



To: Housing Authority Board, Town Council, Board of County Commissioners
From: Stacy Stoker
Date: October 13, 2017
Subject: Housing Rules and Regulations Update – Public Comment + Staff Recommendation

PURPOSE

This memo has 2 purposes related to the analysis of the alternative policy directions for the Housing Rules and Regulations Update, which were released September 13.

1. Release the public comment and staff recommendation on the alternatives.
2. Prepare the Housing Authority Board for their consideration of the alternatives.

At a special meeting on November 13, Town Council and the Board of County Commissioners will provide direction on which of the alternatives to implement through updated Housing Rules and Regulations. This memo presents the public comment and staff recommendation for consideration by Council and the Board. The Housing Authority's recommendation will be released by October 23. A draft of the direction from Council and the Board will be released by November 3.

BACKGROUND

The background for the project was presented in the memo dated September 13, 2017. All materials related to the project can be found at engage2017.jacksontetonplan.com/housingrulesandregulations.

ALTERNATIVES

The alternative policy directions to be analyzed were attached to the memo dated September 13, 2017. All materials related to the project can be found at engage2017.jacksontetonplan.com/housingrulesandregulations.

PUBLIC ANALYSIS

Attached is documentation of the public's alternatives analysis from:

- The Spanish Community Discussion Public "Comment Event" October 2 (39 attendees)
- The English Community Discussion Public "Comment Event" October 9 (100 attendees)
- The online alternatives analysis survey open September 13 – October 11 (96 responses)
- Comments submitted by email September 13 – October 11 (0 comments)

STAFF ANALYSIS & RECOMMENDATION

Staff's recommended alternative and rationale is attached.

LEGAL REVIEW

The Town Attorney and County Attorney's Office have reviewed the staff recommendation.

HOUSING AUTHORITY ANALYSIS & RECOMMENDATION

Staff recommends the following agenda for the Jackson/Teton County Housing Authority meeting to analyze and make a recommendation on the alternatives. The meeting will begin on October 18 at 3:00 pm in the Old Library Conference Room located at 320 S. King Street and will be continued to October 19 at 1:00 pm in the Old Library Conference Room if needed.

AGENDA

A. Introductory Presentation (Staff)

Staff will introduce the topic and meeting format then summarize attached public and staff analysis.

B. Public Comment

There will be one opportunity for public comment on all questions. Public comment will only be taken once, even if the meeting is continued to the contingent days.

C. Discussion (Housing Authority Board facilitated by Stacy Stoker)

For each of the 12 policy questions:

- I. Stacy will describe the question along with the rationale and tradeoffs of the staff recommendation.
- II. April will facilitate a discussion of the alternatives for the question.
 - Is there any clarification needed on any of the questions, alternatives, or staff's recommendation?
 - Does anyone want to recommend a different alternative from staff? Why? What are the tradeoffs?
 - Does anyone agree with staff's recommendation for a different reason? What is your rationale? What are the tradeoffs?
- III. April will ask each board member to state her/his preferred alternative, why and tally the straw poll.
 - If there is consensus or strong convergence we will move to the next question.
 - If there is not, April will facilitate additional discussion until common ground is found. The group's goal is a single recommendation.
- IV. If all questions are not answered by the end of the meeting, the meeting will be continued to the contingent day.

D. Motions

At the end of discussion the board will have a list of recommended alternatives for the Housing Rules and Regulations Update. The motion will be made on recommended alternatives as a whole. Each board member may disagree with the answer to at least one question, but the hope is that the recommended alternatives represent the work of the Housing Authority Board as a whole and can be supported by all board members as a commitment to the process. Suggested motion language is below, Stacy will fill in the question marks based on the discussion and straw polling.

I move to recommend that the Town Council and Board of County Commissioners direct staff to draft updated Housing Rules and Regulations that implement the following alternatives:

1. ?
2. ?
3. ?
6. ?
7. ?
8. ?
9. ?
10. ?
11. ?
12. ?

The Housing Authority Board's recommendation will be published October 23 attached to a memo similar to this addressed to the Town Council and Board of County Commissioners.

ATTACHMENTS

- Staff Recommended Alternative: Housing Rules and Regulations Update
- Documentation of the Community Discussions and Online Survey: Housing Rules and Regulations Update
- Other Public Comment