



Joint Planning Commission Meeting Agenda Documentation

PREPARATION DATE: January 8, 2010
MEETING DATE: January 14, 2010

SUBMITTING DEPARTMENT: Town & County Planning
DEPARTMENT DIRECTORS: Tyler Sinclair & Jeff Daugherty
PRESENTERS: Tyler Sinclair & Jeff Daugherty

SUBJECT: Draft Comprehensive Plan Review

STATEMENT/PURPOSE

The purpose of this item is to continue joint review by the Town and County Planning Commissions of the draft Comprehensive Plan dated April 3, 2009.

BACKGROUND/ALTERNATIVES

The specific topics to be addressed at this meeting are as follows:

- o Theme 4 – Meet Our Community’s Housing Needs

Public Comment on Agenda Items

No public comment has been received since the January 7, 2010 staff report regarding Theme 4. Staff has previously provided all other public comment on Theme 4. Please contact staff for additional copies.

STAG Recommendations

Theme 4 Housing

The group wanted to know the current profile of the 65% of workers living locally in terms of free market, deed restricted, and rental units. The consensus of the group was that the Plan should not establish a goal of housing 65% of the workforce locally without a better understanding of the current condition. Further, the group felt that the definition of working in the community should be refined to clarify whether retired workforce and live/work is included in this percentage.

There was a strong consensus from the group that the Theme should have a much stronger emphasis on rental housing in order to achieve the 65% goal.

The group agreed that the Plan should be clear that the 65% housing goal is not a recommended mitigation rate.

The group discussed the realistic implementation and prioritization of Principle 4.3 regarding preserving the existing housing stock due to the high acquisition costs and resale requirements on homeowners.

The group was uncomfortable with the use of the term “all” in Policy 4.1.a in discussion of who the community is committed to housing.

Planning Commission Comments/Discussion Points

Following are the directives from the County Planning Commission from their June 29, 2009, meeting identified as relevant for consideration in Theme 4:

15. Require that all future development, commercial and residential, be mitigated for employee generation (EGU) to the extent necessary to maintain the goal of housing an as yet to be determined % of our workforce locally – and that it must be produced on site. This workforce housing mitigation shall not increase the build-out number – rather it must be provided for within existing base property rights.
16. More narrowly define “workforce housing”.
17. Determine the amount of workforce housing necessary to mitigate for the development that has already been approved but not built, and the projected loss of workforce housing as people retire, to meet the desired goal of housing the to be determined percentage of the workforce locally. Then, identify and zone enough specific locations to provide the needed housing and consider funding the construction of that housing through a SPET and real estate transfer tax (Strategy 4.1) so that projects do not need to be subsidized by density up-zones for free market homes.
18. Place more emphasis on Principle 4.3 and the idea of developing a portfolio of methods for meeting our housing needs that includes rentals, shared equity loans and tax incentives for self imposed housing deed restrictions.

Following are the individual planning commissioners’ comments submitted for consideration for Theme 4:

Lisa daCosta

1. There was no policy adoption that I am aware of by either the county commission or the town council that 65% of the workforce has to be housed in the county. It was only a recommendation of the 2007 needs assessment. Repeated reference to it as a goal to be met or exceeded (the Indicators actually point to a goal of GREATER THAN 65% for workforce percentage housed locally) through out the theme needs to be addressed.
2. The vague reference that “many feel 65% represents a “tipping point”” also has not be documented in any sort of way. It was a term that was flung around but not proven with data from any other community that the number couldn’t be 50% or 45%. Perhaps we do not need to hone in on a set number percentage as a goal, and maybe this is the angle we should discuss.
3. Policy 4.1.b refers to the median home price equally 1800% of median household income needs to be removed or revised. It is no longer accurate.
4. As we discuss preserving existing housing stock for workforce housing, we need to address the remaining pre-HUD trailers that still represent housing but do not reflect a commitment to the health, safety and welfare of the community.
5. One of the indicators refers to increasing the percentage of new units that are restricted. Does this mean raising the percentage from 25% to some other mitigation rate? I cannot support any policy that is going to increase the cost of doing business locally at this time

6. Strategy 4.1 Likewise, I cannot support, on any level, any new tax--sales, property tax mil or transfer tax--that is going to hurt local businesses or residential property owners or slow the recovery of our economy. Rather, I am committed to getting assessed valuation **DOWNWARD REVISION AND ABATEMENT** that will lower tax receipts, as soon as possible.

Barbara Allen

I feel that this chapter is completely out of date and needs to be reworked rather than gone over line by line. 2007 numbers cannot be used to justify this chapter. I also feel that this theme currently is too specific. I think this should be more general.

1. Agree with 4.3.a that restricting existing units is more efficient than building new ones
2. Agree with the Chamber of Commerce's recommendations that workforce housing must include rental housing. The condo conversion will substantially deplete any rentals that we have in the community and must be addressed.
3. Housing should not always be required onsite. Decisions should be made as to end users accessibility to services, the impact on transportation, the school system etc.

I have no issue with requiring developers to contribute to new housing, but there has to be a limit to this exaction or you will get no redevelopment and therefore no housing

4. I would like to see a dedicated funding source for the provision of affordable housing. It is a community issue and the degree to which it takes place should be decided upon by the community. If we added on to the sales tax, funding would come from visitors spending money. I do not support an increase in anything tax other than sales tax to accomplish this
5. We need to further discuss the incentivizing of nonresidential to residential perhaps. We could allow the conversion straight across, for example, 2,500 square feet for 2,500 square feet which would then kick in the affordable housing requirement and get us a unit while providing the owner an opportunity to sell 2 market rate units. We could also allow that a nonresidential building be able to transfer their right to those units to another site where a condo may be more appropriate. This may result in a better commercial building and more housing in town.
6. The market is down. This is the time to explore funding and the purchase of **EXISTING** housing stock.
7. I am in favor of cooperative housing solutions with federal and state agencies as well as businesses and local non profits.
8. The Authority should not be allowed to land bank. I would prefer to see a panel oversee the housing decisions and remove the phrase "authority."
9. I do not agree with the Housing Trust's recommendations that any organization that has been around for 2 years should be included in the discussion.
10. Key worker housing needs to be more prominent in any discussion about deed restricted housing.

Tony Wall

1. Pg. 47 Policy 4.1.d ADD language "establish special zoning districts for high density deed-restricted **RENTAL** housing"

2. Pg. 48 Policy 4.2a Stronger language requiring that the mitigation rates for both residential and commercial development be set at levels that will assure the success of the Theme 4 Statement of Ideal of housing 65% of the workforce
3. Pg. 49 Principle 4.4 "Incentivize the creation of workforce housing" should be removed entirely. We have already determined that we don't want additive density and that the AHPUD does not meet our desire for predictability.
4. "Density and floor area bonuses and other incentives" (4.4a) are precisely what the public does not want to see put in place - they are in fact the reasons behind all of the most controversial applications we've seen over the past ten years. On-site mitigation (commercial and residential) for employee generation is the only solution going forward that will eliminate subjectivity in the planning process and provide predictability

Staff Follow Up and Discussion Points

Staff has provided below a set of suggested questions to begin discussion of Theme 4. As always, this is not an exhaustive list and the Commissions are free to amend or add to the list, as you deem appropriate. The objective of staff is to assist the Commissions in recommending changes to the draft Theme 4 as proposed. The intent of staff in developing these questions was to encourage Commissioners to begin your discussions with broad level concepts and ideas regarding housing before moving into discussion of specific implementation programs. The purpose of discussion of this Theme is to provide direction for the future development of Land Development Regulations (LDRs) not the actual creation of LDRs at this time. At the meeting, staff will provide an overview presentation of Theme 4 and further discuss the intent of the proposed questions. In addition the Teton County Housing Authority will be present to answer the questions, "Why is the goal to house 65% of the workforce?" and, "What is the make-up of our existing housing stock?"

1. In the planning commissioners' January 7, Theme 4 comments, Staff heard concern regarding implementation strategies and programs that have been in place or proposed over the past 15 years, but consensus that some sort of housing program is still necessary. If this is accurate, what should be the basis of the program?
 - It is inaccurate, there should not be a housing program
 - Maintaining a local workforce (April draft structure)
 - Maintaining socioeconomic diversity
 - Continuing to be a community first and a resort second
 - Ensuring generational continuity of local families
 - Not exporting our housing impacts to neighboring communities
 - Other
 - Some combination of the above choices
2. There are two components to defining a clear housing program, defining who the community wants to ensure has housing and setting a target for measuring whether the housing is being provided. The April draft focuses on housing 65% of the workforce – defined as anyone working in Teton County.
 - Based on the answer to the above question who does the community want to house? (ie workforce)
 - Based on the answer to the above question what is the target for housing (ie 65%)

3. The April Draft distinguishes between who the community wants to ensure has housing (65% of all employees) and who subsidized housing programs will target (any employee that cannot afford housing). Should housing programs continue to accommodate anyone the community wants to housing who cannot afford it? If not, who should housing programs accommodate?
 - Maintain this general policy regarding subsidized housing
 - Subsidized housing should not be focused on affordability, it should focus on the basis of the housing program (ie employment restrictions for a workforce based program)
 - Focus on emergency service workers
 - Focus on educators
 - Focus on the middle class
 - Focus on seasonal employees
 - Focus on fulltime residents
 - Other
 - Some combination of the above

4. The April draft focuses on a three-tiered implementation policy: 1) insure that new development does not exacerbate housing issues by requiring mitigation of new development; 2) to the extent possible, maintain the existing housing situation by restricting existing workforce housing stock, and 3) allow for density bonus incentives, as needed, to fully maintain the existing situation. What strategies should be included in the Plan moving forward?
 - Mitigation requirements
 - Restriction of existing housing stock
 - Density bonuses (previous recommendations would indicate this option has been eliminated)
 - Creation of a permanent funding source
 - Pursuit of housing in and/or transportation to neighboring communities
 - Work within caps to transition to a residential land use pattern where housing costs less monetarily, but may have greater lifestyle costs
 - Other
 - Some combination of the above

5. If requiring mitigation of the impacts from new development is going to be a part of the community's housing strategy, what should be the basis of the program?
 - Mitigation requirements should be based on 100% mitigation of housing impacts generated by residential and commercial development
 - Mitigation requirements should be based on mitigation of generated impacts, but should not discourage any type of development identified as desired in Theme 2 or Theme 3
 - Mitigation requirements should be distributed throughout the community by focusing on mitigating impacts through inclusionary zoning requirements on all residential development. (status quo)
 - None

6. The April Draft promotes a variety of housing types (detached single family, duplex, triplex, multifamily) in the community to house a diverse socioeconomic demographic. What housing types are appropriate?
 - Detached single family
 - Duplex
 - Triplex
 - Multifamily (4 or more units in a building)
 - As determined by the policies of Themes 2 and 3 and the Future Land Use Plan
 - Consistent with surrounding housing types
 - Other

- Some combination of the above
7. The April draft acknowledges that especially in mixed-use neighborhoods multi-family housing is an important, affordable option. Given the limitations the planning commissions have previously recommended, if this language is to be retained what are appropriate methods for achieving multifamily housing?
- There should not be encouragement of multifamily housing
 - Encouragement of multifamily housing will occur through the allowance of nonresidential to residential conversion
 - Residential and nonresidential areas of the Town should be down-zoned, and then smaller areas of the Town should be given the option to build multi-family housing within the previously recommended caps
 - Multifamily residential should be allowed for units transferred into Town from the County
 - Other
 - Some combination of the above
8. Should it be a goal of this plan to encourage maintenance of existing rental housing options and creation of permanent rental housing options? If yes, how should this be achieved?
- Limit the conversion of existing rental units to ownership units to the extent possible (condominiumization, etc.)
 - Provide incentives for the construction of permanent rental housing within the allowances of the FLUP
 - Other

ATTACHMENTS

- 1/7/10 Theme 4 – Vision Comments
- “Why 65 Percent: An explanation of the state of workforce housing in Jackson Hole, Wyoming” Teton County Housing Authority, January, 2010
- Proposed January 21, 2010 Agenda

LEGAL REVIEW

Staff notes that Town and/or County legal representation will only be provided on an as needed basis, and legal counsel will not be attending every meeting. If commissioners have questions for the Town and/or County attorneys or would like to request that they be present at a meeting, please let staff know in advance.

SUGGESTED MOTIONS

Town Planning Commission

I move to continue Item P09-030 to January 21, 2010, at 5:30 pm at the Teton County Board of County Commissioner Chambers.

Teton County Planning Commission

I move to continue Item AMD 09-0017 to January 21, 2010, at 5:30 pm at the Teton County Board of County Commissioner Chambers.

2009 Comprehensive Plan Update

1/7/10 Theme 4 - Vision Comments

- 65% (or a similar number) is an important goal
- Making housing affordable should include a discussion of the conversion of monetary costs into lifestyle costs
- The last SPET vote is indicative of public sentiment

Location

- The “growth” everyone is worried about is actually traffic growth which is exacerbated by commuters
- If the reality is that workers can’t afford the existing lots and units where are we going to put them?
- We need to acknowledge that the County won’t accept increased density for affordable housing and the Town won’t accept increased mitigation rates and try and find a solution we can accept

Current Program

- Land banking has proven to be a bad strategy
- We have commercial mitigation based on seasonal employment yet TCHA and JHCHT build ownership product
- Is our current housing program working?

Funding

- We need to look at who is paying the subsidies for housing
- Investigate a permanent funding source for the provision of affordable housing
- Permanent funding is unrealistic - SPET, RETT, and lodging tax are all nonstarters at this point

Requirements

- What are the unintended consequences on our land use goals of housing requirements?
- Requirements increase the gap between haves and have-nots because cost gets passed on
- Worried about requirements on commercial development leading to “indentured servitude”
- If we rely on development requirements and there is no development there will be no housing
- We need off site options for development requirements
- Development requirements are a good funding source
- Development requirements are working
- Is requiring commercial development to house their employees on-site reasonable?

Socioeconomics

- Don’t want an economically polarized community
- Distribute affordable housing throughout community intermingled with market units (community first, resort second)
- The node idea creates the opportunity for affordable housing mixed with market housing
- The middle class are valuable members of the community and need to be able to afford housing
- Diversify subsidized product above Cat I, II, II
- Without locals to support local business our economy becomes more reliant on the resort industry and transient seasonal workers, and we lose community first resort second

Needed Tools

- Employees not associated with buildings need to be considered

- We need incentives for the conversion of nonresidential into rental
- We need to look at the different types of deed restrictions
- Need to look at shared equity loans as the solution
- Need to focus on purchasing homes through the funding sources we have
- Maybe we should look at using the fee-in-lieu to fund START to victor and alpine
- Allow workforce housing bonuses in Town that have clear public benefit in the life of this Plan
- Condominiumization is a crucial topic in the discussion of maintenance of workforce housing
- Need to see a projection of the effect of conversion of nonresidential potential to residential
- Creation of rental housing is important

Temporal

- Current economic reality is not relevant to life of Plan, development pressure will come back
- We don't need to think about a buildout timeframe
- We need to concentrate on the tools we are going to use to effect change in the life of this Plan, not focus on buildout

Why 65 Percent?

[An explanation of the state of workforce housing in Jackson Hole, Wyoming]

Prepared by:

Teton County Housing Authority

January, 2010

Table of Contents

Background: This is Jackson Hole.....	1
Maintaining a Local Community.....	2
Why 65 Percent?.....	3
Where are we Today?.....	4
Our Inventory.....	6
Definitions.....	11

Charts

Chart 1: Commuting Trends.....	5
Chart 2: Teton County Unit Split.....	6
Chart 3: Ownership Units.....	7
Chart 4: Rental Units.....	8
Chart 5: Teton County Housing Stock Estimate.....	9

Tables

Table 1: Teton County Unit Split.....	7
Table 2: Employer Programs.....	8
Table 3: Teton County Housing Stock Estimate.....	10

Background: This is Jackson Hole

Jackson Hole, Wyoming, is characterized by its wildlife, open spaces, western heritage, and small town values. Since the 1970s, the community has adopted plans and regulations to preserve these qualities.

The 1994 Comprehensive Plan seeks to preserve Jackson’s local feel by ensuring that there is housing for the community. In fact, one of the guiding principles spells out prioritizing community over resort development by ensuring that there is enough affordable housing:

“Teton County is a community first and a resort second. Social diversity is a defining characteristic of the community, and sufficient housing is seen as essential to retain that characteristic in the future. High-end residential and commercial development will not be permitted to dominate the community at the expense of affordable housing opportunities for permanent residents.”

—1994 Jackson/Teton County Comprehensive Plan, p. 1-6

“Teton County is a community first and a resort second.”
— 1994 Comprehensive Plan

The 1994 Comprehensive Plan set the foundation for local governments to set up affordable housing regulations. The Teton County Housing Authority, which started in 1990, is a branch of the local government that strives to enable affordable housing opportunities for the local workforce.

Maintaining a Local Community

To measure where we are as a community in terms of housing, jobs, and the general economy, the Teton County Housing Authority conducts a study about every five years. *Economic & Planning Systems, Inc.*, a firm that specializes in land economics, from Denver, Colorado, published the most recent study, *The Teton County Housing Needs Assessment*, in 2007.

This study focused on collecting data to understand the amount of commuters in the workforce. Research for the study included a survey of residents within Teton County and surrounding towns including Alpine, Bondurant, Victor and Driggs, a survey of Teton County businesses, a series of interviews with community stakeholders, and feedback from presentations of preliminary findings.

While the 1994 Comprehensive Plan called for sufficient affordable housing to maintain community character, it did not define what amount of housing would be sufficient.

The degree to which a community has character — or is vibrant — is related to how much of the workforce lives locally.

The 2007 Housing Needs Assessment proposes a method to ensure that there is sufficient housing. The study claims that the degree to which a community has character — or is vibrant — is related to how much of the workforce lives locally. It asserts that other resort communities and downtown districts in large cities have suffered when local workers move to outlying areas that are more affordable. Local businesses lose customers, the level of service to guests diminishes, and the communities become less desirable places to visit and live.

Therefore, the study proposes that we determine what percentage of the workforce we want living locally and to set

policies to work towards meeting that goal.

Based on studies at other towns, the Housing Needs Assessment reports that there is a “tipping point” at 60 percent. In other words, when less than 60 percent of the workforce lives locally, the town loses its sense of community.

“Peer mountain resort communities struggle with this number, but most believe that 60 percent of the workforce commuting is the tipping point where a sense of community diminishes significantly.”

—2007 Teton County Housing Needs Assessment, p. 5

65 Percent and the Tipping Point

The community has generally been at 65 percent. The goal is to maintain this level.

Shortly after the Teton County Housing Authority released the 2007 Housing Needs Assessment, the Housing Authority's Board of Directors voted to set a goal of housing 65 percent of the workforce locally. The board based this decision on direction from the Jackson/Teton County Comprehensive Plan; specifically that we should be a community first and a resort second.

The Board also considered the Housing Needs Assessment, which reported that there is a tipping point at 60 percent. They wished to remain above the tipping point to maintain our community's sense of vibrancy. The 65 percent represents a buffer from the 60 percent tipping point.

When the Housing Authority Board set the goal of housing 65 percent of the workforce living locally, the community was generally at that level. The goal is to maintain this level.

It might be important to take a step back and ask why we're setting a goal of housing a

certain percentage of our workforce anyway. What if there was no goal in mind, and we just set out to continue providing housing for our workforce? The Housing Authority Board felt that having a goal would help this community be more strategic. The goal gives us a way to measure how we're doing and it allows us to adjust our policies accordingly.

To clear up some confusion, the 65 percent number is the percentage of the workforce who lives locally. It does not mean that 65 percent of homes in the valley need to have a deed restriction. Nor does it mean that 65 percent of homes in the valley need to serve as workforce housing. It just recognizes that there are many housing options for people who work in Teton County (they can live in market housing either inside or outside of the valley or in deed restricted housing), and setting the 65 percent goal just means that we plan our land-use in such a way that 65 percent of them will live in the valley.

Where are we Today?

Measuring the percentage of the workforce that lives locally is difficult to report because it is a moving target. It takes into account the amount of jobs, workers, commuters and homes, which fluctuates daily. For example, whenever the Town or County issues a building permit, an employer hires a new employee, or someone retires but maintains residency in Teton County, the percentage changes.

The most recent snapshot of this percentage is from 2005, when consultants collected data for the 2007 Housing Needs Assessment. Based on surveys of residents within the region and surveys of Teton County businesses, the study estimated that 33 percent of people who worked in Teton County commuted from outside the County, while 67 percent of the workforce lived locally. In 2005, we were above the tipping point.

The Housing Needs Assessment provided some historical data

to show that Teton County was experiencing an outmigration of its workforce at an exponential rate through 2005. Projecting this trend past 2005, it's likely that the community got close to the tipping point, and may have even crossed it.

In particular, by the summer of 2008, several indicators reflect that the economy was booming: businesses were growing and "help wanted" signs were

It's evident that we have shyed away from the tipping point.

abundant around town, real estate properties sold quickly and at high rates, rental opportunities were rare and expensive, and many people commuted from neighboring towns. Southern Teton Area Rapid Transit (START Bus) also reported record amounts of commuters. It's likely that our community got close to or passed a tipping point in the summer of 2008.

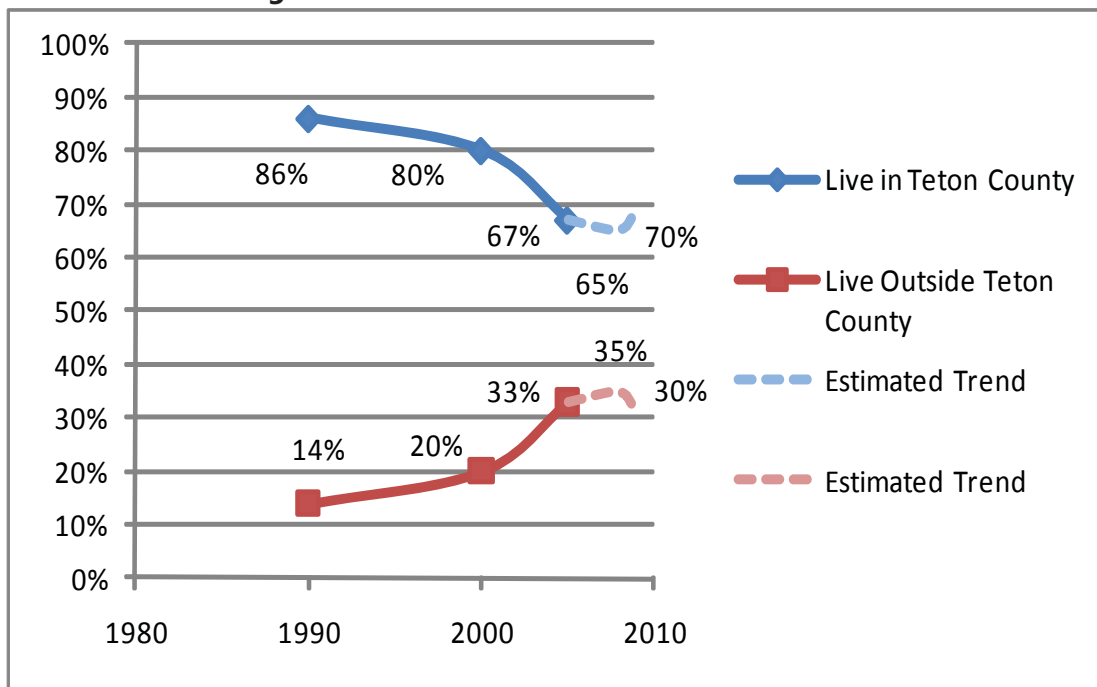
The national economy changed in the second half of 2008, which resulted in some businesses closing and the need for fewer workers. Although there is no current data available to analyze the percentage of the workforce that lives locally, it's likely that the amount of commuting has dropped.

When the economy had been booming prior to 2008, the community, with its limited

supply of housing, saw an exponential increase in the amount of commuting. It's likely that there was a sharp decrease when the demand for workers declined.

With the economic pressure off, it's evident that we have shyed away from the tipping point. Housing Authority staff estimates that approximately 70 percent of the workforce lives locally, as of 2009, as in Chart 1.

Chart 1: Commuting Trends



Source: 2007 Teton County Housing Needs Assessment and Teton County Housing Authority

Our Inventory

Reporting on our inventory is challenging because it too is a moving target. However, the following is an attempt to estimate our housing stock.

First, Housing Authority staff defined our workforce location to be all of Teton County plus the federal lands immediately surrounding Teton County. As of 2008, there were 10,766 housing units in Teton County (which includes 9,800 permitted units in Teton County and the Town of Jackson plus 976 accessory residential units in Teton County). Additionally, there are 241 employee units

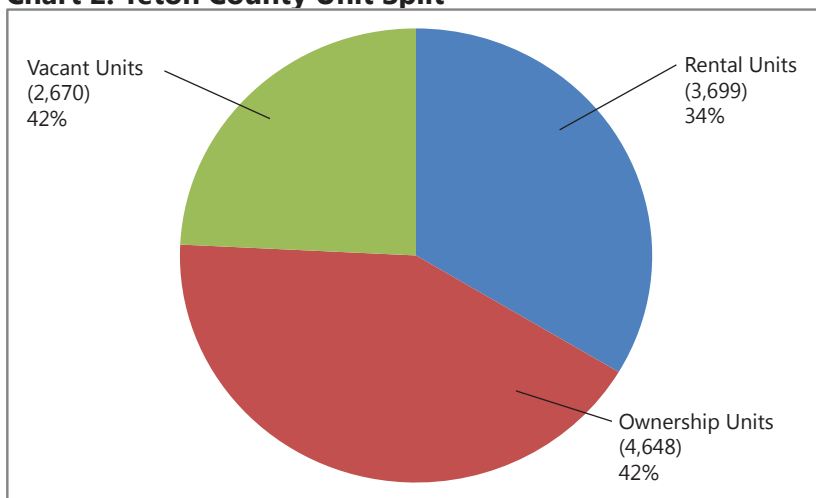
in Grand Teton National Park, the Bridger-Teton National Forest, and on land owned by Wyoming Game and Fish. Teton County Housing Authority staff excluded Yellowstone, as it is too far away to be included in the Teton County workforce.

In total, there are 11,017 homes that exist within our workforce region. This amount includes owner-occupied homes, rentals, and vacant units.

To estimate the amount of units that are rental, ownership, and vacant, Housing Authority staff based the split on the most recent census data from the *2000 Census of Population and Housing* and projected those splits to today.

Although the percentage split between ownership units, rental units, and vacant units may have adjusted since 2000, the assumption is that it's likely that they haven't changed dramatically. We can estimate today's housing stock by using the same percentages of owner-occupied homes (42%), renter-

Chart 2: Teton County Unit Split



Source: Teton County Housing Authority

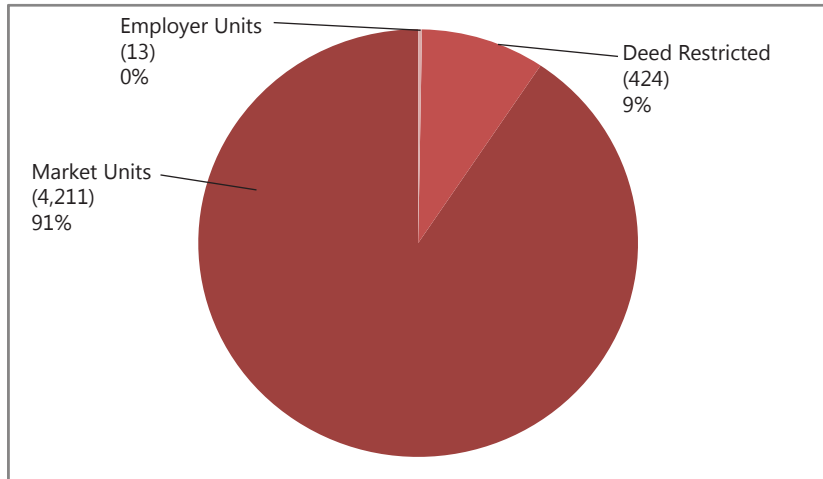
occupied homes (34%), and vacant homes (24%). Chart 2 shows the distribution of units in the workforce region. Table 1 describes our existing housing stock and breaks it down into market housing, deed restricted housing, employer housing (that employers provide voluntarily and is not deed restricted) and accessory residential units (ARUs).

Vacant Units

A housing unit is vacant if no one lived in it at the time of the Census survey. Vacant units include units whose occupants have a usual residence elsewhere, (i.e. second homeowners.) They also include new units under construction where all exterior windows and doors are installed and floors are in place, but the unit is not yet occupied.

There are some short-term rentals in the Aspens, Teton Village, Jackson Hole Golf and Tennis,

Chart 3: Ownership Units



Source: Teton County Housing Authority

and at Spring Creek that Housing Authority staff considered to be vacant because their use is similar to that of a second home. While most short-term rental units in Teton County are hotel and motel rooms and are considered commercial use, there are some condominiums that are considered residential that are allowed to have a short-term rental use. Based on interviews with property management companies, Housing

Authority staff estimates that there are 401 units that have short-term rental use.

Ownership Units

A housing unit is an ownership unit if the owner or co-owner lives in the unit, regardless of whether it is mortgaged or paid in full. Chart 3 shows the split among the different types of ownership opportunities, including market units, deed restricted units and units that

Table 1: Teton County Unit Split

	Total	Market	Deed Restricted	Employer	Accessory Residential Units
Ownership Units	4,648	4,211	424	13	-
Rental Units	3,699	2,838	229	376	256
Vacant Units	2,670	1,900	-	-	770
Total	11,017	8,949	653	389	1,027

Source: Teton County Housing Authority

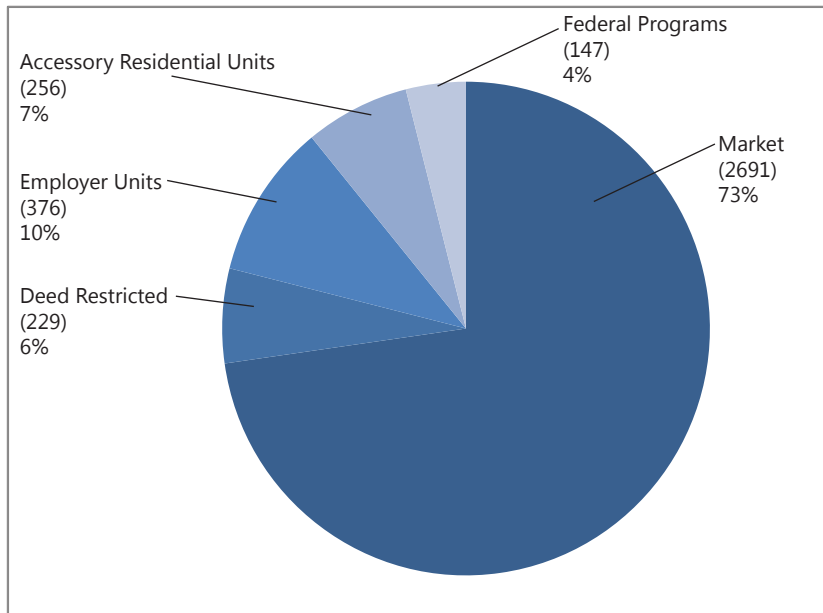
are part of employers' housing programs. Table 2, which comes from research that Teton County Housing Authority staff did with local employers to gain an understanding of their housing programs, outlines various employers' housing programs.

Rental Units

A rental unit is not owner-occupied. Rental units include those that are either rented for cash or occupied without payment of cash. Chart 4 shows the split among the different types of rental opportunities, including market units, deed restricted units, accessory residential units, units that are part of federal housing programs, and units that are part of employers' housing programs.

by employees (256) and the remaining 75 percent were vacant or for guests or family members (770).

Chart 4: Rental Units



Source: Teton County Housing Authority

Table 2 outlines various employers' housing programs. As accessory residential units are either for guests, family members, or employees, there's no way to know who is living in these units without taking a survey. In an attempt to make an approximation, Housing Authority staff took the total amount of accessory residential units in the County (976) plus the accessory residential units in the Town (50) and assumed that 25 percent were occupied

Table 2: Employer Programs

	Rental	Ownership
Bridger-Teton National Forest	39	-
Grand Teton National Park	234	-
St. John's Medical Center	60	13
Teton County	7	-
Teton County Housing Authority	3	-
Teton Science Schools	20	-
Town of Jackson	10	-
Wyoming Game and Fish	3	-
Total	376	13

Source: Teton County Housing Authority

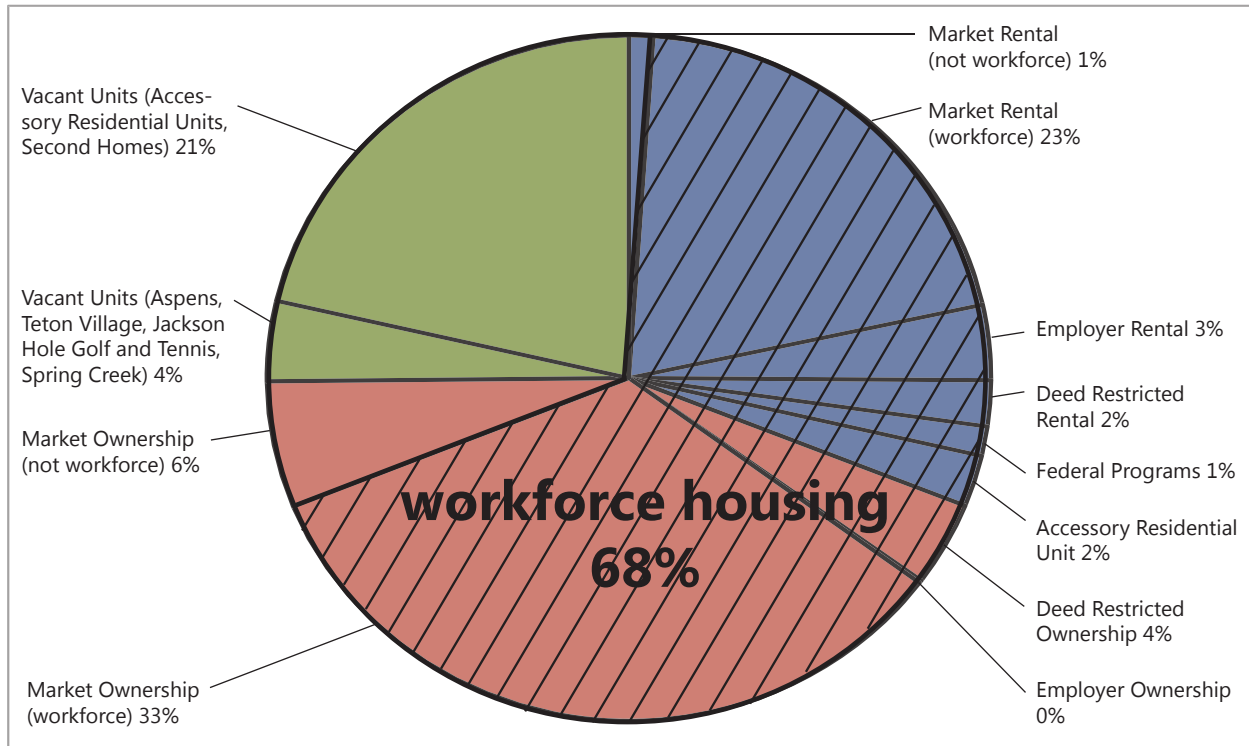
In Summary

Although there is not a definitive answer on how much of our housing stock is serving as workforce housing, there are some assumptions that we can make to arrive at an educated guess. Based on these assumptions, it's likely that 67 percent of our housing stock serves as housing for our workforce.

We can assume that the majority of the rental units serve as

workforce housing. Certainly the accessory residential unit rentals, deed restricted units, federal rental program units, and employer rentals are workforce housing. Out of the market rentals, Housing Authority staff assumes that the majority (95 percent) serve as workforce housing. Short-term rental is allowed only in particular zones in the Town and County, such as in the Lodging Overlay in Town, so these units must be

Chart 5: Teton County Housing Stock Estimate



Source: Teton County Housing Authority

Of all the homes in Teton County, 67 percent serve as workforce housing; not to be confused with the goal to house 65 percent of workers locally.

rented long-term. The other five percent likely accounts for homes that are illegally in a short-term rental pool, or homes where none of the renters are working locally.

As for ownership units, the deed restricted owner-occupied housing as well as the owner-occupied housing that is part of an employer’s program are workforce housing. Housing Authority staff estimates that 85 percent of the market ownership units (or 3,580 units) serve as workforce housing. The remaining 15 percent (or 632 units) accounts mostly for retirees or families who own the home outright and are neither retired nor part of the workforce yet live in Teton County full-time. Although the occupants of these homes are local workers, that doesn’t necessarily mean that this housing is an affordable solution.

As for the vacant units, we can assume that they do not serve as workforce housing, as this category mostly encompasses second homes. This category also includes short-term rentals in the Aspens, Teton Village, Jackson Hole Golf and Tennis, and at Spring Creek.

To summarize, 67 percent of the units in Teton County are serving as workforce housing. Table 3 shows the break-down of the different types of units in Teton County, and Chart 5 shows the units in a pie chart. The 67 percent is the amount of units that exist today in Teton County that house our workforce. This number is different from the goal to house 65 percent of the workforce locally.

Table 3: Teton County Housing Stock Estimate

	Workforce	Not Workforce
Deed Restricted Rental	229	
Federal Programs Rental	147	
Accessory Residential Unit Rental	257	
Employer Rental	376	
Market Rental	2,556	135
Market Ownership	3,580	632
Deed Restricted Ownership	424	
Employer Ownership	13	
Vacant Units (Aspens, Teton Village, Jackson Hole Golf and Tennis, Spring Creek)		401
Vacant Units (Accessory Residential Units, Second Homes)		2670
Total	7,581	3,437
Percent Split	68%	32%

Source: Teton County Housing Authority

Definitions

Accessory Residential Unit (ARU) – A structure that has a separate use from the property’s primary use. ARUs are for guests, family members, or employees, and many serve as rental units. In Teton County, all ARUs that are accessory to commercial properties must be for employees only and require a deed restriction.

Affordable Housing – These units are owned. They are priced so that housing costs are no more than 30 percent of the occupants’ total monthly income. They’re available to employees, seniors or other community members that meet income and asset qualifications.

Attainable Housing – These ownership homes are open to a limited pool of buyers who work in Teton County, which keeps the sales price below market.

Deed Restricted – A unit with limits on the occupancy, use, sales price, and/or rental rates. There are many forms of a restriction, and restricted does

not imply affordability. It includes “permanently restricted” and “deed-restricted.”

Employee Housing – These units are rentals and restricted to employees that work within Teton County and make 120 percent or below of median income. Rental rates are based on Fair Market Rents.

Employers’ Housing Programs – These are units that that employers provide voluntarily for their employees. The units are not deed-restricted.

Employment-Based Housing – These are ownership units occupied by an employee of Teton County that continues to earn 75 percent of their income at a local business. They’re priced to be affordable to workers who make approximately 120 – 140 percent of Median Family Income.

Fair Market Rents – The maximum chargeable gross rent, set by Housing and Urban Development (HUD). Fair Market Rents target incomes at 80

percent of the Median Family Income for a four-person family. Teton County's Employee Housing rental rates are the same as Fair Market Rental rates. The rental rate corresponds to the amount of bedrooms in a unit.

Federal Programs – This category of rental housing describes units built with Low Income Housing Tax Credits for families who earn up to 80 percent of median income.

Habitat for Humanity – This program provides restricted ownership housing for community members who earn up to 60 percent of median income.

Housing Trust – This program provides restricted ownership housing targeted for employees who work in Teton County and who earn up to 120 percent of HUD median family income for Teton County and do not exceed the Housing Trust's maximum total net asset limit.

Housing Unit – A house, an apartment, a mobile home, a group of rooms, or a single

room that is occupied (or, if vacant, is intended for occupancy) as separate living quarters where the occupants live separately from any other individuals in the building and have direct access from outside the building or through a common hall.

Market Rental – Unit without restrictions on rent, occupancy or use.

Market Ownership – A unit with no restrictions on sales price, occupancy or use.

Median Family Income – The Department of Housing and Urban Development (HUD) calculates this figure by dividing households into two equal segments with the first half of households earning less than the median household income and the other half earning more. The Teton County Housing Authority uses MFI to determine eligibility for affordable housing categories.

Ownership Unit – A unit where the owner or co-owner lives in

the unit, even if it is mortgaged or paid in full.

Rental Unit – A unit that is either rented for cash or occupied without payment of cash, such as by friends or relatives, or in exchange for services, such as resident manager, caretaker, minister, or tenant farmer.

Vacant Unit – A housing unit is vacant if no one was living in it at the time of the Census survey. Vacant units do not include units whose occupants are away on vacation or business. They do include units whose occupants have a usual residence elsewhere (second-homeowners). New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place.

Workforce Housing – This term includes housing occupied by people working in the community regardless of whether the unit is restricted or not.

AGENDA
JACKSON PLANNING AND ZONING COMMISSION
TETON COUNTY PLANNING COMMISSION
JANUARY 21, 2010 – SPECIAL JOINT MEETING
5:30 P.M.

The meeting will be held in the Teton County Board of County Commissioners Chambers.
Agenda for the meeting is as follows:

PLEASE TURN OFF ALL CELL PHONES AND PAGERS DURING THE MEETING

CALL TO ORDER – Town of Jackson Planning Commission

ROLL CALL

CALL TO ORDER – Teton County Planning Commission

ROLL CALL

PUBLIC COMMENT (maximum 45 minutes)

OLD BUSINESS

1. Theme 4 – Meet Our Community's Housing Needs

NEW BUSINESS

MATTERS FROM STAFF (8:15)

1. Data Requests Update
2. Set Agenda, Date and Time for Next Joint Meeting(s)
3. Identify experts that should be contacted for future meetings
4. Other

MATTERS FROM COMMISSION

ADJOURN – TOWN OF JACKSON PLANNING COMMISSION

ADJOURN – TETON COUNTY PLANNING COMMISSION