods in the County.
Gentrification Study	Commission a study of residential redevelopment in the Town of Jackson to better understand loss of existing unrestricted homes serving as workforce housing and points of intervention to protect this housing if necessary.	n/a	n/a	Consider the scope, scale and evaluation metrics to be included in a study and how this information would inform potential zoning and policy change.
Remove Parking Minimums / Add Parking Maximums	Land Development Regulation that allows the developer to determine the needed number of parking spaces or limit the number of off-street car parking spaces that can be built in new developments.	n/a	n/a	Evaluate the trade-offs of implementing this regulatory change and assess implementation that has occurred in similar towns.



Allow some year-round on-street parking	Allow developers to provide some on-street parking to reduce need for on-site parking. This may trigger discussions related to snowplowing capacities and approach.	n/a	n/a	Provide cost-benefit analysis comparing impacts to developments and costs to change approach to snowplowing.
Evaluate effectiveness of the County and Town's short-term rental program and associated enforcement	Analyze data on both legal and noncompliant short term rentals in the town and county to understand scale and frequency of noncompliance and how this impacts the provision of long-term market rental opportunities for locals.	n/a	n/a	Meet with Town compliance officer and Planning staff to understand current management and enforcement program  Study scale and frequency of current noncompliance  Evaluate potential effectiveness of short-term rental conversion program
Exempt deed restricted housing from the growth cap	When accounting for buildout contributing toward reaching the community-wide residential development growth cap, don't count permanently deed restricted housing units.	n/a	n/a	Flag this question for discussion at the next Comp Plan update.

Funding				
Tool	What is it?	Where have we used it?	What have we learned?	Next Steps
Low-Income Housing Tax Credits	The Low-Income Housing Tax Credit (LIHTC) program is a federal program that give States and local LIHTC-allocating agencies annual budget authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households.	Flat Creek Apts.	LIHTC funding, coupled with HOME and National Housing Trust Funds, provides enough funding to create deeply affordable homes. These programs require units to be rented to households earning <60% MFI.	Consider accessing 4% LIHTC for new affordable workforce housing developments.
Private Foundation Grants	Private foundations provide grant funding to serve the public good.	<ul style="list-style-type: none"> <li>• Grove Phase III</li> <li>• Redmond Street Rentals</li> <li>• 174 N. King</li> <li>• Jackson Street Apts.</li> <li>• Parkside at Benson-Brown Station</li> <li>• COVID short-term housing solutions</li> <li>• Accessible Housing Opportunities</li> </ul>	<p>Grants are an important funding tool that help increase the affordability of affordable workforce housing developments.</p> <p>Grants also provide funding for specific programs.</p>	Continue to seek private foundation grant funding for developments and special projects/programs.
Program-Related Investments	A program-related investment ("PRI") is a type of mission or social investment that foundations make in order to achieve their philanthropic goals. As an alternative to a traditional grant, PRIs can effectively recycle grant dollars.	Jackson Street Apts.	At Jackson Street Apartments, over \$10 million was contributed as a program-related investment. These funds will earn a return (via rent revenue) that will then be re-granted out to qualifying nonprofits, thus leveraging the foundation's and the public's contributions to the development.	<p>Continue exploring ways to scale the Jackson Street Apartments model.</p> <p>Seek funders who are willing to make PRIs to create more affordable workforce housing. Seek additional leverage from public &amp; private sector sources (see "Below-Market Debt", below).</p>

Below-Market Debt	Debt (loan) with an interest rate that is lower than the applicable federal interest rate when issued.	Jackson Street Apts.	Cheaper debt reduces overall project costs.	Work with banks and other lenders to create a funding pool that can be loaned at a below-market rate to affordable workforce housing developments.
Tax-Exempt Bond Financing	Tax-exempt bonds are issued by government entities to raise money.	90 Virginian Lane	Less than a year after voters approved the 2022 Community Housing SPET, we were able to issue bonds (using future SPET collections to secure the debt) to purchase 90 Virginian Lane. This allowed us to quickly put into action funds the voters approved for housing.	Consider future applications of this tool to create affordable workforce housing.
First Rights of Purchase / Rental	<p>A contract that allows the holder to access a rental or for sale home first, before it is offered to the general public. These rights are sold to employers as a way to generate funding and provide opportunities for employee housing.</p> <p>In our agreements, once a household purchases or rents a home, they may stay in the home even if they no longer work for the employer with the FROP/FROR so long as the household continues to qualify based on the deed restriction recorded on their home.</p>	<ul style="list-style-type: none"> <li>• Redmond Street Rentals</li> <li>• 174 N. King</li> <li>• Jackson Street Apts.</li> </ul>	Monetizing FROP/FROR creates an additional funding source for affordable workforce housing developments.	<p>Analyze opportunity for every future development: underway for 90 Virginian Lane</p> <p>Consider creating a FROR/FROP “pool” across all Housing Department / Housing Authority homes to generate additional revenue for housing and create opportunities for local employers to invest in housing.</p>

Use Workforce Rentals to subsidize affordability	Workforce Rental units must be rented to a household who works locally and earns most of their money locally; they may not be owner occupied. There is no rent cap, nor is there a cap on household income for the renters. Unlike Workforce Ownership homes, these units do not have an appreciate cap and typically sell for higher prices than ownership units.	<ul style="list-style-type: none"> <li>• Mercill Condos</li> <li>• S4 Flats</li> </ul>	At Mercill Condos, Workforce Rental units sold for 10-20% more than ownership units. This allowed the developer to keep ownership prices down and still earn a profit.	Consider utilizing this tool to increase affordability without additional public subsidy in future affordable workforce housing PPPs.
Use Unrestricted Market units to subsidize affordability	Incorporate unrestricted market units in deed restricted housing developments to buy down affordability of the restricted units and comprise a more economically integrated development.	n/a	n/a	Consider utilizing this tool to increase affordability without additional public subsidy in future affordable workforce housing PPPs.
Provide Down Payment Assistance	Provide a grant to households purchasing a market home. In return for the grant funding, the households record a permanent Workforce deed restriction on the home, protecting it for future local workers.	<ul style="list-style-type: none"> <li>• Housing Preservation Program – Workforce Ownership (20% not to exceed \$200k)</li> <li>• Housing Pres Program – Workforce Rental (10% not to exceed \$100k)</li> </ul>	<p>We have provided 4 grants to purchase 4 Workforce Ownership deed restrictions. Even with \$200k, the math is hard for local workers trying to buy a market home. Resale for at least one household has been challenging with high interest rates.</p> <p>No grants for Workforce Rental units have been provided.</p>	Consider the amount being provided. Should this be scaled for different types of homes, different types of deed restrictions, etc.?

Purchase Deed Restrictions on Existing Homes	Provide a grant to a household and in return for the grant funding, the household records a permanent Workforce deed restriction on their home, protecting it for future local workers.	<ul style="list-style-type: none"> <li>Housing Preservation Program</li> </ul>	We are currently working on our first grant for an existing homeowner.	Consider the amount being provided. Also consider a marketing campaign to educate owners about this option and the property tax benefits.
Tax-Increment Financing	Tax Increment Financing (TIF) is a revenue tool that uses increased taxes generated by new development to finance costs related to the development (like infrastructure, land acquisition, planning, etc.). <a href="#">Wyoming Business Council TIF Fact Sheet.</a>	This tool has not been used.	This tool has not been used.	Research <i>if</i> TIF could work in the Town of Jackson and/or Teton County to create funding for future affordable workforce housing.

Collaboration and Partnership				
Tool	What is it?	Where have we used it?	What have we learned?	Next Steps
Local Concierge Service	Housing Staff provides a “white glove” service for our development partners as they progress through the Town or County’s permitting process by offering learned insights, facilitating communication with staff, advising on local policy compliance, and pre-flighting plans.	Every PPP development has some element of this service.	Activating this connection improves communication between Planning/Building staff and the development team which clarifies expectations. Developers find this as a bonus to working with us.	Define housing concierge role generally and specific to each development as part of the PPP process.
Track our progress	Consistently track progress towards housing goals.	Annually, Housing Supply Plan	By consistently tracking data sets, we have created trend data that can be used to	Continue creating a Housing Supply Plan each year.

			inform policy decisions made by the elected officials.	Work with the Community Foundation's Housing Collective to continue updating the Housing Dashboard
Track community indicators	Since adoption of the 2012 Comprehensive Plan, long-range planning staff have created an annual Indicator Report that tracks 20 data sets related to our comp plan goals for the community.	Annually, Indicator Report & Housing Supply Plan	By consistently tracking data sets, we have created trend data that can be used to inform policy decisions made by the elected officials.	Continue tracking comprehensive plan indicators. Support long-range planning's efforts to build an indicator dashboard.
Support Tenant Rights	The State of WY has few tenant protections for renters; the Town of Jackson has implemented some local policy, notably an eviction timeline and staff housing ombudsman.	ToJ Ombudsman program in Victim Services	With high market rent rates and a less than 1% rental vacancy rate, renters are especially vulnerable to housing instability.	Explore additional policy measures that secure transparent housing rights for renters while maintaining the autonomy of landowners.
Partner to expand supportive housing options	Supportive housing is designed for long-term residency and couples access to social and/or medical services and programs: seniors, veterans, people with long-term illness or disability. This could include shuttle transportation to off-site services, 24-hour staffing, life skills classes, on-site space for case management, VA office, or job skills/placement.	Not yet developed	While the Housing Dept. is part of the local systems of care network, no formal arrangement for service provision, transportation to services, or designated on-site space exists within Housing Dept. developments.	Consider connection to support services as part of development of the Housing Department's senior and disability housing program.  Add FTE or PTE staff position to program supportive services at deed restricted housing.
Establish participatory programming for existing and	Intentional programming of communal spaces in housing developments improves	n/a	Physical design and construction of shared spaces like community rooms	Work with existing residents and current development partners to understand the

future Housing Dept. partnered developments	overall connection, safety and support among neighbors. This could include regular upkeep of informal gathering areas, facilitating reservations for on-site meeting space, micro-grants for residents to host their own events, block parties celebrating the neighborhood, etc. Emphasis on social health of residents.		and outdoor green space is not enough. To promote long-term habitability of housing, activating that space is necessary. Most successful programming includes resident-hosted events and opportunities from passive to very active interaction.	need and capacity for this programming.  Work with Teton County Public Health for guidance.  Explore grant-funding or other funding sources for sustainable programming.
Creation of a Regional Housing Initiative/Forum and Fund	Build local and regional collaborations to influence state legislators for meaningful and reliable long-term funding source, such as a Real Estate Transfer Tax or change to the Lodging Tax, and improve access to federal pass-through funds for housing.	Recommended by 2022 Housing Needs Assessment  The Housing Department is a participant in the Jackson Hole Community Foundation's Housing Collective work with the Urban Institute's Policy and Systems Change Compass, which aims to identify collaborative housing solutions and develop coordinated strategies that focus on alignment and partner engagement.	Different housing organizations operate from varying resource and mission positions, but clear communication, knowledge sharing, and strategic coordination supports a complimentary local housing ecosystem.	Continue participation in community collective efforts to align resources and advance community housing action.
Support Pro-housing Employer groups	Convene employers and form cohorts to engage in specific solutions such as pooling resources to build employee rental housing and providing management assistance to ease the "housing business" side of the equation.	Recommended by 2022 Housing Needs Assessment	Employers have a direct benefit in employees living locally.	Communicate the availability of Housing Dept. staff as a resource for employers in forming their own employee housing strategy.



## Construction & Development

Tool	What is it?	Where have we used it?	What have we learned?	Next Steps
Public-Private Partnerships	Developments that include a private developer and public sector partner. The partnerships are structured via a Ground Lease, Development Agreement, or some other formal agreement. These partnerships are predicated on sharing risk with private-sector partners.	<ul style="list-style-type: none"> <li>• Grove Phase III</li> <li>• Redmond Street Rentals</li> <li>• 174 N. King</li> <li>• Mercill Condos</li> <li>• Kelly Place Condos</li> <li>• Jackson Street Apts.</li> <li>• Flat Creek Apts.</li> <li>• Parkside at Benson-Brown Station</li> <li>• 90 Virginian Lane</li> </ul>	<p>Sharing risk has been an efficient use of housing funding.</p> <ul style="list-style-type: none"> <li>✓ Since implementing the PPP model, no PPP developments have come back to the Council or Board to ask for additional funding, including the developments built during the COVID 19 Pandemic.</li> <li>✓ When there have been cost overruns, our private development partners have covered those.</li> </ul>	<p>Continue investing in PPP developments.</p> <p>Actively seek new PPP opportunities.</p> <p>Continuously refine and improve processes and agreements related to PPPs.</p>
Inventory Public Land Available for Housing	A list of the public land currently owned by the Town or County. The properties are sorted into two groups: parcels that are appropriate for affordable workforce housing and those that are not.	<ul style="list-style-type: none"> <li>• 174 N. King</li> <li>• Mercill Condos</li> <li>• Flat Creek Apts.</li> </ul>	<ul style="list-style-type: none"> <li>✓ Contributing Town or County owned land via a long-term ground lease with a nominal annual fee has been a key to successful public-private partnership projects.</li> <li>✓ Condos may not be sold with a ground lease. Projects that create condos require the Town/County to deed the land to the developer upon project completion and prior to individual unit sales.</li> </ul>	Revise the Wyoming Condominium Act to make it explicitly clear, as many states do, that condos may be owned in fee simple on ground leased land.

ARU Program	Identify barriers to planning for, funding and constructing ARUs then strategically program interventions to help homeowners through the ARU development process. A program that assists property owners in creating accessory residential units (ARUs) by providing architectural plans, expediting the building permit process, and reducing pre-construction fees.	n/a	<ul style="list-style-type: none"> <li>• Technical barriers exist for most people entering the planning and building regulatory environment and permitting process.</li> <li>• ARUs are expensive to build, even with modular components.</li> <li>• We don't know occupancy information on ARUs accessory to residential uses because they are permitted to be vacant or occupied by non-paying family or guests.</li> </ul>	<p>Catalyze Town-wide residential ARU zoning allowance with an incentive and technical assistance program.</p> <p>The creation of this program has been in the Housing Department Work Plan, off-and-on, for the past couple years. Due to funding constraints, the program was removed by the Town Council in FY24.</p>
Explore feasibility of conversion and adaptive reuse of existing structures for housing	Acquiring ownership of existing structures then remodeling to meet current building code and livability standards as deed restricted housing. Examples include conversion of hotels/motels, commercial structures, or large single-family homes into Affordable apartments or condos.	n/a	This could be an important cross-sector effort between housing, historic preservation, and sustainability.	<p>Work with the Town and County Building and Planning officials to establish feasibility.</p> <p>Flag this effort with County-contracted real estate representative for prospective sale properties.</p> <p>Connect with local contractor to provide ballpark cost estimates on potential remodel opportunities.</p>
Create pro-housing neighborhood plans for transitional neighborhoods	Convey the potential for infill and incremental redevelopment opportunity to private landowners and developers in transitional neighborhoods by creating high-level concept plans. This may catalyze private	Northern South Park	<ul style="list-style-type: none"> <li>• Visualizations help identify opportunity and set expectations</li> <li>• Co-benefits to existing neighborhoods help neighbors buy-in to redevelopment of sites</li> </ul>	Identify locations where this type of study and planning may be effective.

	development of Affordable Workforce housing where the zoning allowance already exists and services/amenities are already located.			
--	---	--	--	--

The following resources were used to prepare this list:

- 2015 Jackson/Teton County Housing Action Plan
- 2022 Housing Needs Assessment Strategy Recommendations for Teton County , WY
- Wyoming Statewide Strategic Housing Action Plan, Prepared by Abt Global for The Wyoming Community Development Authority, January 3, 2025 > [Local Housing Policy Lookup Tool](#) for Teton County, WY
- Strongtowns The Housing-Ready City: A Toolkit for Local Code Reform
- Housing Supply Accelerator Playbook, National League of Cities and American Planning Association
- Affordable Housing Toolkit for Counties, National Association of Counties, March 2019

# Affordable Workforce Housing Bonus Tools

277

New Affordable  
Workforce Units Built  
or in construction  
using Incentives

832

New Affordable  
Workforce Units in  
Planning using  
Incentives

The most used tools  
are  
**2:1 Bonus and ARUs**

478

Pooled  
Units Remaining

The Town and County Land Development Regulations (LDRs) provide bonus tools within structured zoning standards to incentivize the creation of Affordable Workforce Housing. As an incentive, a developer may access additional development potential in exchange for deed restricting some portion as Affordable or Workforce housing. Although housing incentive tools have existed historically (for example the County's Affordable Housing PUD or individual PUDs in Town) this analysis is of the following tools which are currently in effect and available for use.

- The **Workforce Housing Floor Area Bonus** (Town LDR Sec. 7.8.4) was adopted as part of the 2018 zoning update to the Town of Jackson Land Development Regulations. Known as the “2:1 bonus” or “fill-the-box tool,” its purpose is to encourage development of Affordable or Workforce housing units by allowing additional unrestricted floor area beyond the zone-based maximum Floor Area Ratio. This tool may be utilized in the [CR-1](#), [CR-2](#), [CR-3](#), [DC-1](#), [DC-2](#), [NH-1](#), [NM-2](#), and [OR](#) Town zones. It allows a developer to expand floor area to the maximum that can be built within physical dimension zoning standards (height, setbacks, parking, etc.) instead of being capped at maximum Floor Area Ratio for the site. For a developer to use the tool, they must provide 1 square foot of deed restricted Workforce or Affordable housing for every 2 square feet of “bonus” unrestricted floor area.
- The **Workforce Housing Incentive for Additional Height** (Town LDR Sec. 2.2.13) permits a structure to be up to 48 feet in height and 4 stories if the equivalent bonus floor area achieved is permanently restricted as Affordable or Workforce Housing. Currently, this tool is only available in the Town CR-3 and NH-1 zones on sites meeting specific criteria (minimum 2-acre site, walking distance to transit and commercial services, etc.).
- **Deed Restricted Housing Exemptions** (Town LDR Sec. 7.8.3) are included in the Town LDRs to encourage voluntarily deed restricted housing and to facilitate required deed restricted housing development. Floor area deed restricted for Affordable or Workforce housing is exempt from maximum Floor Area Ratio (FAR), housing mitigation requirements, limits on nonconforming physical development, and may proceed with an expedited review process.
- A density bonus in the **Town NL-5 zone** allows for the maximum of three dwelling units per lot to be increased to four dwelling units per lot if all are permanently deed restricted as Affordable or Workforce housing. Additionally, condo or townhome subdivision of dwelling units on a single lot is only permitted if all units are permanently deed restricted as Affordable or Workforce housing.
- **Accessory Residential Units** (ARUs) are allowed in most Town and County zones in addition to permitted primary uses. In exchange for FAR and/or density exemptions to construct the ARUs, the owner may only rent to qualified Workforce households. ARUs accessory to non-residential uses are deed restricted to ensure that this occupancy standard is protected; ARUs accessory to residential uses are not because these units may also be occupied by family or nonpaying guests.
- The County adopted a **Workforce Home Business zone** currently applied only to Subarea 7.2 Hog Island Home Business as a Workforce housing incentive zone. While base zoning maintains maximum density standards of the prior legacy zone, the Workforce Home Business zone includes a development option for increased residential density in exchange for Workforce deed restriction of all the resulting bonus units.

- Similar density “upzones” in exchange for permanent deed restriction of all the resulting bonus residential units have been approved ad hoc as applications are made. These include the Lower Valley Energy employee housing site at the southern end of the County business park, the Jackson Hole Community Housing Trust site at Henry’s Road, expansion of the Business Park zone across Vosika Lane, and expansion of the P/SP zone to the Hitching Post site.
- The Northern South Park Overlay zone is another iteration of housing incentive bonuses integrated into updated zoning of a County complete neighborhood. This tool is designed to maintain the maximum density standards of the current legacy zoning of the site but offers a development option for increased residential density in exchange for Affordable and Workforce deed restriction of the majority of the resulting bonus units.

**Cumulative Limit on Incentives** (Town & County LDRs Sec. 7.8.2): To implement “Policy 3.1.a: Ensure there is no net increase in development potential” of the Jackson/Teton County Comprehensive Plan, a growth management program was established to use the maximum community-wide development potential established through zoning in 1994 as a benchmark to limit allowed future development. With no net increase in community-wide development potential, zoning can be strategically amended to capture underutilized development potential and relocate that potential in more useful and appropriate locations.

The result of this growth management program is maximum development potential allocated to physical locations via zoning assignment, as well as a “pool” of allowed additional residential units unassigned to a physical location but accessible through workforce housing incentives. This growth management program is tracked annually in the Indicator Report prepared by Town and County Long-Range Planning staff. For consistency with this program, Town and County Land Development Regulations align the continued use of Affordable Workforce bonus tools with the availability of residential units in the community-wide pool.

This year’s [Indicator Report shows 594 residential units in the “pool”](#) available for allocation through housing incentive tools or other zoning decisions. According to the Housing Department’s tracking of development proposals, an additional 116 units in pre-planning will also draw from the pool, **leaving 478 residential units available for future use.**

*At every land use decision that “spends” units from our community-wide pool (upzones or incentive tool use), we should be considering how it impacts the **amount** of pooled units we have left, if its in the right **location** on a community scale, and that it is the **type** of housing that supports locals.*

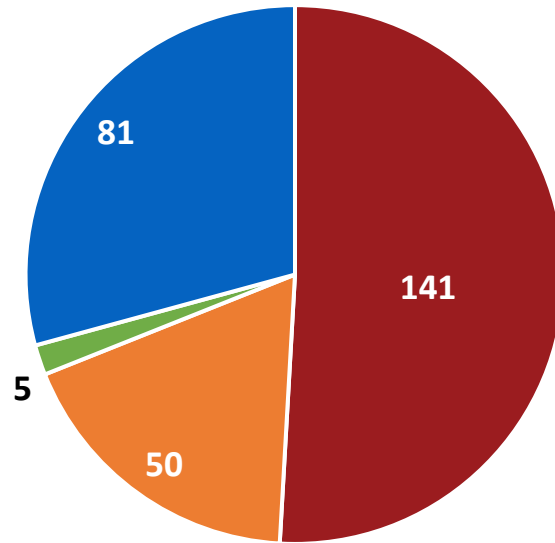
## What's Working?

### Restricted Units Built + In Construction by Incentive Tool since 2018

#### Affordable vs. Workforce?

The minimum standard for use of these tools is a Workforce deed restriction. Thanks to use in Public-Private Partnerships and by local non-profits, over 100 are further deed restricted as Affordable.

Without incentive tools, these Affordable homes *would not exist* today.



**Why 2018?** The Workforce Housing Incentive Program was codified in Town LDRs in 2016 and by 2018 were incorporated into regular use by developers

Most units (84%) are rentals.

■ 2 for 1 Tool   ■ 4th Floor Bonus   ■ NL-5 Density Bonus   ■ ARUs

Project/Location	Status	Affordable Workforce Housing Bonus Tools						Restricted Units	Market Units	Pool Drawdown
		Expedited Review	2:1 Tool/	Height Bonus	NL-5 Zone	County Zoning (WHB, NSP, conditional)	ARUS			
			Exe mpt EAR							
160 E Broadway	Complete 2019		1					1	1	-2
1120 South Park Loop	Complete 2021		5					5	8	-13
645 Cache Condos	Complete 2021		1					1	1	-2
445 Vine	Complete 2021		1					1	2	-3
174 N. King	Complete 2022	X	6					6	0	-6
Glenwood I	Complete 2022		4					4	4	-8
10 E Simpson	Complete 2022		1					1	2	-3
367 S Willow	Complete 2022		1					1	0	-1
Mercill Condos	Complete 2023	X	30					30	0	-30
Kelly Place Condos	Complete 2023	X	7					7	0	-7
Gables Apartments	Complete 2023		7					7	9	-16
Veronica Lane Apts	Complete 2024		9					9	14	-23
Jackson St Apts	Complete 2024	X	30					30	0	-30
80 E. Karns	Complete 2024		3					3	6	-9
Flat Creek Apts	Complete 2024	X					48	48	0	0
3965 Antelope	In construction						3	3	0	0
TVA ISD ARU	In construction						1	1	0	0
Parkside	In construction	X			X			0	0	0
Glenwood II	In construction		3					3	1	-4
3555 South Park	In construction						2	2	0	0



JHCHT at Redmond + Hansen	In construction	X			5			5	0	-5
The Loop	In construction	X	32	50				82	18	-100
JBB Work Force Housing	In construction						2	2	0	0
Teton Village Tract H1	In construction						1	1	0	0
TCSD at South Park	In construction						24	24	0	0
<b>Total Built or In Construction</b>			<b>141</b>	<b>50</b>	<b>5</b>		<b>81</b>	<b>277</b>	<b>66</b>	<b>-262</b>
Legacy Lodge	In Planning					X		57	0	0
Astoria Park	In Planning						X	2	0	0
555 Elk Ave	In Planning						X	12	0	0
605 Deer Drive	In Planning						X	2	0	0
King of Broadway	In Planning		X					1	2	-3
Presbyterian Church	In Planning							20	0	0
S4 Flats	In Planning	X	X					8	0	-8
JHCHT at Horse Creek	In Planning	X				X		24	1	-25
LVE Employee Homes	In Planning	X				X		17	0	-16
665 S Cache	In Planning		X					4	5	-9
NSP Housing Area 1	In Planning					X		420	180	-600
Mogul Hotel	In Planning		X					17	17	-34
St Johns Church	In Pre-App						X	1	0	0
90 Virginian Lane	In Pre-App	X	X	X				226	0	-71
Hitching Post	In Pre-App						X	72	0	0
NSP Housing Area 2	Zoned					X		503	216	-719
<b>Total in Planning/Zoning</b>								<b>1386</b>	<b>421</b>	<b>-1485</b>