

Stacy Stoker

From: Karen Parent <karen@dynia.com>
Sent: Thursday, November 02, 2017 11:30 AM
To: Town Council
Subject: JTCAH: Income Requalification

Dear Town Council:

As an affordable homeowner of 14 years, I strongly urge you ***not*** to pass measures requiring income requalification for affordable homeowners. Potential buyers should always be carefully vetted, but after they purchase a home, a 200% income cap is simply punitive and would have several negative consequences. First, not even a 200% rise in income could keep pace with the shortfall of local market-rate homes that cost less than \$.5m – not to mention less than \$1m. Where would folks go? To Alpine? To Idaho? Somewhere out of the region? Is an even larger exodus of Teton County workers - with all of the associated costs of wages, transportation and traffic - desirable? Second, an income cap puts homeowners in a really strange position: should they sacrifice upward mobility for housing stability? Do we really want to quash people's aspirations in this cruel and ironic fashion? Isn't the whole point of the American Dream – by anyone's definition – to strive? If the JTCAH mission truly is to stabilize our community, mandatory income requalification should have no part in any future discussions.

Thank you for your consideration of my input.

Sincerely,

Karen Parent

Stacy Stoker

From: Greg Epstein <gepstein@tetonwyo.org>
Sent: Tuesday, October 31, 2017 1:04 PM
To: Don Frank
Subject: Teton County And Town of Jackson Affordable Housing Shortage Thesis.

Teton County And Town of Jackson Affordable Housing Shortage Thesis.

Market based home prices have become unattainably high because of the efforts of our Comprehensive Plan to protect the character of our valley/ ecosystem. Additionally, when you consider the peaks of our visitor based economy, we end up with a housing shortage for households whose annual income is less than 200% AMI (~\$190,000/ yr). In order to supply the need of housing 65% of our workforce locally we can't only depend on the public sector to solve our affordable housing needs. While it may be appropriate for the public to subsidize housing for 120% AMI (~\$114,000/ yr) and below there is a huge need to create housing that serves the core of our middle class (120%-200% AMI). By balancing employee mitigation, development incentives and new home pricing, we can engage the private sector to build stable, cost-effective, deed restricted housing. Simultaneously the housing department needs to incentivize affordable homeowners/ to move through the subsidized housing system if possible and upgrade their situation to a better fit financially and space-wise. For example give a homeowner X number of points to enter a lottery to move to a home that is a higher category, employment based or even the free market. Without considering these kinds of strategies our goal of housing 65% of our local workforce will ultimately fall short.

I'm still refining if you have other thoughts.

Cheers,

Greg

Greg Epstein
Teton County Commission
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Jackson, WY 83001
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[Need to meet or get on a call, please check my availability here](#)

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Stacy Stoker

From: Sandy Birdyshaw <sbirdyshaw@jacksonwy.gov>
Sent: Monday, October 30, 2017 6:11 PM
To: Town Council
Subject: Public comment for tonights housing meeting

Please see public comment below on Housing.

Thank you,
Sandy

----- Forwarded message -----

From: Kate Sollitt <katesollitt@gmail.com>
Date: Mon, Oct 30, 2017 at 12:48 PM
Subject: Public comment for tonights housing meeting
To: sbirdyshaw@tetonwyo.org, sfairbanks@tetonwyo.org
Hi Sandy and Shelly,

May you please submit my comments below for public comment for tonight's meeting. Thank you.

To: Members of the town council and county commission

After speaking with the Housing Director I was informed that locals, or Jackson natives seeking housing are scored the same as someone who moved here 8 years ago. I do RFP's on a fairly regular basis in my position, and include 5 points for Wyoming companies, because as a Wyoming government organization, we want to do business as often as possible with Wyoming companies, and preferably local companies.

I'm asking you to reconsider this qualification, as locals, or Jackson natives are rooted in the community, and more likely to stay long term if the going gets tough. Locals are not going to leave and go back to Georgia, or wherever their home is because this is their home. This is where their family is, grandparents, aunts, uncles, cousins, classmates and childhood friends. They are rooted in the community, have a history of and in our community, and will work hard to remain here, because it is their home. To ignore this criterion is to imply that roots in the community don't contribute to community character, and I disagree.

Thank you for your time and consideration.

Sincerely,

Kate Sollitt, JHHS graduate, 1980, and mother of three TCSD graduates.

—
Kate Sollitt
307-203-2236 (home)
307-413-0332 (cell)

Stacy Stoker

From: Susan Durfee <sdurfee@cwc.edu>
Sent: Tuesday, October 24, 2017 4:15 PM
To: April Norton
Cc: Town Council; Board Of County Commissioners; Tyler Sinclair; Alex Norton; Brad Tyndall; Wells Kathy; Noseep Willard
Subject: CWC- Housing Rules and Regulations suggestion

Dear April,

I hope you are doing well and enjoying this long awaited, sunny fall weather.

While attending the Engage 2017 event at the Grand View Lodge last week regarding Housing Rules & Regulations, I mentioned the need for another category of affordable/deed restricted housing. Currently, in the deed restrictions for rental housing, students are not a category that is allowed for consideration of affordable rental housing. Valley residents need to work a minimum of 30 hours per week in Teton County to be eligible for affordable housing.

As Central Wyoming College (CWC) continues to move forward on building our future home at Veronica Lane, we continue to have talks among staff, directors and local builders about ways CWC can provide housing for students.

While the vast majority of our students are from and live in Teton County, there are some students who are in need of housing, including subsidized rental housing while getting their degree at CWC.

CWC has been working with several members of the building community, some with deed restricted rentals that will be available in 1-2 years, but because they are deed restricted to employee based tenants, our students do not qualify. Our culinary students, through their required internships, have no problem obtaining the necessary hours to qualify for housing. However, our nursing and business students may have difficulties reaching 30 hours every week while they are earning their degrees.

We ask that you consider adding an amendment to the Housing Rules & Regulations that would include full time students. By adding students into the categories of Teton County residents that qualify for affordable/deed restricted rental housing, our community is providing an opportunity for deserving students to continue their education.

Please let me know if you would like to talk further about student housing and our future plans.

Thank you for your time and consideration.

Stacy Stoker

From: Jared Baecker <jaredbaecker@gmail.com>
Sent: Tuesday, October 31, 2017 11:39 AM
To: Board Of County Commissioners; council@jacksonwy.gov
Subject: Affordable Housing Rules and Regulations

Dear Commissioners and Council Members:

Thank you for the diligent work to make our community tick and remain vibrant.

Affordable housing is a critical issue and an emotional issue for most, the advocates and the opponents. I value all sides of the issue.

I am an affordable home owner. I am truly fortunate and proud of my home. I am also proud of my commitment and contribution to this community. Here are a few of my thoughts as you deliberate future rules (while they may not apply to me, as I may be grandfathered with my purchase).

1. **Re-qualification:** Bad idea for non-employment based homes. Over the last 20+ years as a college student and young adult tenant, I have never been asked to reapply or re-qualify for any rental or lease agreement. If you pay your bills, you are good to go.
 - o Maybe the regulation should focus on those who don't fulfill their contracts with their lenders.
 - o The proposed regulation doesn't encourage a homeowner to grow financially or professionally. It encourages stagnation for the sake of stability.
 - o The regulation is also a waste of staff (personnel, time), it is waste of employer time (documentation), and it fundamentally challenges the homeowners sense of stability.
2. **Occupancy Requirements (time):** The underlying goal and streamlining the requirements is understandable. But also misguided. For years, I have worked as a naturalist. I take pride in share the natural wonders of the GYE with visitors, locals, and students. But reality is that GRTE and YELL aren't open to visitation year round. I supplement my income by travelling to other regions for work during the shoulder season. I do this to pay my bills, build my client base, learn from others and so on. It isn't just vacation. However, I do like to vacation as well. So the requirement should be a percentage of income made in Teton County, not a time stamp requirement.

Please look at Affordable Housing as a community stabilizing factor. It provides stability for some, not all. Thank you for your diligence. I am a proud resident of a Teton County Affordable home. Stop by sometime, I encourage a spring visit when my gardens are blooming.

Jared Baecker
Wilson

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Stacy Stoker

From: abby <alavey88@gmail.com>
Sent: Tuesday, October 31, 2017 12:37 PM
To: Stacy Stoker
Subject: Housing

Stacy,

Thank you so much for taking the time to speak with me today. As I mentioned in our phone call, you definitely explained things better and to a point where I feel more confident in the housing process.

I would like to voice my support of the change in the way the lotteries are weighted. You mentioned switching the number of year lived to 8+, and capping the points at 9, which I feel is very fair compared to the way it is currently weighted. I also agree with the extra point for entering 8 lotteries unsuccessfully, I feel like this gives everyone an even better opportunity.

One thought I have is that I believe there should be weighted points for those of us in the service industry as well. I do understand why the CSPs get it but let's be honest, this is a tourism driven town and without those of us working in the service industry our tourism dollars would take a hit. Perhaps not for everyone in the service industry but maybe for those in a management capacity or something of that nature? Without us, things fall apart. Just a thought I wanted to pass along. I know how much Teton County loves its tourism money!

Thank you again for your time and understanding.

Abby Swallow

Ms. Stoker, Mrs. Norton and JTCHA Board of Trustees,

My name is Kate Kool and I am a Kindergarten teacher in Teton County. I have rented in Jackson for 15 years. I have participated in multiple lotteries and am also on the waitlist for a home through the Jackson Hole Community Housing Trust. However, I am not optimistic about my prospects of an affordable home. Being a teacher does not currently qualify as being a Critical Service Provider. My husband and I are both teachers and contribute to our communities. We have both been mentors through the Teton Mentor Project and we both volunteer at the Presbyterian Church of Jackson Hole. However, because we are not Critical Service Providers, our other community contributions and the fact that we are teachers do not help us receive additional entries into the lottery.

My husband and I both tutor multiple times a week and he works a second job at Snake River Brewing. We are working extremely hard to be able to stay in Jackson. As you know, teaching is a very time-consuming job and we both work many hours past our contacted hours in addition to our other positions.

Teton County is extremely expensive and the cost of living adjustments do not compensate for the cost of housing, childcare, food, etc. Dr. Chapman informed us that housing is not factored into the current cost of living matrix with the state of Wyoming, which is a huge disservice to TCSD employees. I have had 7 co-workers and friends leave Jackson due to housing. With an extremely hard economy for the middle class, please consider the positive impact of increased affordable housing for teachers in our community.

Thank you for your time and thoughtful consideration,

Kate Kool