

TETON COUNTY WORKFORCE HOUSING ACTION PLAN

INTRODUCTION

The Town Council and Board of County Commissioners are happy to release the Housing Action Plan Friday, August 28, 2015. The Housing Action Plan, grounded in the analysis of eight housing studies completed from 2007 to 2014, lays out a plan to implement the direction from the Housing Summit held May 20-21, 2015. The Housing Action Plan and all studies and past materials are available on the Housing Action Plan page of www.jacksonetonplan.com. Please see below for the schedule of presentations and comment opportunities. The Housing Action Plan is a cooperative effort of public and private housing providers to identify and monitor housing needs, evaluate costs and benefits of various housing tools, and establish the roles various housing providers will play in meeting the community's housing goals. Future initiatives are organized into four distinct implementation-based chapters: Housing Supply Plan, Housing Management Plan, Dedicated Funding Plan, and Zoning for Housing Plan. It also establishes an organizational structure, including clear statements of who is responsible for each chapter.

HOW TO COMMENT

Please review the organizational structure, initiatives, and actions presented in Section 3 of the Plan (Chapters 5-8) and identify any items that would benefit from a group discussion. Please focus your comments on modifications to the organizational structure, initiatives, and actions within the current organization of the Plan. Submit your comments to Alex Norton at anorton@tetonwyo.org. This Plan builds on the previous housing studies and the Housing Summit. We are not starting from scratch or waiting for any additional analysis, but are asking for specific input as we move forward with this Plan. Our goal is high-level, concrete direction. Discussion at the October hearing will be prioritized based on 1) policy level implications, 2) high frequency issues, and 3) low frequency issues. The expected outcome of this review is concrete direction on Housing Action Plan modifications, and a revised Plan to be adopted at the November 2 Joint Information Meeting.

HOUSING ACTION PLAN REVIEW SCHEDULE

- **August 31:** Presentation of the Housing Action Plan to be posted on <http://www.jacksonetonplan.com>
- **September 1, 5:30 pm:** Public presentation of the Housing Action Plan in the County Commissioners Chambers with opportunity to ask questions of staff.
- **September 30:** Deadline for public comment to be included in materials for October review hearing.
- **October 12-14:** Town Council/Board of County Commissioner hearing to consider adoption of Housing Action Plan. The traditional hearing format will be spread over 3 days to incorporate general public and stakeholder comment and allow for elected official deliberation. The goal by the end of the day October 14 is that the Town Council and County Commission will provide concrete direction on modifications to the Housing Action Plan so that it can be adopted at the next meeting of the Town and County.
 - October 12, 5:30 pm: open hearing, staff presentation, public comment
 - October 13, 9:00 am: stakeholder discussion of Housing Action Plan
 - October 14, 9:00 am: Town Council/County Commission consideration of Housing Action Plan

Plan Section	Comments
Chapter 1. Policy Guidance	
Chapter 2. Objectives	
Chapter 3. Analysis of Tools	
Chapter 4. Providers and Organizational Structure	
Chapter 5. Housing Supply Plan	
<i>Organizational Structure</i>	
5A. <i>Prioritize lower income year-round housing</i>	
5B. <i>Production: Provide land as a public subsidy and get the public out of the developer role</i>	
5C. <i>Preserve existing workforce housing stock to avoid leakage</i>	
5D. <i>Provide public technical assistance for housing providers</i>	
Chapter 6. Housing Management Plan	
<i>Organizational Structure</i>	
6A. <i>Coordinate management of existing restrictions</i>	
6B. <i>Consistent review of new restrictions</i>	
6C. <i>Coordinate outreach on housing programs</i>	
6D. <i>Coordinate access to housing opportunities</i>	
6E. <i>Ensure adequate standard of housing</i>	
Chapter 7. Dedicated Funding Plan	
<i>Organizational Structure</i>	
7A. <i>Establish a Community Priorities Fund</i>	
7B. <i>Monitor need to determine funding strategies</i>	
7C. <i>Seek and support grants, tax credits, loans, and other sources of funding</i>	
7D. <i>Advocate alternate funding options for the future</i>	
Chapter 8. Zoning for Housing Plan	
<i>Organizational Structure</i>	
8A. <i>Allow for supply of workforce housing by removing barriers</i>	
8B. <i>Incentivize the supply of restricted housing</i>	
8C. <i>Require mitigation of employees generated by growth that cannot afford housing</i>	