



January 14, 2009
Joint Planning Commission
Meeting

Theme 4

- Community first
- 65 percent of the community workforce

Definitions

- Workforce
- Workforce Housing

Further Review

- Why 65%?
- What housing exists today?

Direction from Comp Plan

- “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.”
 - 1994 Jackson/Teton County Comprehensive Plan

Direction from Comp Plan

- Looking for clear direction
- How much housing?

Community First: How?

- Amount of Commuters
- “Tipping Point” at 60 Percent

Maintain Community First

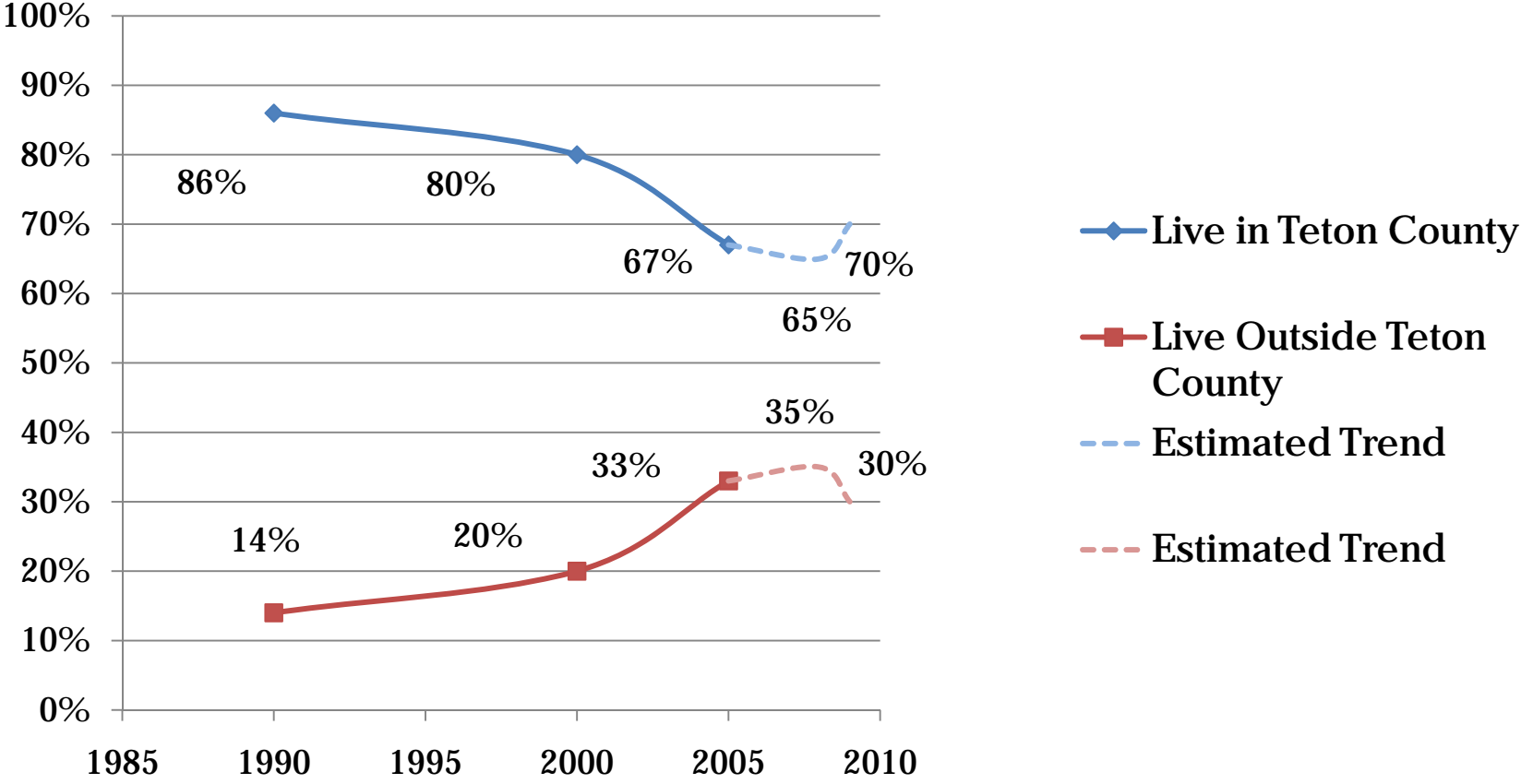
- “Peer mountain resort communities struggle with this number, but most believe that 60 percent of the workforce commuting is the tipping point where a sense of community diminishes significantly.”

— 2007 Teton County Housing
Needs Assessment

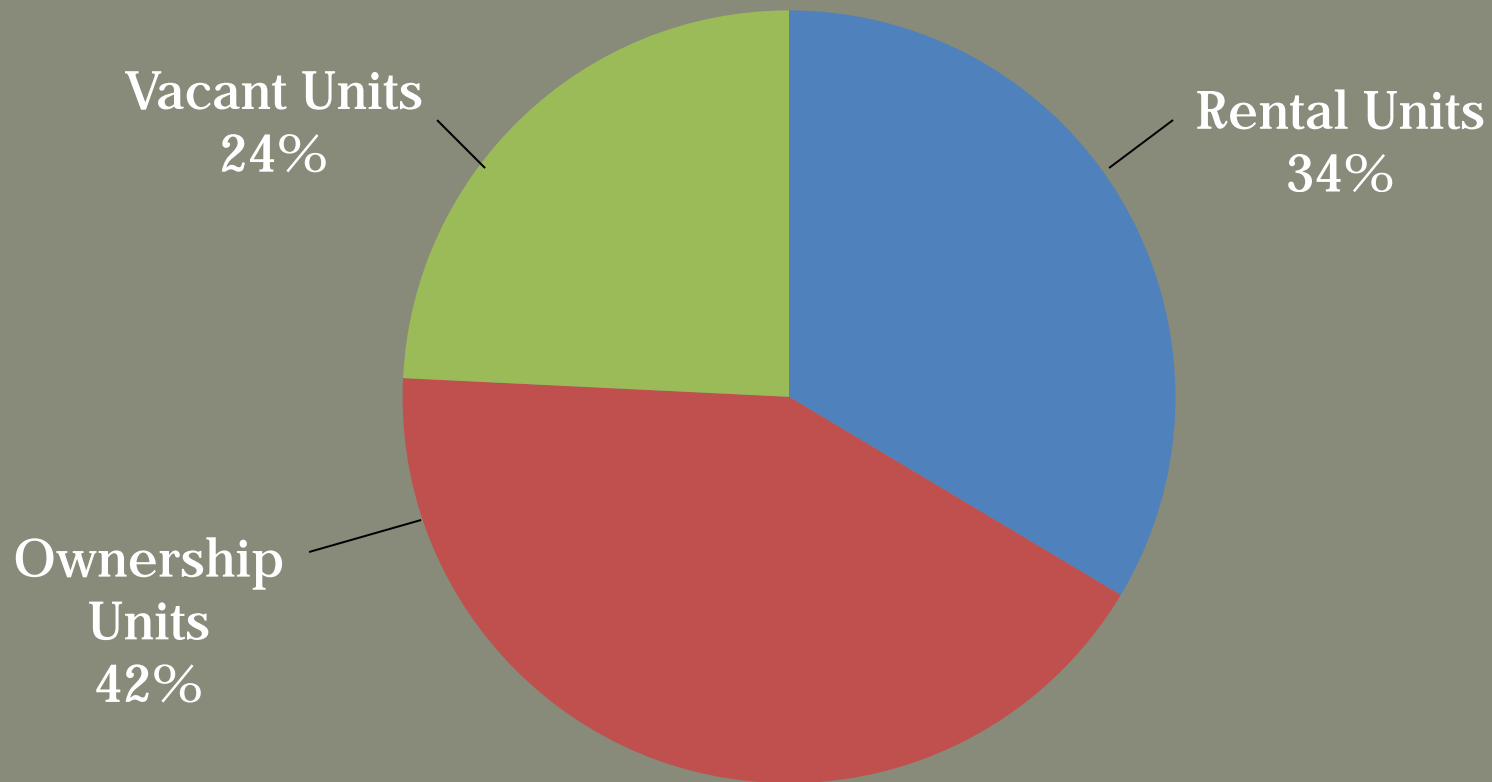
Maintain Community First

- 65 percent is a buffer from 60 percent
- 65 percent is achievable with recommendations from the Comp Plan

Commuting: Where are we Today?

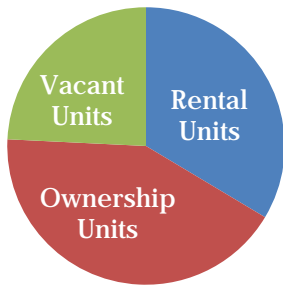
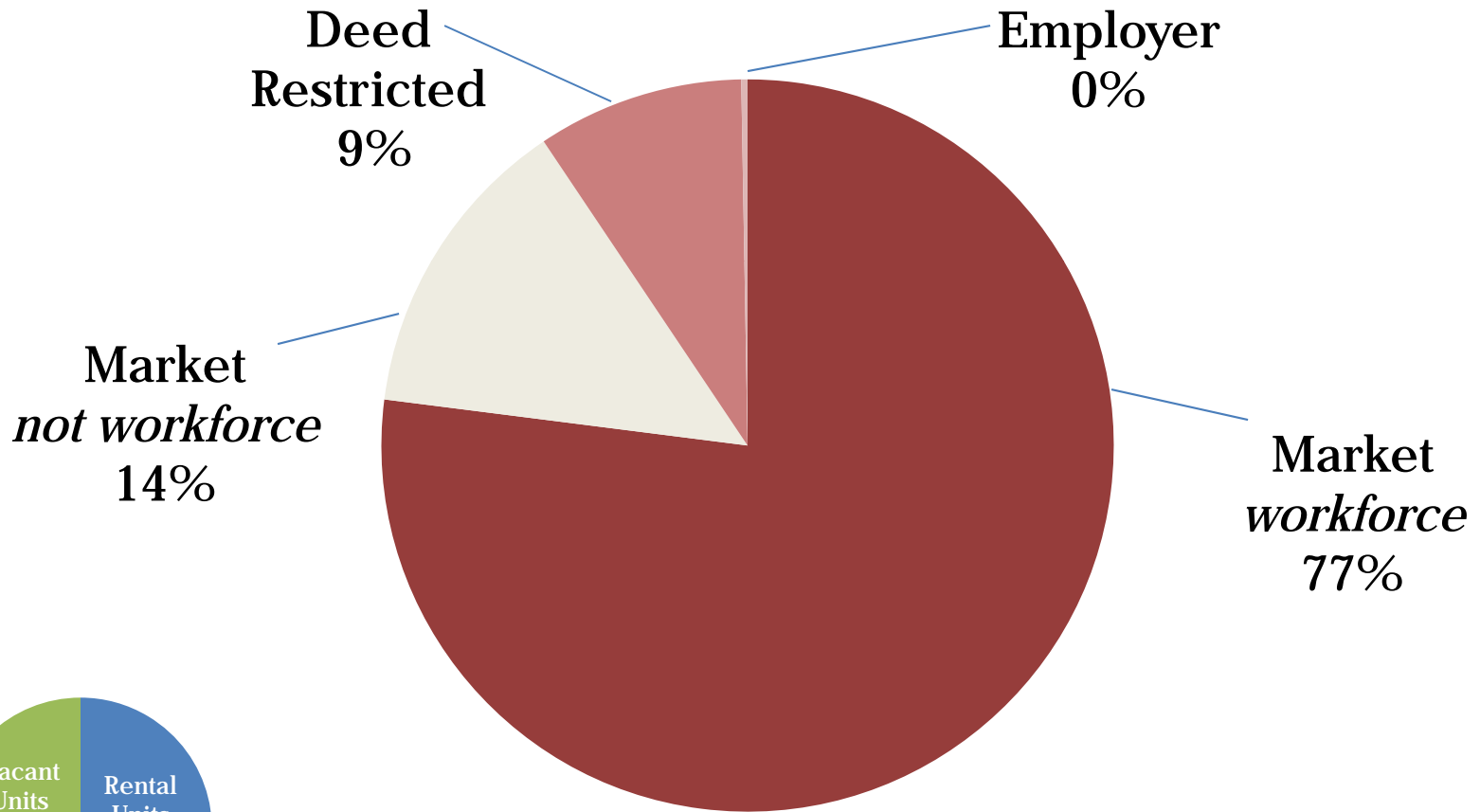


Units That Exist Today



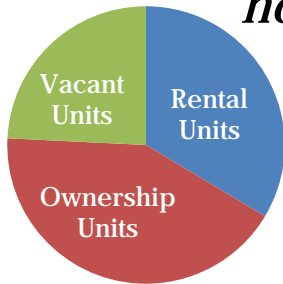
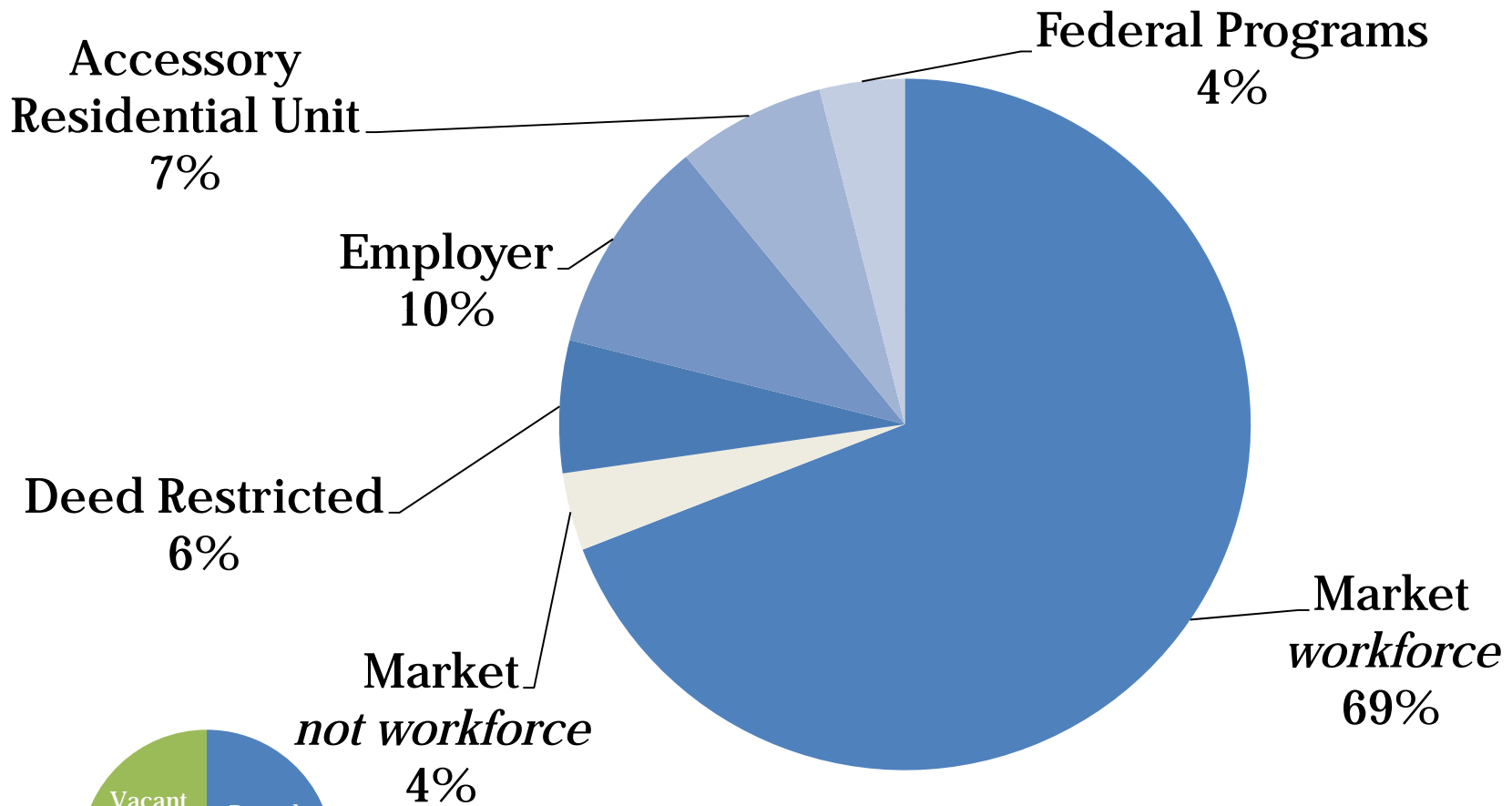
Total Units: 11,017

Ownership Units



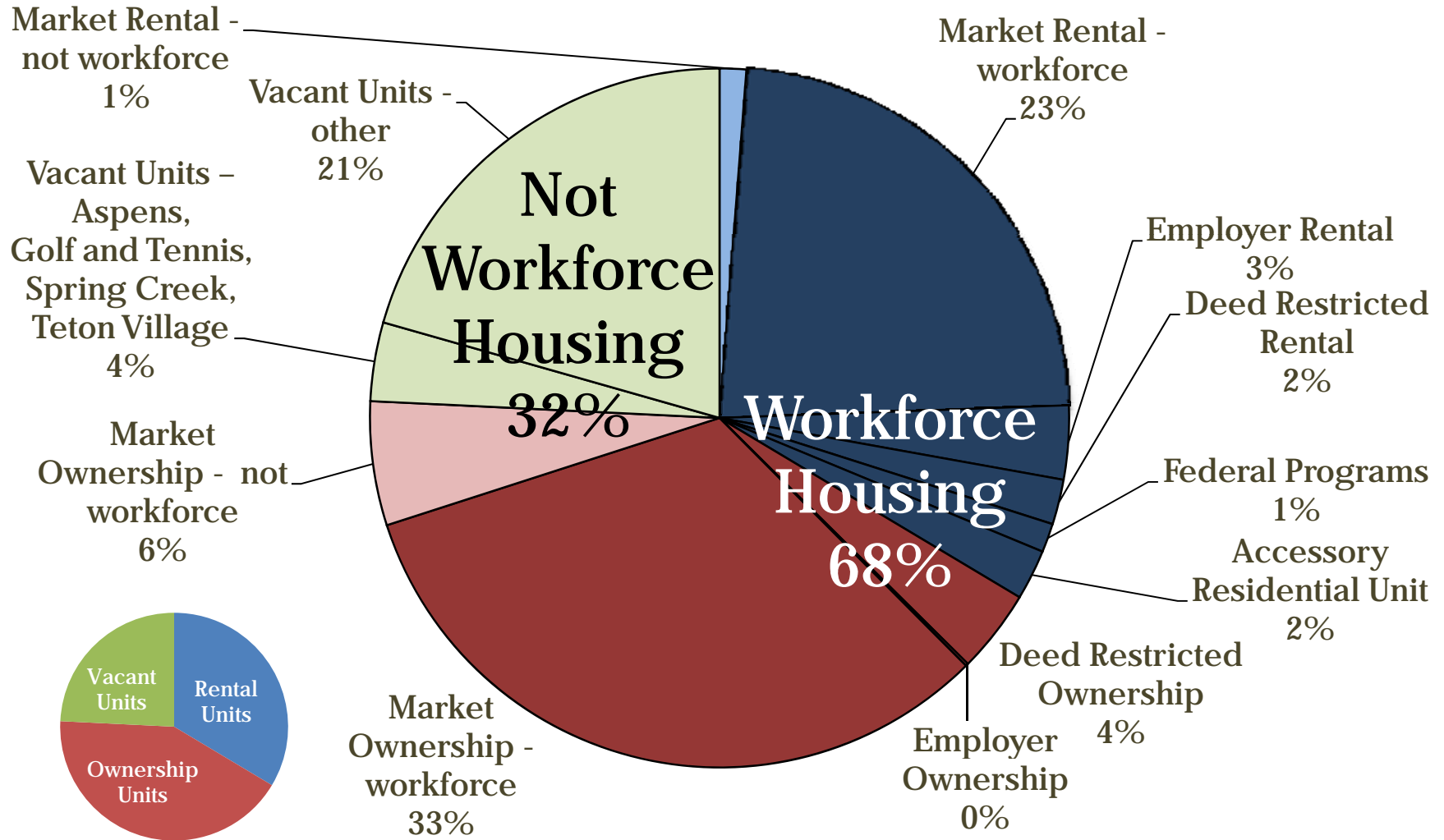
Total Units: 4,648

Rental Units



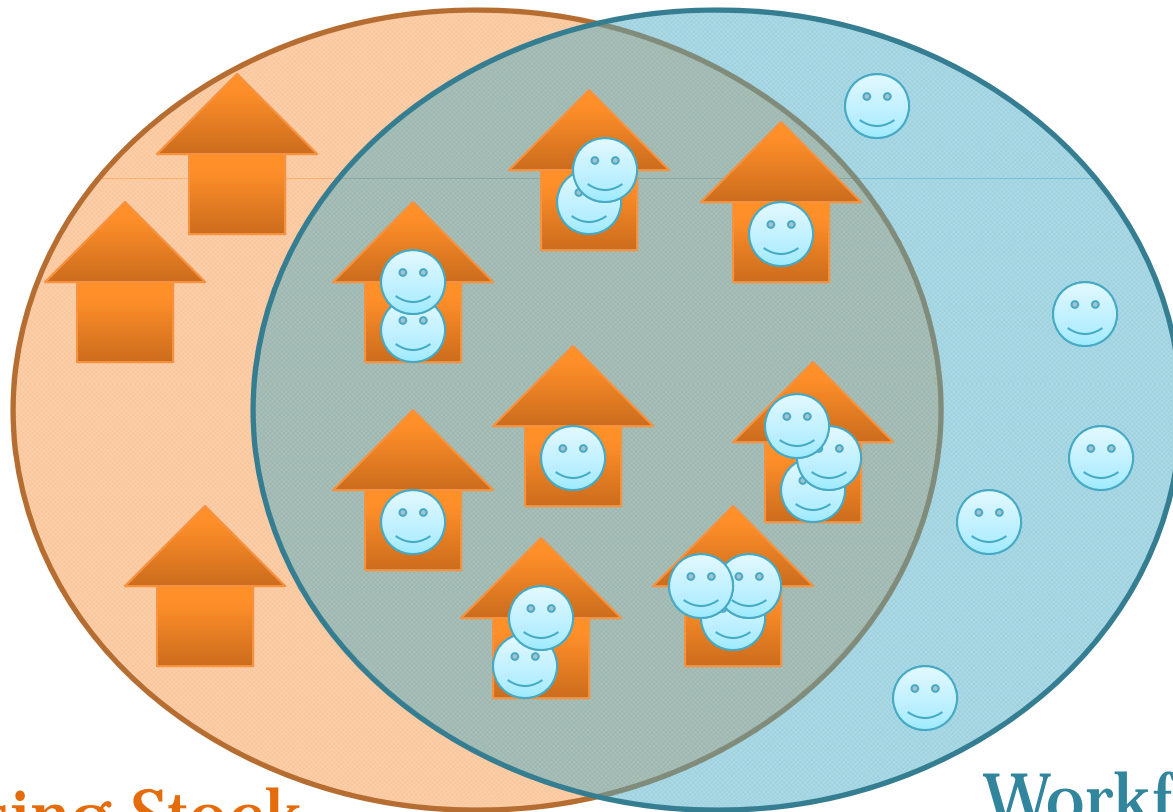
Total Units: 3,699

Housing Stock Estimate



Summary

68% of our **Housing Stock** serves as workforce housing, while in 2005, **67%** of the workforce lived locally



Housing Stock
(11,017 units)

Workforce
(23,987 jobs)