



**Jackson/Teton County Affordable Housing Department
Housing Supply Plan 2017-2022 Summary
Draft August 2017
“Stabilizing our community by providing healthy housing solutions”**

Jackson/Teton County has a goal of creating a good Quality of Life. Having enough housing for workers is one measure of a good Quality of Life. The County also has goals to have a healthy Natural Environment and to Manage Growth in Jackson/Teton County.

Jackson/Teton County has set a Quality of Life goal.

GOAL: 65% of workers in Jackson/Teton County LIVE in Jackson/Teton County.

Currently:

--25,723 people WORK in Jackson/Teton County

--58% of workers LIVE in Jackson/Teton County

--42% of workers TRAVEL to work from Idaho, Lincoln County and Sublette County

TO MEET OUR GOAL: About 280 housing units for rent and to own need to be built every year.

2016 new housing units built for workers: 137

--82 units were affordable for a family of 4 earning more than \$128,700 per year.

--0 units were affordable for a family of 4 earning less than \$102,960 per year.

2018 estimated new housing built for workers: 203

--72 units will be affordable for a family of 4 earning less than \$128,700.

--123 units will be affordable for a family of 4 earning less than \$102,960.

--8 units will be affordable for a family of 4 earning less than \$68,640.

WHAT DO WE NEED TO MEET THE GOAL THROUGH 2021?

Annual Workforce Housing Stock Need Based on 10-Year Projection w/Pipeline Assumptions										
	<50% AMI <\$42,900 for family of 4 Below Category 1		50-80% AMI <\$68,640 for family of 4 Category 1		80-120% AMI <\$102,960 for family of 4 Category 2 & 3		120-150% AMI <\$128,700 for family of 4 Category 4 & 5		>150% AMI ≥\$128,700 for family of 4 Category 5 and Above	
2016	0	0	0	0	16	17	0	22	0	82
2017					24		5			25
2018				8	105	18	53	19		
2019					21					
2020				8		9	9	9		25
2021				8						
Total	0	0	0	24	156	44	67	50	0	122
6-yr demand	360	60	120	120	300	480	90	150	60	180

WHAT IS THE PLAN TO MEET OUR GOAL?

1. **Develop land owned by Jackson and Teton County for new housing units for workers to rent and own.**
Proposed projects in 2017/2018 on land owned by Jackson/Teton County:
 --174 N. King Street (where Jackson Hole Children's Museum is located)
 --255 & 257 West Kelly Ave, 360 & 380 South Jackson Street (near the Brew Pub)

Future projects 2018-2021 on land owned by Jackson/Teton County:
 --North Kennel Lane (near Moose Wilson Road)
 --Karns Meadow Tract 4 on Flat Creek Drive (above the Fairgrounds)
 --455 Vine Street (near Snow King Resort)
 --105 Mercill Ave (next to the new Children's Learning Center)
 --625 W. Broadway Ave – Jackson/Teton County partner with private landowner (near Staples)
2. **a. Create programs and funds to preserve/improve existing worker housing.**
b. Help private builders with road, water, infrastructure costs so they can build more housing.
3. **a. Educate tenants and landlords in English and Spanish.**
b. Improve the Housing Department's homeowner and home finance education information.
4. **a. Update land rules between now and summer 2018 for how much and where housing for workers will be built.**
 --These rule updates are referred to as "Zoning Updates," "Housing Requirements," and "Town Parking Study."
5. **a. Advise employers and businesses on creating more housing units for workers to rent and own.**
b. Create tax benefits for landowners to create housing that for many years will be specifically for workers.

YOUR TURN

What Can I Do in September?

Comment on the Housing Supply Plan until September 26.

The Mayor, Town Council and County Commissioners want your feedback on the Housing Supply Plan.

- Email a letter to electedorofficials@townofjackson.com and commissioners@tetonwyo.org.
- Speak at the Joint Information Meeting, 200 South Willow Street, on October 2 at 3pm.

Share with them:

- What is your housing situation?*
- What is your personal housing goal?*
- What kind of housing would meet the needs of you, your family, friends and neighbors?*
- How does the Housing Supply Plan help you, your family, friends and neighbors?*
- What is missing in the Housing Supply Plan that could help you and others in the community more?*

What Can I Do in October?

Attend the Housing Requirements Community Meeting in English on October 9 and in Spanish on October 2 at 6pm.

In October, Jackson and Teton County want your feedback on who should pay to build affordable housing and who can live in Jackson/Teton County affordable housing.

Share with them:

- Who should pay to build affordable housing?*
- Who should be able to live in Jackson/Teton County affordable housing?*
- How much should it cost for someone to live in affordable housing?*

What Can I Do in November?

Attend the Land and Parking Rules Community Meeting in English on November 8 and in Spanish on November 6 at 6 pm.

In November, Jackson and Teton County want your feedback on how much and where housing for workers should be built.

Share with them:

- Should we allow more homes and apartments to be built in Jackson? What kinds of housing?*
- Should we reduce the number of parking spaces we require for homes and businesses so more space can be used to build affordable housing?*