

Topic	Comment	Author	Date
06 Meet Our Community's Housing Needs (Theme 4)	The figure of 65% workforce housing has been thrown around in this chapter without much regard to the eventual consequences of this idea. Once again much mischief is possible with this concept. If I as a worker choose to retire and am no longer a member of the workforce, am I going to have to vacate my home for a worker or possibly make available another residence to keep the status quo of workforce housing. I realize this is an extreme thought the authorities could use this concept for rather bizarre outcomes. I believe this entire chapter needs to be reworked to protect the citizens from overreaching regulations	Bland Hoke Jr.	5/15/2009 16:39
06 Meet Our Community's Housing Needs (Theme 4)	I applaud your efforts to solve our affordable housing problems. However, I think it's very important to do as much as can be done to reduce the pressure for more affordable housing by slowing the rate and the amount of growth down to a much lower level than proposed in this plan.	Carol Wauters	5/19/2009 14:46
06 Meet Our Community's Housing Needs (Theme 4)	<p>Modeling and conclusions based upon the past 10 years of real estate demand, growth, and prices are flawed. The past decade of real estate activity was fueled by leverage in our financial system that will not be replicated again in our lifetimes. As the recent dramatic increase in available rental housing shows, this is not the crisis that some would have us believe. There is also an explicit assumption in the draft plan that housing prices will only increase. As shown more rapidly in other areas of the country, housing prices driven by speculative activity can be highly volatile. The assumption that the "development potential" captured in this draft plan will be used up in 30-50 years may easily be too aggressive. Why are we potentially making allowances for massive zoning density changes for growth that is likely to be decades in the future? Aren't we putting the cart way ahead of the horse? What is the purpose of conferring 30-50 years worth of density bonuses in one fell swoop?</p> <p>As the growth rate of real estate development slows down, especially large resort development, we are also likely to find that the size of the workforce needed in Jackson shrinks dramatically.</p> <p>There is a very loose definition of "workforce housing" in the draft plan. Workforce housing is defined as "all housing occupied by people working in the community regardless of whether the unit is deed restricted or not." This would suggest that anyone other than a second homeowner is part of the "workforce." This would also suggest that development bonuses would be available for any project aimed for full-time residents. How does "workforce housing" relate to deed-restricted housing? How can the comp plan mandate that a unit cannot be owned by a second homeowner? These are critical omissions and assumptions. This loose definition for workforce housing has the potential to allow density bonuses for all types of housing. Given the very loose definition of the workforce, it is also likely that the community already houses far more than 65% of its "workforce" deemed desirable in the document.</p> <p>Workers who choose to commute:</p> <p>If workers in the community choose to buy a larger house elsewhere and commute, this is their choice and not one that can be changed by decree. The best the community can do is to provide an attractive public transportation alternative.</p>	Cathy Kehr	5/14/2009 14:43
06 Meet Our Community's Housing Needs (Theme 4)	I believe in the market and not social engineering. I do not support deed restricted housing. I object to my tax dollars subsidizing the destruction of our environment.	Craig Leslie	4/22/2009 15:10
06 Meet Our Community's Housing Needs (Theme 4)	This theme is well written and supports many important issues. BUT, without some idea of what population growth is expected or planned for, it is almost impossible to determine what the 65% represents. Particularly stressful is the amount of new commercial projected in the plan and what this might represent in terms of workforce. The commercial projections--in MILLIONS of additional square feet (app. 1-3) has become the tail wagging the dog.	Diane Hazen	5/15/2009 15:36
06 Meet Our Community's Housing Needs (Theme 4)	<p>Add Policy 4.1.f: Promote energy efficiency in workforce housing - Community housing that is energy efficient passes those savings on to the homeowner and lowers the County's per capita energy consumption. Energy efficiency should be increased in existing housing that is restricted to serve as workforce housing. The life-cycle cost associated with housing shall be considered, including analysis of the up-front cost associated with constructing more energy efficient housing, and the long term gains.</p> <p>Policy 4.3.a: add: All restricted existing housing should account for the deferred maintenance costs associated with older homes, so the burden of a roof replacement, cracked foundations, etc. is not placed on the homeowner.</p> <p>Strategy 4.4: Add bullet: Require all affordable housing construction to be energy efficient.</p>	EEAB LAUT	5/19/2009 0:00
06 Meet Our Community's Housing Needs (Theme 4)	<p>I feel this is becoming a very slippery slope. What is workforce housing and for whom? Is it one generational with an ever increasing shortage in the long run since land expansion is limited.</p> <p>Who determines these issues in fairness? How is the budget shortfall funded to pay for programs/subsidize land and services? Will this force property owners to move out of the valley due to huge prop tax burdens?</p> <p>This model is based on endless budget growth.</p>	Julie McIntyre	5/17/2009 12:12
06 Meet Our Community's Housing Needs (Theme 4)	Sounds very ambitious, but important.	Karen Jerger	5/15/2009 2:17

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06 Meet Our Community's Housing Needs (Theme 4)	This task is very difficult. "I'm here and don't want 'low cost' housing (a paradox) anywhere near me" makes this a very contentious item. Imagine putting such a development in John Dodge or Indian Springs.	Ken Koster	4/24/2009 15:54
06 Meet Our Community's Housing Needs (Theme 4)	While meeting housing needs, I think it is important to also address affordable commercial spaces. Locals find it very difficult to open a business due to the outrageous costs involved. If this is not addressed, soon we will find that it is only out-of-town, chain stores that could afford to come in. Affordable live/work spaces maybe. It is also difficult for business owners to pay their local staff enough money to afford to get into the housing market. More affordable commercial spaces might allow that money to be diverted to employees. I am surprised at some of the nodes that don't seem to have caps on increased density that are appropriate to their rural character...wilson, teton village, aspens.	Lyns	5/15/2009 9:02
06 Meet Our Community's Housing Needs (Theme 4)	<p>I am writing to oppose any more affordable housing being built in Jackson. Affordable housing destroys the real estate open market for everyone involved. The houses look cheap and are made cheaply. It's unfortunately, because what makes Jackson a special place is not everyone can live here. By making it easier for people to buy a home here, it automatically makes Jackson a less desirable place. And guess what? Life isn't fair! Not everyone can live here. So stop accommodating the poor and taking from the rich. This might as well be Communist Russia.</p> <p>If affordable housing was not in place, the real estate market would be a better place. With the large number of affordable housing, you have created an environment for the super wealthy and lower class. That leaves the hard working people who have saved money too wealthy for affordable housing but can only afford the bottom of the barrel in the open market. It is infuriating that a SKI-BUM is encouraged to buy into affordable housing, where a hard working middle-income person like myself has too much money for an affordable HOME and can only afford a 1 bedroom APARTMENT on the open market.</p> <p>Please stop affordable housing!</p>	Patricia Smith	5/7/2009 14:33
06 Meet Our Community's Housing Needs (Theme 4)	Where this theme fails is in the details. In town, for example, there is no link between the potential commercial development from 3,678,00-5420,00 sq ft, the potential creation of 9,193-13,550 new jobs and the proposed new residential units of 2,770-3790.	Patty Ewing	5/18/2009 1:01
06 Meet Our Community's Housing Needs (Theme 4)	<p>For many years there has not been any apartments built in Jackson Hole. The only apartments that have been built were ones that were built first as apartments but to later be converted to condominiums. The reason that no true apartments have been built is that the Plan doesn't contain a zone where apartments can be built without having to compete against condos for the same land. The only zones that allow high density residential development allows both apartments and condos. Apartments and condos are lumped together and compete for the same land. The economical reality is that condos will be built every time because the land under a condo is worth considerably more than the land under an apartment.</p> <p>The solution is to create a new zone in the plan that would be exclusively for apartments or rental housing. The rules in this zone are fairly straight forward:</p> <ol style="list-style-type: none"> <li>1. It must allow for high density multifamily housing. 20-30 units per acre or even higher would make this workable.</li> <li>2. It can never be subdivided. This is necessary to prevent conversion later to condominiums.</li> </ol> <p>If this type of housing were built, I would predict that nearly all of it would be occupied by people who are in the workforce in Jackson Hole. This would be far better than the 15-25 percent workforce housing that is the current goal.</p> <p>The idea would be to create a new zone in the Plan that would become a tool for creating future workforce housing. It could be called Rental or Workforce Housing Zone. For example, if the north end of Southpark gets developed, a portion of that project could be zoned for Rental Housing.</p> <p>Do not make the mistake of downzoning land within the town of Jackson to force the building on apartments. This will not work. It can only work where land is upzoned (e.g. Rural Zone to Apartment Zone). Land within the town of Jackson that is currently zoned AR can be subdivided now and can provide ownership opportunities for workforce housing. This is an important part of the housing mix. To take away the opportunity to subdivide in AR would probably result in less workforce housing, not more. In addition, taking away the right to subdivide in AR would cause a huge devaluation of the land. That would be unfair to the landowner.</p> <p>Rental housing is an important part of Jackson Hole's future. It can be achieved if the correct tools are in the Plan. My suggestion is to create a new zoning tool that will be there when new development proposals are brought before Jackson Hole for consideration.</p>	Pete Karns	5/14/2009 22:22
06 Meet Our Community's Housing Needs (Theme 4)	I think we should focus on re-developing existing structures for housing needs before new units are met. I like the idea of attempting to house 65% or more of our workforce in the valley and I am not opposed to dorm or hostel-like housing for seasonal employees as long as it is done thoughtfully and with character. For example, the Blair apartments serve a great need but they could have been done in a much more appealing way.	Robin McGee	5/12/2009 11:50

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06 Meet Our Community's Housing Needs (Theme 4)	<p><b>The Housing Trust should not be responsible for setting categories and criteria that will encompass the majority of workforce housing.</b> As an independent non-profit they are not responsible to the community. Policy should be set by elected officials who answer to the public.</p> <ul style="list-style-type: none"> <li>-Incentives besides density bonuses should be considered to encourage work force housing.</li> <li>-Indicator 4 should change from "Number of houses" to "Number of units" to reflect the definition of workforce housing.</li> <li>-Measuring most indicators on a yearly basis will give misleading data because of the small number of projects that happen sporadically. Measuring a 3-5 year rolling average would result in better data.</li> <li>-Measuring the percentage of new units that are restricted ignores the impact of rental units. It will also set the plan up to fail in the long run since this number cannot increase forever.</li> </ul>	Save Historic Jackson Hole	5/15/2009 11:20
06 Meet Our Community's Housing Needs (Theme 4)	<p>I would like to see affordable land in the heart of town available to low income members of the community. In addition to this I would like "alternative" structures allowed, mainly yurts. I am a low income resident of Jackson.</p> <p>My income comes to me as an artist a teacher and worker in the nonprofit sector. My work is important in many ways to our community. I have lived in and visited many yurts. They are a durable, affordable, and charming structure to live in. They can have plumbing available and be easily off the grid. This would serve to inspire simple living to the world outside of Jackson Hole and provide a balance to much of what Jackson Hole has become, (a very unsustainable way of living by many of the large, second homes owners in Teton county, as well as provide housing to a sector of our community in need.</p> <p>I would also like to see public art projects expand. Art in public places is what gives a town its soul. Murals and sculptures around town would be an addition that would benefit Jackson culturally and in turn economically for many years to come. During time in Santa Fe I often hear how Jackson is becoming more and more an arts destination. Public art would solidify that notion and add much to our town.</p> <p>Thanks for your good work and consideration of my comments.</p>	Wendell Field	5/13/2009 0:00