



JACKSON/TETON COUNTY AFFORDABLE HOUSING DEPARTMENT

ANNUAL REPORT 2017



Housing Solutions to Stabilize our Community

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#jhaffordablehousing
#communityfirstresortsecond

Letter from the Housing Director

Teachers, coaches, servers, emergency responders, volunteers, housekeepers, moms, dads, children, grandparents, boyfriends, girlfriends, aunts, and uncles. We are a community of people and wildlife, a community of passion and beauty, a community of neighbors and friends. We are a community first, resort second.

We are also a community grappling with the effects of growing wealth disparity, wages that are not tied to our land values, a shortage of childcare options, and housing insecurity. These challenges are real and make sustaining our quality of life harder, which is why the housing department works to create healthy housing solutions so that our workforce can live, spend, and volunteer locally, maintaining the community character we all cherish.

This year we proudly partnered on projects that will result in 28 workforce rental units at Redmond Street Rentals and 24 low-income ownership units at The Grove. We released our first request for proposals to construct workforce housing on North King Street. And we began a year-long process to update the rules that govern our housing programs. You can learn about these projects and more in this annual report.

For those of you who support our efforts, we thank you. For those of you who are skeptical of our efforts, we invite you to come ask your questions and challenge our assumptions. It will take us all to sustain our goal of being a community first, resort second.

April Norton
Director | Jackson/Teton County Affordable Housing Department

"The housing department works to create healthy housing solutions so that our workforce can live, spend, and volunteer locally, maintaining the community character we all cherish."

2017 in Teton County



59% of the workforce lives in Teton County, WY.



The median home sale was \$785,000 and the median income was \$91,400. This means that the median home sale was 859% of median income (333% is considered affordable).



Since 2012, Teton county has experienced a 3.5% annual job growth versus a 1.1% annual growth in residential development.

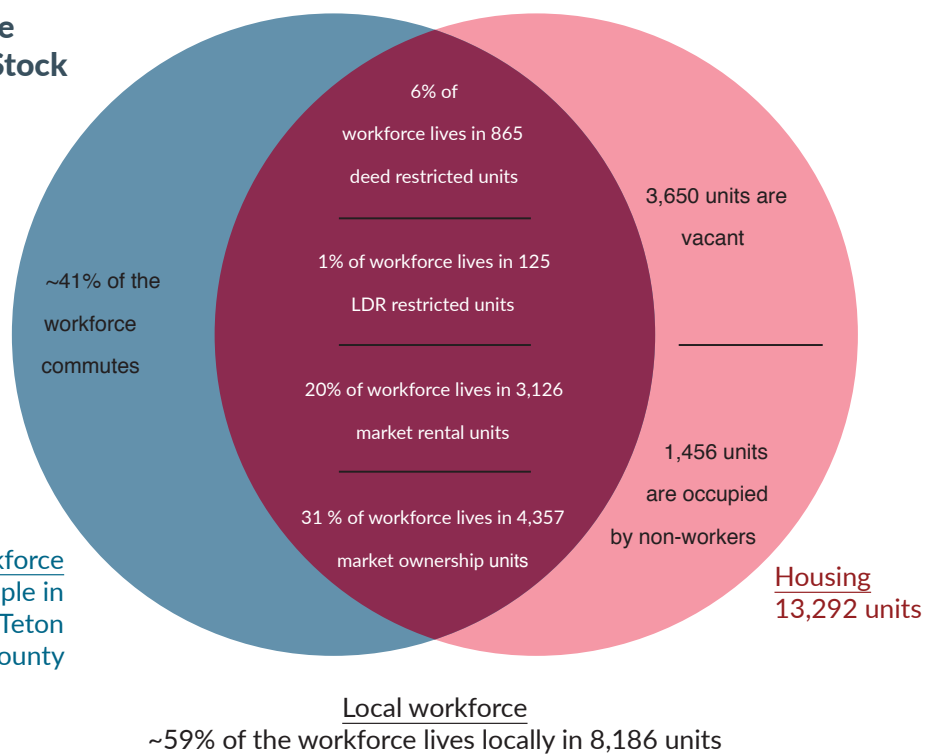


38% of the community's housing stock is occupied by non-working residents.

2018 INDICATOR REPORT FOR TETON COUNTY
(REPORTING 2017 DATA AND TRENDS)

Workforce Housing Stock 2016

Workforce
26,402 people in
Jackson/Teton
County



Sources: Bureau of Economic Analysis, assuming 1.2 jobs per person; 2015 5-year American Community Survey, data adjusted to fit 2010 Decennial Census; Bureau of Economic Analysis; Bureau of Labor Statistics, 5-year American Community Survey Selected Economic Characteristics

New Website

jhaffordablehousing.org

The housing department, along with the rest of Teton County, transitioned to a new website on September 15th, 2017. Along with a more intuitive layout, and a more customizable system, the website offers the following features to anyone interested in affordable housing in Teton County:

- A new Intake Form for households that would like to apply for affordable housing.
- A new autopay system for ground leases, rent, and more.
- A form for reporting housing violations.
- A new in-depth reference section for Teton County landlords and tenants.
- Regular news items and informational highlights, as well as an events calendar.
- Up-to-date information for developers, lenders, appraisers and prospective and current homeowners and renters.
- Historical data and current projects in affordable housing.

New Intake Form

jhaffordablehousing.org

A new online Intake Form was released on January 4th, 2018. This form serves as the first step for prospective affordable homeowners and renters. **Regardless of any prior history with the Housing Department, all households are required to complete the Intake Form annually before becoming eligible to enter a lottery for a restricted home.**

Households are also required to keep the form up-to-date with any changes prior to the opening of a new housing lottery. The form helps us maintain a more complete picture of the households that need affordable housing in our community.

The nonprofit One22 is available to assist Spanish-speaking households with the Intake Form. We also have Spanish translations of this form available.

As of May 2018, almost 600 local households have completed the new Intake Form



Community Spotlight

Shannon, Vincent, Iris and August Gutwein

"I don't know that we can put into words the relief that home ownership in Jackson has provided to our family. Housing insecurity impacted every aspect of our day to day lives.[..] We were in between rentals when we got chosen for the lottery on our townhome. There is far less stress on all of us because of home ownership, which provides us a sense of security that helps our emotional, physical and mental wellbeing."



Shannon and Vincent have lived in Jackson since 2001. Vincent conducts the Jackson Hole Symphony Orchestra, and performs and teaches music. Shannon is a Mental Health Therapist at Jackson Hole Community Counseling Center and a volunteer manager for a youth hockey team. Both their children attend Jackson Public Schools and participate in youth sports, community events, and the dual immersion program.

Martha, Barry and Parker Lewis

"We started thinking of leaving Jackson because it was getting to be too expensive to live here and find housing we could afford. And we would be working all the time to afford rent and not be able to truly enjoy living here. Then we won the lottery and now we get to stay in Jackson! We are so thankful to the housing authority for enabling us to buy a home in our community."



Martha and Barry have lived in Jackson for almost 20 years. Martha is a sleep and nutrition consultant for babies and children through her business, Happy Little Camper. She also has been active with the Teton Literacy Center, Hole Food Rescue, and Slow Food in the Tetons, where she was a board member for several years. She is currently a local chapter leader for the Weston A. Price Foundation. Barry is the Assistant Branch Manager for Western Wyoming Beverages.

Sales and Rentals

OF THE 8 UNITS SOLD IN 2017:



The average square footage is 1,115 and the average price is \$259,514.

Three are in Affordable category 1, one each are in Affordable categories 2 and 3, two are Employment-based, and one is Attainable category 2.

Though some do not allow dogs, all 8 units allow some kind of pet.

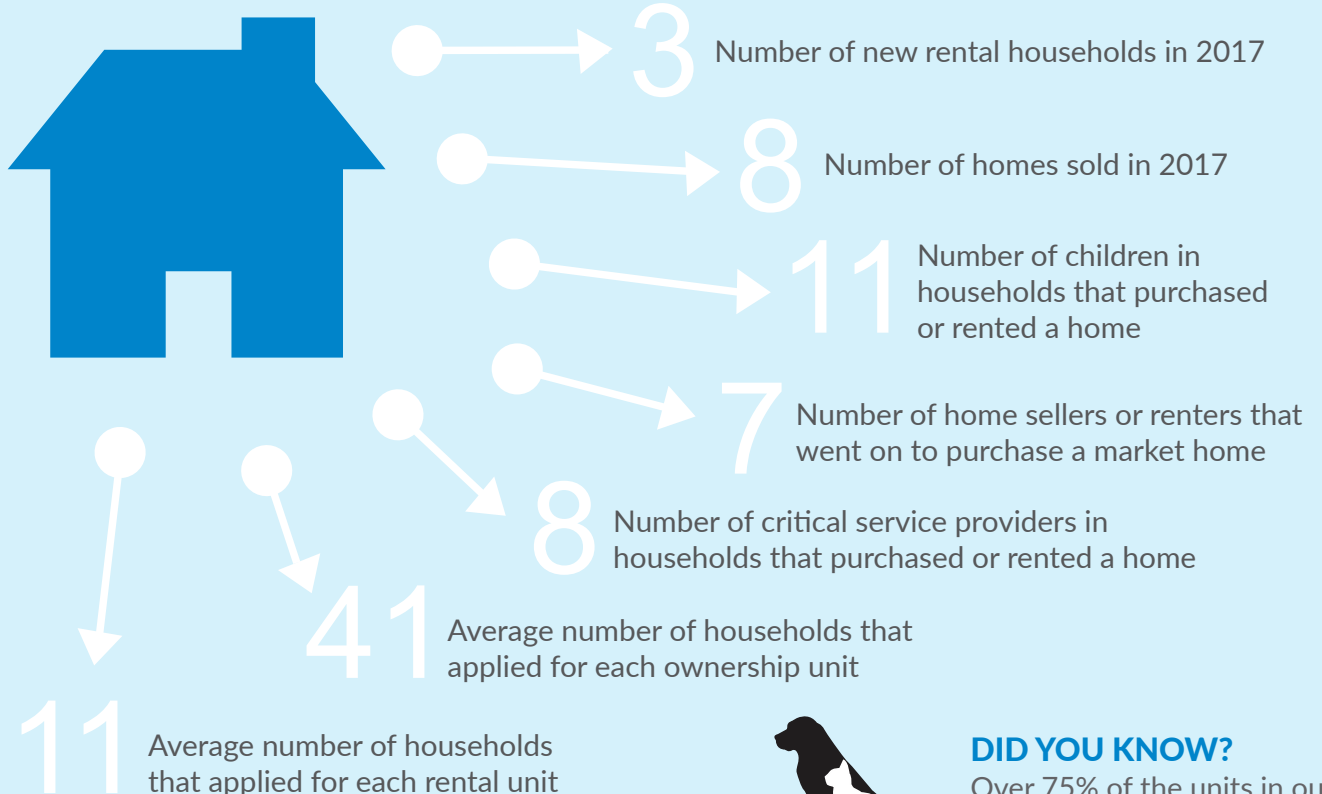
Half of the units are located in Jackson and the other half are in Wilson.

For the majority of the 8 units, the new owner is the 3rd household to purchase and live in the home.

DID YOU KNOW?

Over the last five years, an average of 19.6 homes were sold annually.

2017 SALES AND RENTALS BY THE NUMBERS:



DID YOU KNOW?

Over 75% of the units in our housing stock are pet-friendly.

Community Survey

To read a complete summary of the survey, please visit jhaffordablehousing.org.

What We Heard:

Our staff is accessible, friendly, timely and clear. We need to work on making our process more fair and equitable, supporting our homeowners and renters long-term, and being more transparent.

What We Heard:

Build and develop more workforce housing!

What We Heard:

Provide online bill pay and homeowner/renter advocacy.

What We Did:

- Created a new weighted drawing process that awards longevity in the community and gives everyone a chance (will take effect after approval in June 2018).
- Developed an easy and accessible online Intake Form for prospective homeowners and tenants. A new online weighted drawing entry and application form are in the works for 2018.
- Partnered with the Teton County Library and One 22 to provide Spanish-language resources. We will continue this outreach in 2018.
- Staff provided presentations to HOAs to explain the compliance program and held open houses to explain the sunset clause process.

What We Did:

- Partnered to build 28 rental units at Redmond Street Rentals and 24 low-income ownership units at Grove 3.
- Released the first Request for Proposals to develop workforce housing at 174 N. King Street. The Town Council selected a development partner in March 2018!
- Adopted a 5-year plan for creating more affordable housing so that the community knows what capital projects and programs we are and will be pursuing.

What We Did:

- Provided our homeowners and tenants with an online bill pay option.
- Developed landlord and tenant resources. These were published online in January.

Compliance

Employee & Workforce

Units with an Employee housing restriction are required to verify compliance annually. They need to report for occupants:

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

This area of compliance is still in progress - as of December 31st, 2017, 128 units have been contacted, and 30 have responded, 5 of which have handed in all their paperwork.

In Progress

398 Employee Housing Units
1 Workforce Housing Unit
399 Total Units

Employment-based

All of the employment-based households have been requalified in 2017. Households were required to verify that they were:

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

98%
Compliance

53 Employment-based Units
1 forced sale

Affordable & Attainable

95% of the Affordable and Attainable units were in compliance in 2017. Under the current rules and regulations, households were not required to requalify, but they still had to meet the requirements of their restriction.

Under the updated rules and regulations, new affordable units will have to verify their employment and occupancy annually. The Rules and Regulations can be found online at engage2017.jacksontetonplan.com.

95%
Compliance

265 Affordable Units
68 Attainable Units
333 Total Units
4 forced sales
13 defaults remedies

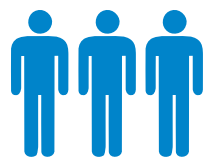
Ways to report a suspected compliance violation:

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

Housing Stock

Units managed by Jackson/Teton County Affordable Housing Department

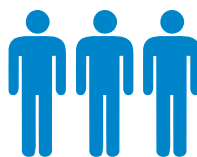
of Households - Rental



28

The Grove rentals have served 28 households. Employee rentals have served hundreds of households, but we do not have an exact number, as we do not manage these units in the same way.

of Households - Ownership



655

Over 650 households currently own or previously owned a home through our program. This equates to thousands of community members.

Total # of Units



805

This number changes often - we gain new units with local development, and lose some attainable and affordable units to a "sunset" clause that releases them from their restriction.

Employee/Workforce Units



399

Employee/Workforce housing is a rental and ownership program in which certain units are restricted to ensure they are used by the local workforce.

Employment-based units



53

Employment-based homes do not have income or asset limits, but they do have limited appreciation and are sold through a lottery process.

Affordable and Attainable



333

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

Affordable Rentals



20

All of our Affordable rentals are in The Grove Development. The Grove is also home to 4 commercial spaces and 24 ownership units.

Engage 2017

engage2017.jacksontetonplan.com

In response to the community's Housing Action Plan, the Jackson/Teton County Affordable Housing Department updated the Housing Rules and Regulations in 2017. The Housing Department expects to finalize the update in June of 2018.






The Housing Rules and Regulations help ensure that the hundreds of homes managed by the Housing Department are used in a way that best meets the needs of the community. Any changes will not affect existing Housing Department restricted unit homeowners.

This update to the Housing Rules and Regulations is a part of Engage 2017, a bigger project in conjunction with the Town of Jackson and Teton County Planning Departments.

Public Outreach

After ten public events and nine two-hour Office Hour sessions were held to hear public comments, questions and feedback, the Jackson Town Council and the Teton County Board of County Commissioners gave final direction on November 13, 2017 for twelve high-level questions concerning the Housing Rules and Regulations.

Significant changes to the Housing Rules and Regulations include:

-  The number of entries a household receives in the weighted drawing is based on points, which are given for years worked in Teton County and Critical Service Providers.
-  Affordable unit owners will be required to prove annually that they are employed in Teton County full-time, and that they occupy their unit.
-  Livability Standards will be required on new units with no minimum size requirements.
-  Retirees will no longer qualify to purchase.
-  In rental units, proof of U.S. Citizenship or Lawful Permanent Residency is not required.



Housing Requirements and Town Zoning

As part of Engage 2017, the Town and County Planning Departments have proposed changes to the housing requirements that developers must fulfill in order to build in Teton County. The Town Planning Department has also proposed changes to Town Zoning. Final decisions on both of these Engage 2017 projects will be made by the elected officials in July 2018. For updates/more information, go to engage2017.jacksontetonplan.com.

Partnerships

In 2017, two partnerships to construct workforce housing were approved. As a result, 52 new units for the local workforce are being built. Find more information at jhaffordablehousing.org.

REDMOND STREET RENTALS

Redmond Street Rentals is a partnership with the Jackson Hole Community Housing Trust. This project will bring 28 new workforce rentals to the market in mid-2018. The Town of Jackson and Teton County provided the land and additional money for this project.



GROVE PHASE 3

Grove Phase 3 is a partnership with Habitat for Humanity that will bring 24 low-income ownership units to the market. Eight units will be complete by late 2018. Teton County provided Habitat with the land and infrastructure for this project.





2018/2019 Work Plan

- Online Weighted Drawing Form
- 174 N. King Street Development
 - Grove Phase 3 welcomes 8 homeowners!
- Redmond Street Rentals welcomes 28 households!
- Release RFP for the next workforce housing project!
- Complete Engage 2017: Housing
 - Online Weighted Drawing Form
 - Online Application Form
- Annual Compliance Verification
 - Housing Stock Portfolio
- Town/County Employee Rental Program Management
- New Development Review

Find the complete FY 18/19 Workplan at jhaffordablehousing.org.

Find Us On:



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Our Partners:



JACKSON HOLE COMMUNITY
Housing Trust



TETON COUNTY
LIBRARY

