JACKSON/TETON COUNTY AFFORDABLE HOUSING DEPARTMENT

2018 ANNUAL HOUSING REPORT

Housing Solutions to Stabilize our Community

The Blankenship family, homeowners since 2018

The Stephens Family, homeowners since 2018

The Petrunich Family, homeowners since 2018

Justin Moss, homeowner since 2018
Letter from the Housing Director

When I ask people why they came to Jackson and why they want to stay here, in this place that is so expensive and remote, one of the most common things I hear goes something like this:

“I came for the mountains, but I’m staying for the people.”

It’s true. Jackson Hole is more than the Teton Range and the wild and scenic Snake River; Jackson Hole is a community of hard-working, nature-loving, I-got-your-back kind of people. These people are from all corners of the earth, drawn to this place by a love for the outdoors, and staying in this place because of a sense of community, of belonging.

It’s for this community that we do our work here at the Housing Department.

Over the past year we released two requests for proposals to develop housing in Jackson. We awarded a third project to build 30 low-income rental units downtown. We proudly partnered on two other projects that were completed and are now serving dozens of families. We sold another 20 homes. After 16 months of public outreach, we revised the Rules & Regulations that govern our programs. You can read about this work and more in this report.

Please stop by our office or drop us an email if you have thoughts, suggestions, praise, or criticism. We want to hear from you. We appreciate you. You are the people who make our community the best in the world.

April Norton
Director | Jackson/Teton County Affordable Housing Department

“Our housing program is a great example of our community working together to improve all of our lives. It helps house residents, promote a sense of community, reduce traffic and wildlife collisions, and keeps locally-earned money in the county — and this benefits each and every one of us.”

-Pete Muldoon, Mayor, Town Of Jackson, WY.
Community Spotlight

Julia Heemstra is the Director of the Wellness Department at St. John’s Medical Center and has lived in Jackson Hole for 15 years.

Homeowner
Julia Heemstra

“Purchasing my home was an absolute game-changer for me. It – literally – was a dream come true. I remember the day distinctly - and how I literally wept after everyone left because I was so incredibly grateful to finally be a homeowner in Teton County. My level of gratitude to the Housing Authority was immense – and remains immense. I could not be a homeowner without their program.”

Julie and Sean Kendell have lived in the community for 7 years. Julie works for an events and communications company, Sean owns and operates Jackson Hole Mobile Detailing.

Homeowners
The Kendell Family

“[Affordable Home Ownership] has changed our lives for the better! We can now stay here and raise our two babies in a home instead of a tiny condo.”
The 2012 Jackson/Teton County Comprehensive Plan is predicated on three equally important Common Values: 1. Ecosystem Stewardship, 2. Growth Management, and 3. Quality of life. The key indicator for Quality of Life is the percentage of resident workforce. Our goal is to have at least 65% of the local workforce living locally.

57% of our local workforce lives locally while 43% commutes. This trend shows a continued decline in percentage of the workforce living locally.

38% of local houses are occupied by non-workers like second homeowners and retirees.

The local median home price is 3 times higher than what the median family can afford.

In January 2018 the Housing Department began requiring all households that wish to apply for restricted housing to complete its online Intake Form. 864 households have completed an Intake Form.

67% of all local households are one or two people.

Over half of all households that completed the Intake Form earn less than 7 times of median family income.

7 Most households have at least one person who has worked locally for at least seven years.

A look at the numbers from Jackson/Teton County Long Range Planning Department’s Indicator Report and the Housing Department’s online Intake Form. Find the complete Indicator Report and Intake Form data online at jhaffordablehousing.org.
In April 2019, the national Department of Housing and Urban Development (HUD) released its annual median family income information. We utilize this information to determine how much a household can earn to qualify for our programs. The planning department uses these numbers to determine the rate for the fees that developers can pay in lieu of building housing.

**Affordable Program**
- Rental and ownership opportunities
- Serves households who earn <120% MFI.
- Household must work full time locally, cannot own other residential real estate within 150 miles of Teton County, and must live in the home.

**Workforce Program**
- Rental and ownership opportunities
- Intended to serve households who earn >120% but cannot afford a market home.
- Household must earn at least 75% of their income locally, cannot own other residential real estate within 150 miles of Teton County, and must live in the home.
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.
We welcomed the following families to our programs in 2018:

Lily Shipley and Keith Vosmus
Vanessa Pratt
Danielle and Thomas Haigh
Grant Bishop
Justin Moss
Amanda Youngblood and Jesse Nelson
Matt Carr
Lindsay and Matt Kissel
Amy and Mike Bickley
Nadya and Josh Stephens
Sheila and Brandon Petrunich
Karee and Jason Jaeger
Nataliia and Sandro Valdizan
Martha and Jan Vorel
Brian Hultman
Julie and Sean Kendall
Anne and Cody McInnes
Shelby and Tim Blankenship
Lynnette and Robert Benedict
Julia Knowles
Tristan Jackson
Marisa Laugen and Jason Bruni
Amanda and Rob Edmondson
Elena and Brandon McIntosh

In 2018, the Housing department sold:

10 + 10

New Homes  Existing Homes

Of the 10 re-sales, the families selling those homes:

3  2  5

of the families purchased market homes.
purchased another deed restricted home.
Moved out of the community.

In 2018, at the Grove Phase 1, the Housing Department administered:

7 + 13

New Leases  Renewed Leases

Of the 7 families who did not renew their leases at The Grove:

2  3  2

families purchased deed restricted homes.
families moved into another deed restricted rental.
moved out of the community.
**Housing Supply**

New and continued development of Affordable and Workforce housing

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**Pipeline + Goals**

As of January 1, 2019 over 600 residential units were at some stage of development. Of those units, we anticipate that at least 240 will serve as workforce housing.

We create goals based on community need. Right now, our largest gaps are units serving households earning <120% of median income. We aim to focus our pipeline toward building for this lower income range.

**Current Restricted Housing Stock**

Right now, 11% of our ownership units are one-bedroom, 40% are two-bedroom, and 47% are three-bedroom. But, our intake data tells us that 67% of those looking for housing have a household size of one or two people, which means our demand is misaligned with our current housing stock. It is because of this misalignment that we will focus near-term efforts on building smaller units. Learn more about the pipeline, demand, and housing stock in the Housing Supply Plan, which can be found online at [jhaffordablehousing.org](http://jhaffordablehousing.org).

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**2018 Partnerships**

**Redmond Street Rentals**

A partnership with the Jackson Hole Community Housing Trust that resulted in 26 new rental units.

**Grove Phase III, Phase 1**

A partnership with Habitat for Humanity that resulted in 8 ownership units.

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“*The affordable housing program in Teton County is truly cause for celebration. From the families living in affordable homes to the many partners committed to addressing this pressing issue, the community continues to thrive because of our focus. And while we have so much to be proud of as we look back on past successes, there is still work to be done. Safe, stable, affordable housing is key not only for the vibrancy and economic vitality of the community, but more importantly it is a key to the health of individuals and their families.*”

-Natalia D. Macker, Chairwoman, Teton County

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Current Projects

There are four housing partnerships on which the Housing Department is currently working that are in some phase of development and one current project led by the Jackson/Teton County Parks & Recreation Department. In total, these projects represent at least 109 deed restricted units.

This project is a partnership with Habitat for Humanity that will result in 24 low-income ownership units. The JTCHA provided $1,128,000 in land for the project and Teton County will provide up to $1,300,000 in funding for infrastructure at the site.

The Request for Proposals for this project was released March 6, 2019. Responses are due May 23, 2019 and the Board of County Commissioners will award the project in July 2019. Teton County has owned the property since 1981.

This project will provide 26 rental employee housing units for the Town and County. Total project cost is estimated at $4,100,000 with $2,900,000 coming from the 2016 SPET and the remaining $1,200,000 from Town and County general funds.

This project represents the first joint Request for Proposals issued by the Town and County. The Housing Authority owns the land, which was purchased in January 2019 for $1,700,000 using Housing Supply Program funds (45% from Town, 55% from County). The RFP states that a minimum of 15 units must be built. The project was awarded to Roller Development and Tack Development in May 2019. 12 to 16 Workforce Ownership units will be built.

This project is a partnership with Westmount Development Group that will result in 30 low-income rental units. The Town of Jackson provided approximately $2,000,000 in land for the project and Westmount is seeking Low Income Housing Tax Credits (LIHTC) to fund the majority of the project cost. LIHTC allocations will be announced in July 2019.

Proposed and Future housing partnerships are summarized in the Housing Supply Plan, which can be found online at jhaffordablehousing.org.
Housing Stock

Units managed by Jackson/Teton County Affordable Housing Department

Total # of Units

803

This number represents all of the housing in the Housing Department’s portfolio. It does not include Housing Trust (144 units) or Teton Habitat for Humanity (41 units).

Rental Units

419

Rental housing include all Employee and Affordable rentals that are restricted to ensure they are used by the local workforce.

Workforce Ownership Units

56

Workforce Ownership homes do not have income or asset limits, but they do have limited appreciation and are sold through a weighted drawing process.

Affordable & Attainable Ownership Units

328

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

Housing Rules & Regulations

In July 2018, the rules that govern Housing Department programs were updated by the Board of County Commissioners and Town Council after an 18-month public engagement process.

The American Planning Association awarded Town and County staff with 1 of 5 total National Planning Achievement Awards for Best Practice for the public outreach associated with this project.

Significant changes to the Housing Rules and Regulations include:

- The number of entries a household receives in the weighted drawing is based on the number of years of full-time, consecutive employment in Teton County.
- Affordable unit owners are required to prove they occupy their unit and are employed in Teton County.
- Livability Standards are required on new units with no minimum size requirements.
- Retirees can no longer qualify to purchase.
- In rental units, proof of U.S. Citizenship or Lawful Permanent Residency is not required.
Education and outreach programming are essential to the success and responsiveness of our housing programs. The Housing Department provides:

- Educational presentations for employers and their employees, civic organizations, and business groups.
- Quarterly e-newsletters, Annual Housing Report.
- Monthly “out-of-office” hours around the community.
- Spanish-language outreach that includes partnerships with Teton County Library and One 22.
- A text message system alerts people when a home is for sale or rent.

“Affordable, safe housing is as essential for healthy families as it is for a healthy community. In Jackson Hole, affordable housing of all types plays an integral part of stabilizing lives, and creating environments where our neighbors can thrive at home, school, and work. Many national experts agree that poor housing options are associated with a wide range of public health concerns, not the least of which is stress and fear. We are fortunate in Jackson Hole that many supporters join together to help, one household at a time, raise the standards of well-being for all.”

- Sharel Lund, Executive Director, One22

**Teton County Housing Organizations**

<table>
<thead>
<tr>
<th>Organization Name</th>
<th>Type</th>
<th>Purpose</th>
<th>Units</th>
</tr>
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<tbody>
<tr>
<td>Jackson/Teton County Housing Authority (JTCHA)</td>
<td>Government Agency</td>
<td>JTCHA is a regional housing authority that can own property, take on debt, and hear appeals of the Housing Department Manager.</td>
<td>See HD units</td>
</tr>
<tr>
<td>Jackson/Teton County Housing Department (HD)</td>
<td>Town and County Joint government department</td>
<td>The HD manages over 800 units, including sales, resales, leasing, and compliance; partners to build deed restricted housing; preserves existing housing stock; manages Town/County employee housing programs; provides developer assistance and review.</td>
<td>384 Ownership; 419 Rental</td>
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<tr>
<td>Jackson Hole Community Housing Trust (JHCHT)</td>
<td>Private non-profit developer</td>
<td>JHCHT has developed or acquired 146 restricted units; JHCHT staff manages sale, resale, leasing and compliance of HT homes; develops deed restricted housing.</td>
<td>118 Ownership; 28 Rental</td>
</tr>
<tr>
<td>Habitat for Humanity of the Greater Teton Area (Teton Habitat)</td>
<td>Private non-profit developer</td>
<td>Teton Habitat develops deed restricted housing and has built 41 restricted homes; manages sale, resale and compliance of Habitat homes; conducts homebuyer education; operates the ReStore.</td>
<td>41 Ownership</td>
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FY 2019/2020 Work Plan Highlights

- Develop housing at 174 N. King Street, 440 West Kelly Avenue, 105 Mercill Avenue, and Grove Phase III
- Land acquisition & PPP development
- Employer roundtable
- Preservation Fund
- Rules & regulations clean up
- Online compliance verification forms
- Annual compliance verification
- New development review
- Monthly out-of-office hours
- Town and County employee rental program management
- Release RFP for the next workforce housing project
- Facilitation of sales and resales

Find complete FY 19/20 workplan at jaffordablehousing.org

“While the beauty may have drawn us all to Jackson, we stayed because of the people. Affordable housing options preserve the vibrant diversity not only to maintain our workforce, but also to sustain our community character and keep us all here at home.”

-Katharine Conover, President, Community Foundation of Jackson Hole