



June 11, 2025 Regular Meeting Minutes

Call to Order, Establish Quorum

All Housing Supply Board members were present in person, except Whitney Oppenhuizen who joined remotely on Teams. Staff present: April Norton, Housing Director, and Kristi Malone, Supply Specialist. Board of County Commissioners Chair Mark Newcomb joined in person as a special guest. The meeting commenced at 3:04 PM in person at 320 S. King Street and on Teams.

Approval of April Meeting Minutes

Moved for approval by Thal, Kruse second. All in favor, passes.

Current Planning Update

Staff provided an update on recent development applications that require restricted housing. The Board discussed pros and cons of restricting units off-site from the employee-generating use, such as is proposed at Targhee Resort and Snake River Lodge & Spa expansions. The Board also discussed means of achieving compliance on existing developments with required restricted housing and recommended that no new restricted units be accepted by the Housing Department from entities currently out of compliance on existing restricted units.

Housing Supply Plan Action Items

- 90 Virginian Lane: The Board recognized that BCC and Council voted to move forward with schematic design with cost-share split 50/50 with Pennrose. The Board discussed the parking study underway and parking options to explore post-study, including monetizing overnight parking at the Library, year-round on-street parking (example: Banff), no parking minimum for small units (example: Ketchum), and overlaps with the Safe Streets for All program. The Board asked questions on structuring financing for Rights of First Purchase/Rental, specifically coordination with banks/brokers, financing rates, Housing Authority role, and potential Community Foundation Jackson Hole role. The Board encouraged Staff to further explore opportunity for partial below-grade storage or “garden-level” units at the site to maximize unit count and overall livability for residents.
- Benson-Brown Home Rehabilitation: The Board acknowledged this work as a model project for the housing and preservation nexus, appreciated the secondary benefit of analyzing prohibitive Building Code elements, and mentioned Shacks on Racks as a resource for creating an opportunity map of potential housing x preservation sites.
- Housing Programs Update: Staff provided an overview of next steps for these new and/or improved program areas. On the Accessible Housing Loan Program, the Board highlighted the importance of qualifying projects, licensed contractor, inspections to ensure result is safe and value-add to the home. Energy Conservation Works was recommended as a model program for structure, paperwork, and lessons learned.
- Create and Enhance Policies that Support Affordable and Workforce Housing: The Board recommended that Housing Staff be involved in any consideration of amending the 2:1 tool in Town, rather than just acting as reviewer.

Upcoming Meeting Schedule

Housing Staff provided a list of upcoming meetings and events where housing items will be discussed.

Matters from Board, Staff





The Board discussed the Housing Authority's involvement in Blueline's forthcoming acquisition of Snow King Apartments.

Adjourn

At 4:54 PM Thal made a motion to adjourn, Kruse provided a second. All in favor.

