



Housing Stakeholder Meeting 3 Packet

APRIL 24, 2023

Employee Generation/
Affordable Housing Nexus
Study - UPDATE
JACKSON/TETON COUNTY, WYOMING



HOUSING STAKEHOLDER MEETING 3

APRIL 24, 2023

AGENDA

Welcome and Goals for the Day (10 min)

- Overview of Discussion and Policy Topics Structure
- Key Milestones
- Role of the Mitigation Program

What We Heard - Policy Items 1 and 2 (20 min)

1. Mitigation and Fees
2. Order of Compliance

Discussion – Policy Item 3

3. MFI Range (15 min)

BREAK (5 MIN)

Discussion – Policy Items 4, 5, 6, and Other?

4. Change of Use (15 min)
5. Housing Credits (15 minutes)
6. Exemptions (15 min)
7. Other Concerns (10 min)

Revisit Mitigation and Fees Discussion (15 min)

Wrap Up/Next Steps (5 min)

QUESTIONS TO BE DISCUSSED



MFI Range

Should required MFI categories be altered in light of community housing needs and what other programs are accomplishing?

What MFI range should be required of mitigation units?



Change of Use

Are “change of use” adjustments needed to better serve businesses and the community?

What adjustments to change of use should occur?



Housing Credits

Are housing credits being properly allocated?

How should the housing credit program be adjusted?



Exemptions

Are existing “de minimus” and “public use” exemptions appropriate?

Should changes be considered?



Other Concerns

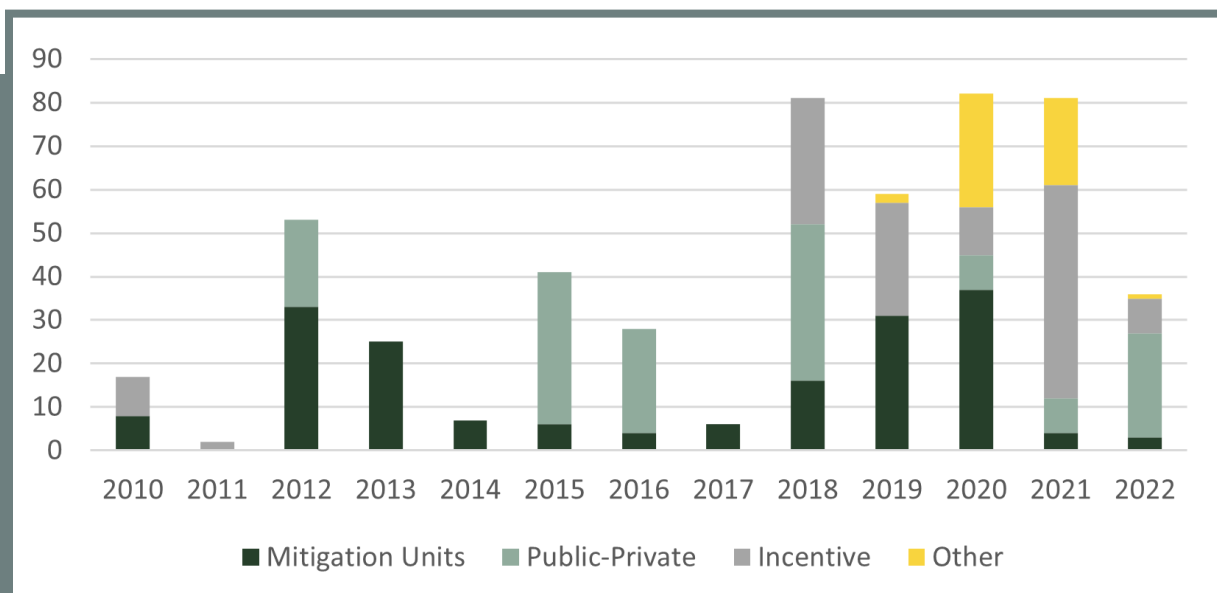
Anything else?

SUPPLEMENT TO DATA PRESENTED 4/12/23 IN RESPONSE TO QUESTIONS:

NOTE: the below addresses some of the questions. We are still working on acquiring data since program inception in 1994 and for specifics on how many public-private units utilized mitigation fees. A table is provided, showing total fee collections. While fees can be used to leverage more financing, mitigation fees themselves represented about 10% to 12% of the Housing Department budget over the past two years.

- **Mitigation contributed to 50% of affordable/workforce unit construction between 2010 and 2017 – 89 units constructed.**
- **Mitigation produced about the same number of affordable/workforce units between 2018 – 2022 (91 total), but this comprised 27% of the total.**
- **The mitigation program requirements were reduced by one-half beginning in 2021. This program produced a lower 3 and 4 units in 2021 and 2022, respectively.**
- **The workforce incentive program began in 2018 and has had a significant impact on the number of workforce units built (123 total; 36% of all deed restricted units constructed since 2018).**

Affordable and Workforce Unit Construction : 2010-2022



Source: Jackson/Teton County Housing Dept.

- Fee collections from the mitigation program vary, ranging from about \$450,000 to \$2.9M since 2012. Fee collections have been highest in the past three years, exceeding \$2.6M per year.
- Developers in the town satisfy their mitigation by mostly building units. Fees are collected for fractional unit requirements. In recent years, some developers have built an additional unit to meet the fractional unit requirement.
- Most development in the county pay fees to meet mitigation requirements. Single family home development predominates for which fractional units are often required.

Mitigation Program Fee Collections: 2012-2022

	Town	County	Total
FY2012/2013	\$955	\$689,683	\$690,638
FY2013/2014	\$53,882	\$470,030	\$523,913
FY2014/2015	\$171,456	\$1,019,409	\$1,190,865
FY2015/2016*	\$442,182	\$867,977	\$1,310,159
FY2016/2017*	\$36,792	\$1,494,879	\$1,531,671
FY2017/2018*	\$0	\$443,028	\$443,028
FY2018/2019	\$249,868	\$1,094,731	\$1,344,599
FY2019/2020	\$291,029	\$2,653,689	\$2,944,718
FY2020/2021	\$686,444	\$2,002,356	\$2,688,800
FY2021/2022	\$431,234	\$2,297,392	\$2,728,626

*Town data excludes fee collections from residential mitigation for 2015-2018
Source: Teton County and Jackson Planning Depts.

Affordable and Workforce Unit Construction by Source: 2010-2022

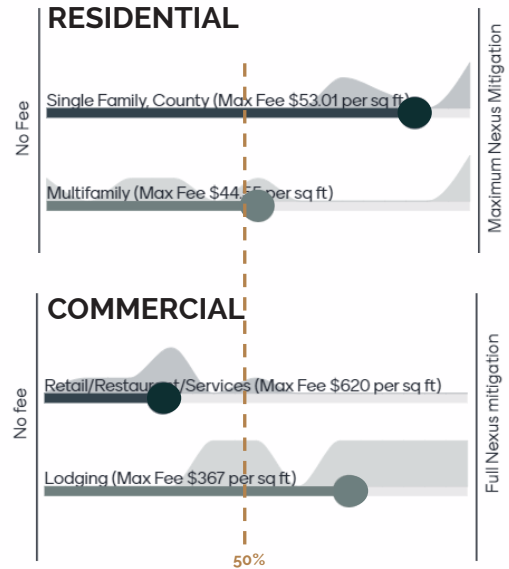
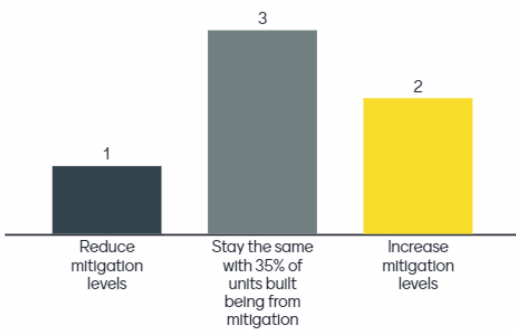
	2010-2017		2018-2022	
Mitigation	89	50%	91	27%
Public-Private	79	44%	76	22%
Incentive	11	6%	123	36%
Other	0	0%	49	14%
Total	179	100%	339	100%

Source: Jackson/Teton County Housing Dept.

RESULTS FROM MEETING 2 VOTING EXERCISE

WHAT WE HEARD AT STAKEHOLDER MEETING 2

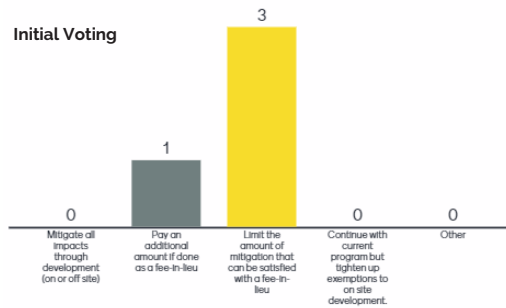
What proportion of the community's workforce should the mitigation fees address?



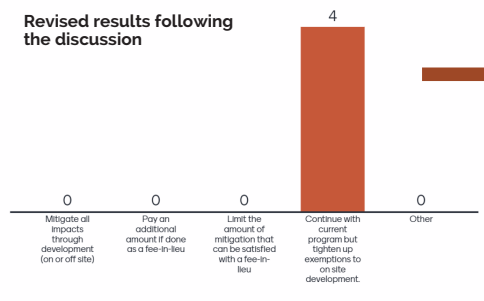
ORDER OF COMPLIANCE

What we discussed:

What would encourage developers to build units rather than pay a fee?



Revised results following the discussion



Continue with the current program with stricter exemptions for site development

Potential modification:
Require a higher fee if units are not built

Potential modification:
Require multifamily developments over 10,000 sq ft to build mitigation units on site.

Other?