

Jackson/Teton County Community Engagement Summary

HOUSING RULES AND REGULATIONS

KEY THEMES ACROSS ALL EVENTS AND APPROACHES

- One or two adults should be working a certain number of hours per week to qualify for deed-restricted housing. There is not agreement about how many hours they should have to work; stated preferences were between 20 to 40 per person or 60 between two.
- There should be severe restrictions regarding people who live in deed-restricted housing but own property elsewhere. The farther away the property, the better chance they should have for qualifying but some time limits may be warranted.
- Households should have to requalify for housing at pre-defined intervals between 2 and 5 years or if their financial status changes.
- Qualified households should spend between 10 and 50 percent of their wages on rent and all fees for their homes, and not more than 20 to 60 percent.
- People should have to live in their residence 6 to 12 months out of the year to continue to qualify. Vacations should be allowed, but extended absences should not, with the possible exception of seasonal workers who may need to work somewhere else for 1 or 2 months to make ends meet.
- Owners of affordable units should be able to rent them out either to roommates or under certain circumstances that should likely have to be approved beforehand such as a family emergency. Residents of deed-restricted housing should not be able to “get rich” off short-term rental of their units.
- There is concern in the community that deed-restricted housing is abused and that the residents of some units have sufficient assets to live elsewhere but choose not to do so because they are getting such a good deal.
- Some members of the community do not believe that the Town or County government should provide deed-restricted housing.
- Market-driven solutions may be a better approach to providing housing than government intervention.
- If prioritization is required, job-based criteria could be used, but it would be difficult to know where to draw the line. Emergency responders, teachers, and healthcare workers could be prioritized.
- Deed-restricted units should be well-built so they last, and fixtures should be between low- and high-end.
- Units should sell for higher than their initial sale price. This increase could be determined by CPI, cost of living, a set percentage, or market rate.

SPANISH PUBLIC MEETING AND DISCUSSION

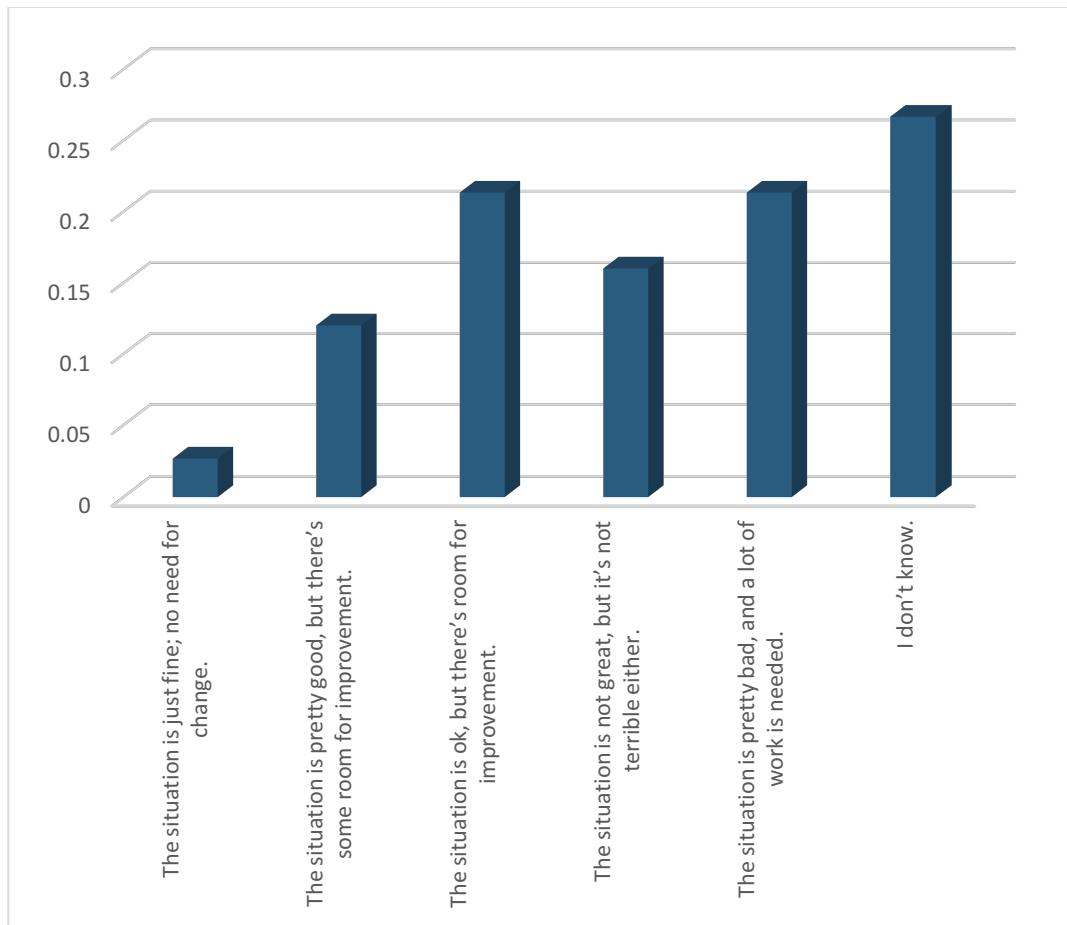
Due to time constraints, this topic was not discussed at the Latino Community Meeting.

Jackson/Teton County Community Engagement Summary HOUSING RULES AND REGULATIONS

ENGLISH PUBLIC MEETING AND DISCUSSION

POLLING DATA: REGARDING QUALIFICATION AND RESTRICTION CRITERIA FOR DEED-RESTRICTED HOUSING, PLEASE TELL US WHAT YOU THINK ABOUT THE CURRENT RULES

Responses	
Percent	Count
2.67%	2
12.00%	9
21.33%	16
16.00%	12
21.33%	16
26.67%	20
Totals	100%
	75



Jackson/Teton County Community Engagement Summary

HOUSING RULES AND REGULATIONS

SMALL GROUP DISCUSSION

SECTION 1. Purchase/Rental by Qualified Household Only

At least (A) person(s) in the household must work an average of (B) hours per week at a local business in Teton County, Wyoming.

A.	<ul style="list-style-type: none"> • No change • 1 person • 1 person • 1 person, 30 hours • 2 people, 60 hours
B.	<ul style="list-style-type: none"> • No change • No telecommuting jobs • 30 hours, 1 person • 35 hours to be reasonable for working families • 40 hours • 40 hours if income qualified • No less than 40 hours • 40 hours if it is a one-person home • 60 hours if it is 2 people

The Household does not qualify if anyone in the household owns any residential real estate (C).

C.	<p>People cannot own property:</p> <ul style="list-style-type: none"> • That has not been on the market in the past year • Puts their assets above a pre-determined asset cap not including their retirement fund • Puts their assets above a pre-determined asset cap • If it is used as a significant source of income and will increase in market rate • Under any circumstances • At the time of application • If it is above a certain amount of square feet • If it is within 150 miles of Teton County • Unless approved upon application
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The household must qualify or requalify (D) in order to purchase/rent the unit and to continue ownership/occupancy of the unit.

D.	<ul style="list-style-type: none"> • Every five years • Every two years to ensure they are not taking advantage of the program • Everyone one to three years to minimize excessive paperwork. • For renters only • Based on an averaged income over three to five years • Based on a threshold of change
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To qualify to purchase/rent, the percentage of the household's income spent towards the purchase/rent of the home along with taxes, insurance, and HOA dues/utilities must be at least (E) % and no more than (F) %.

E.	<ul style="list-style-type: none"> • 30 to 35 percent • 35 percent • Varies based on rental versus ownership
F.	<ul style="list-style-type: none"> • 40 to 45 percent • Varies based on rental versus ownership

SECTION 2. Restrictions on occupancy, Improvement, and Use of Residential Units

Each residential unit shall be occupied as the qualified household's sole and exclusive primary residence, for (G) months out of each calendar year.

G.	<ul style="list-style-type: none"> • 9 months to accommodate those who work less traditional jobs
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Jackson/Teton County Community Engagement Summary HOUSING RULES AND REGULATIONS

	<ul style="list-style-type: none">• 10 months to accommodate teachers• 11 months to give them a traditional amount of vacation• 12 months• Factor in the shoulder season, as Jackson is has unique circumstances compared to other places• A pre-approved period that takes into account their business travels
Affordable units may be rented by owner <u>(H.)</u>.	<ul style="list-style-type: none">• As long as it is not a VRBO/Airbnb/short-term rental• To a year-round resident and only in the case of drastic changes in circumstances• To only one person• Other income-qualified renters or subletters• Under no circumstances, as other renters cannot do it• As long as the rent is not at market rate• At a set rent that is enough to cover costs but not make additional money• With taxable rents to disincentivize price gouging• Without generating profits but covering costs• For a pre-determined time limit• For a capped amount per month• With 50 percent of the rent going back to the Town/County as the landlord• To help provide additional workforce and affordable housing• At their discretion• Based on prior approval
H.	
SECTION 3. Resale Limitations	
The maximum resale price/rent increase of the unit is the household's original purchase price/rent plus an increase of <u>(I)</u> per year.	
<i>I.</i>	<ul style="list-style-type: none">• 2.5 percent• County-level inflation• nothing• The amount equal to any property improvements or maintenance• Cost of living capped at 40 percent

Jackson/Teton County Community Engagement Summary HOUSING RULES AND REGULATIONS

OPEN HOUSE

Participants were given a mock deed restriction with blank spaces and asked to fill in the blanks. All feedback gathered is outlined below.

SECTION 1. Purchase/Rental by Qualified Household Only

At least (A) person(s) in the household must work an average of (B) hours per week at a local business in Teton County, Wyoming.

A.	<ul style="list-style-type: none">• One• Two• All adults who do not have children• Half the people in the household• All adults not in retirement
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B.	<ul style="list-style-type: none">• 20 hours• 30 hours• 32 hours• 35 hours• 40 hours• 60 combined hours between two people
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The Household does not qualify if anyone in the household owns any residential real estate (C).

C.	<ul style="list-style-type: none">• Anywhere• Anywhere as long as there is sufficient equity• Anywhere, unless real estate investment is their livelihood• Should be asset-based only• Anywhere if it is a certain value• Within 20 miles• Within 25 miles• Within 60 miles• Within 70 miles• Within 100 miles• Within 150 miles• Within 1,000 miles
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The household must qualify or requalify (D) in order to purchase/rent the unit and to continue ownership/occupancy of the unit.

D.	<ul style="list-style-type: none">• Every year• Every two years• Every three years• Every four years• Every five years• Reapply for purchase/rent if financial situation dramatically improves• If household income increases by more than 50%• At purchase/sale and renters apply every two to three years• No reapplication for previously-qualified households• Requalify for rentals every year• No requalification
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Jackson/Teton County Community Engagement Summary
HOUSING RULES AND REGULATIONS

To qualify to purchase/rent, the percentage of the household's income spent towards the purchase/rent of the home along with taxes, insurance, and HOA dues/utilities must be at least (E) % and no more than (F) %.

E.	<ul style="list-style-type: none"> • 10 percent • 15 percent • 20 percent • 25 percent • 28 percent • 30 percent • 35 percent • 40 percent • 50 percent
F.	<ul style="list-style-type: none"> • 20 percent • 30 percent • 33 percent • 35 percent • 35 percent • 39 percent • 40 percent • 43 percent • 44 percent • 45 percent • 50 percent • 60 percent

SECTION 2. Restrictions on occupancy, Improvement, and Use of Residential Units

Each residential unit shall be occupied as the qualified household's sole and exclusive primary residence, for (G) months out of each calendar year.

G.	<ul style="list-style-type: none"> • 12 months • 11 months • 10 months • 8 months • 9 months • 6 months
H.	<p><i>Affordable units may be rented by owner <u>(H.)</u>.</i></p> <ul style="list-style-type: none"> • Never for rentals and only to family or friends for one month • With approval • To a roommate with approval to an immediate family member if the owner is no longer living there • No rentals except in a family emergency or extenuating circumstance • Subject to circumstances • With Board approval for situations that warrant it • Never • If still owner-occupied, and only the extra bedrooms • With preapproval • Only if unable to sell when listed for a period of three months

Jackson/Teton County Community Engagement Summary HOUSING RULES AND REGULATIONS

SECTION 3. Resale Limitations

The maximum resale price/rent increase of the unit is the household's original purchase price/rent plus an increase of (1) per year.

I.

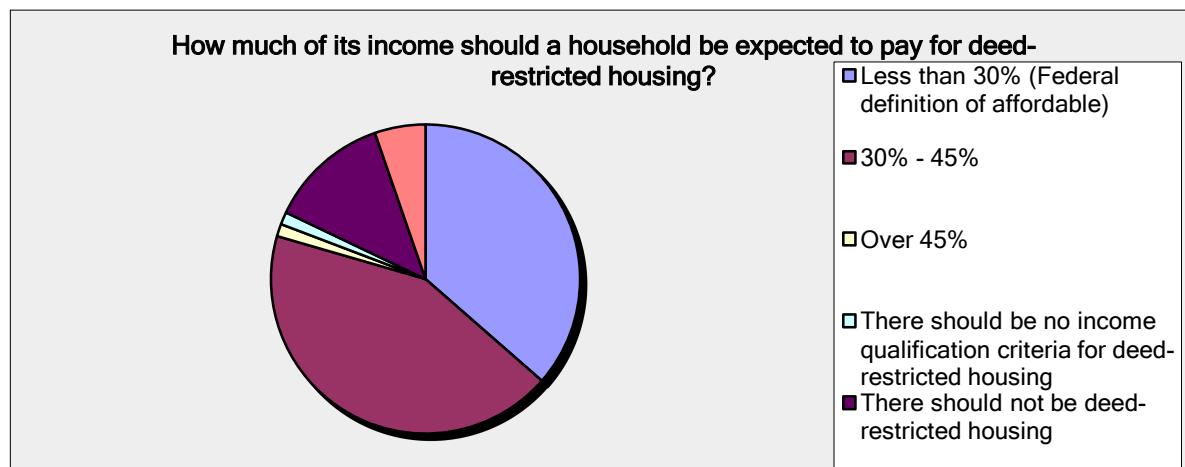
- Any significant improvements
- Cost of living
- Consumer Price Index (CPI)
- CPI up to five percent
- Inflation plus two percent
- Six percent
- Cost of inflation
- Social security standards for retirees
- Market rate
- No appreciation
- More information is needed
- Based on national standards
- No set number
- Inflation plus 1.5 percent
- 2.5 per year of CPI for the region
- 2.5 percent
- 3.5 percent

Jackson/Teton County Community Engagement Summary HOUSING RULES AND REGULATIONS

ONLINE ENGAGEMENT

QUESTION 39: HOW MUCH OF ITS INCOME SHOULD A HOUSEHOLD BE EXPECTED TO PAY FOR DEED-RESTRICTED HOUSING?

How much of its income should a household be expected to pay for deed-restricted housing?		
Answer Options	Response Percent	Response Count
Less than 30% (Federal definition of affordable)	36.4%	55
30% - 45%	43.0%	65
Over 45%	1.3%	2
There should be no income qualification criteria for deed-restricted housing	1.3%	2
There should not be deed-restricted housing	12.6%	19
Other (please specify)	5.3%	8
<i>answered question</i>		151
<i>skipped question</i>		78



Jackson/Teton County Community Engagement Summary HOUSING RULES AND REGULATIONS

“Other” Responses (n=8):

- I don't understand this question.
- Government has no business with housing. That is COMMUNISM. IT HAS NEVER WORKED TO SOLVE PROBLEMS AND WILL NOT WORK HERE AND NOW!
- I only think there should be employee housing where your rent is deducted from your paycheck and you are evicted if you quit. I don't agree with any other forms of deed restricted housing.
- What/who's household? I think there should be deed-restricted housing but regular households shouldn't have to pay for it.
- Jackson is totally different from rest of country--set our own standards.
- I think deed-restricted housing should be based on the need for employee housing rather than income. The market should dictate to some extent the amount that a deed-restricted unit costs and those units should be available for businesses to house their employees.
- Rubbish. Individual people make individual decisions.
- Each individual seeking housing should decide for themselves.

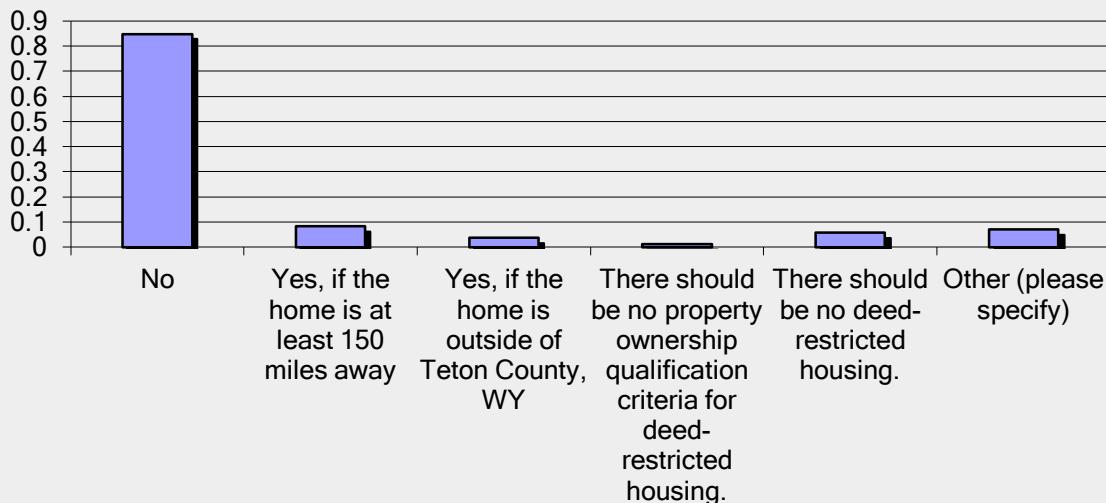
QUESTION 40: SHOULD A HOUSEHOLD QUALIFY FOR DEED-RESTRICTED HOUSING IF IT OWNS A HOME ELSEWHERE?

Should a household qualify for deed-restricted housing if it owns a home elsewhere?
Select all that apply.

Answer Options	Response Percent	Response Count
No	84.6%	132
Yes, if the home is at least 150 miles away	8.3%	13
Yes, if the home is outside of Teton County, WY	3.8%	6
There should be no property ownership qualification criteria for deed-restricted housing.	1.3%	2
There should be no deed-restricted housing.	5.8%	9
Other (please specify)	7.1%	11
<i>answered question</i>		156
<i>skipped question</i>		73

Jackson/Teton County Community Engagement Summary HOUSING RULES AND REGULATIONS

Should a household qualify for deed-restricted housing if it owns a home elsewhere? Select all that apply.



“Other” Responses (n=11):

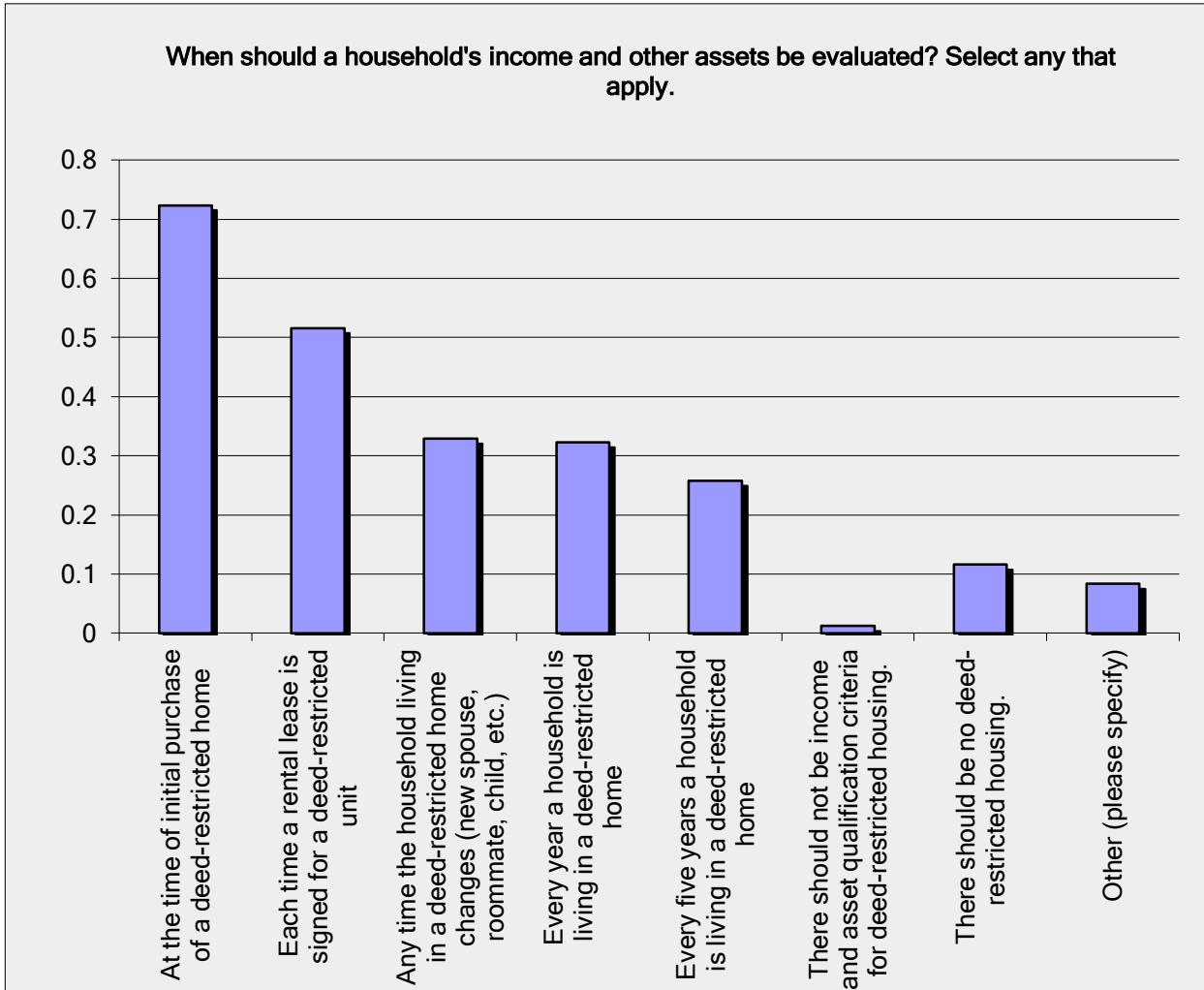
- Current home ownership not disqualifying if current home sold within specified time periods.
- Again, there needs to be a different way to look at who qualifies outside of income and or what other housing assets they may own. You do not want deed-restricted housing to require decision points that may not make any sense or have any impact on the specific situation.
- The caveat is if the person is in the process of selling a home in another area.
- Not unless it is filed with the IRS as an investment property and the income from it is included in the applicant's overall income. And that the applicant, in addition to this income, still qualifies while working full-time in Teton County.
- Allow for special circumstances, like owning a home for parents or grandparents.
- Are you kidding with this question?
- It depends entirely on the income, assets and employment of the homeowner. If they have a small rental property that brings them income in another state, sure they should be allowed to qualify for deed-restricted housing. If they own two or three homes elsewhere they should not.
- I think there needs to be a little flexibility on this if someone is trying to sell their house say in Alpine to move here but can't qualify if they own something.
- You cannot micromanage this issue that is fraud ridden.
- Yes, if they are a contributing member of our community and the house they own is not reasonable to commute to - and I would base “reasonable” on what the person's job is. A first responder or teacher shouldn't have to commute an hour or more each way. But I would consider restricting to a rental, not an ownership (as implied by deed restriction).
- Absolutely not. You should not qualify for affordable housing if you own property anywhere.

Jackson/Teton County Community Engagement Summary HOUSING RULES AND REGULATIONS

QUESTION 41: WHEN SHOULD A HOUSEHOLD'S INCOME AND OTHER ASSETS BE EVALUATED?

When should a household's income and other assets be evaluated? Select any that apply.		
Answer Options	Response Percent	Response Count
At the time of initial purchase of a deed-restricted home	72.3%	112
Each time a rental lease is signed for a deed-restricted unit	51.6%	80
Any time the household living in a deed-restricted home changes (new spouse, roommate, child, etc.)	32.9%	51
Every year a household is living in a deed-restricted home	32.3%	50
Every five years a household is living in a deed-restricted home	25.8%	40
There should not be income and asset qualification criteria for deed-restricted housing.	1.3%	2
There should be no deed-restricted housing.	11.6%	18
Other (please specify)	8.4%	13
<i>answered question</i>		155
<i>skipped question</i>		74

Jackson/Teton County Community Engagement Summary HOUSING RULES AND REGULATIONS



“Other” Responses (n=13):

- Every 2 years (2 responses)
- Every 3 years (2 responses)
- I agree with employee housing if the employer owns the property. Other than that I do not agree with our town’s treatment of affordable housing.
- This is a good question. I think anyone in deed-restricted housing should have their assets and qualifications assessed on a regular basis.
- At time of application
- You are setting yourself up for fraud.
- Only at the time of application. Are we expected to ask folks not to take raises in order to continue to live in their homes??
- Also income from trusts, property owned elsewhere, etc.
- Qualifications should be based on income and net worth and needs to be updated regularly. If the owner’s/renter’s circumstances change (increased salary, new job, new roommates, spousal income, etc.) s/he should be required to immediately notify housing officials or face eviction.
- People do not want to stay in affordable housing forever, they stay because there is nowhere else for them to go...nothing for them to move up into! If we did a better job providing a full spectrum of housing types and allowed the housing market to function like it does anywhere else, then we wouldn’t need to fuss about people staying in Affordable Housing and making more than 120% AMI.
- Only at initial purchase to allow for advancement and increased income over a career.

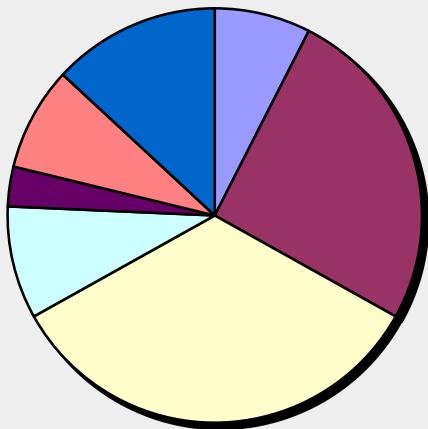
**Jackson/Teton County Community Engagement Summary
HOUSING RULES AND REGULATIONS**

QUESTION 42: HOW MANY MONTHS EACH YEAR SHOULD A HOUSEHOLD LIVING IN A DEED-RESTRICTED HOME HAVE TO OCCUPY THEIR HOME?

How many months each year should a household living in a deed-restricted home have to occupy their home?		
Answer Options	Response Percent	Response Count
12 months (no vacations or trips away)	7.5%	12
11 months	25.6%	41
10 months	33.8%	54
9 months	8.8%	14
There should not be occupancy requirements for deed-restricted housing	3.1%	5
There should be no deed-restricted housing	8.1%	13
Other (please specify)	13.1%	21
<i>answered question</i>		160
<i>skipped question</i>		69

Jackson/Teton County Community Engagement Summary HOUSING RULES AND REGULATIONS

How many months each year should a household living in a deed-restricted home have to occupy their home?



- 12 months (no vacations or trips away)
- 11 months
- 10 months
- 9 months
- There should not be occupancy requirements for deed-restricted housing
- There should be no deed-restricted housing
- Other (please specify)

“Other” Responses (n=21):

- Again, this needs to be flexible and looked at in the context of what the occupant does and how they qualified for the housing.
- All year/ full-time, but of course a vacation is allowed. (Strange wording.)
- No restriction on vacations or trips away.
- Occupancy should be full-time as a primary home with no renting permitted.
- Full time employment in Teton County requirement.
- This is a good question but bullshit answers. Yes, they should be required to live in the home 12 months a year but your answers insinuate that they are not allowed to take a vacation? What kind of bullshit is that? Who wrote this survey?
- 12 months, but they should be allowed to vacation and take trips other places.
- About 10 probably, but there should be allowances for school and taking care of ill family members and other things.
- 9-10 months, include in restrictions that they can't own or rent property elsewhere.
- Vacations okay but no renting rooms for profit.
- As a nurse (and other professions) we are able to take travel assignments to make more money. It is only fair to rent out your place if you are not there during a 13-week assignment.
- 6 months
- 12 months except for vacations or work trips away.
- Free market is supreme.
- 12 months with some kind of leniency for vacations. There should just be some kind of effort to ensure that those benefiting are truly living and working in Teton County. This should not exclude them from traveling to see family or enjoy a vacation.
- Allow 4 - 6 weeks away in general. This is an example of too much control and monitoring required which makes me much less favorable to deed-restricted housing and favor a marketplace situation for housing.
- You can't tell people they can't take vacations/trips. It should be the primary and only home they occupy.
- Full-time residency, no sub-leases.
- I am not in favor of deed-restricted housing, but they should occupy at least 10 months.
- Full-time, but I wouldn't tell someone no vacations, trips, sabbaticals, etc.
- Full-time, 12 months but normal vacations (i.e. 2 weeks) should be allowed.

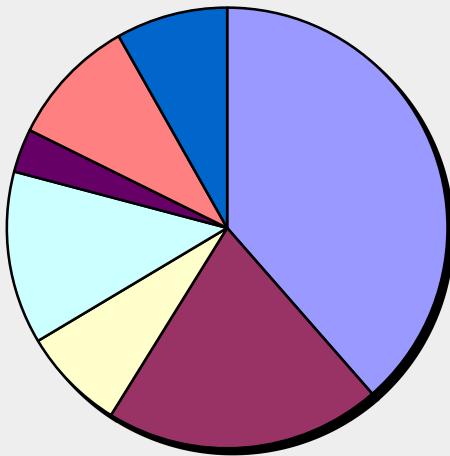
Jackson/Teton County Community Engagement Summary HOUSING RULES AND REGULATIONS

QUESTION 43: HOW MANY HOURS A WEEK SHOULD THE RESIDENTS OF A DEED-RESTRICTED HOME HAVE TO WORK?

How many hours a week should the residents of a deed-restricted home have to work?		
Answer Options	Response Percent	Response Count
One member of the household must work at least an average of 40 hours/week	38.6%	61
One member of the household must work at least an average of 30 hours/week	20.3%	32
All adult members of the household must work at least an average of 40 hours/week	7.6%	12
All adult members of the household must work at least an average of 30 hours/week	12.7%	20
There should not be employment requirements for deed-restricted housing	3.2%	5
There should not be deed-restricted housing	9.5%	15
Other (please specify)	8.2%	13
<i>answered question</i>		158
<i>skipped question</i>		71

Jackson/Teton County Community Engagement Summary HOUSING RULES AND REGULATIONS

How many hours a week should the residents of a deed-restricted home have to work?



- One member of the household must work at least an average of 40 hours/week
- One member of the household must work at least an average of 30 hours/week
- All adult members of the household must work at least an average of 40 hours/week
- All adult members of the household must work at least an average of 30 hours/week
- There should not be employment requirements for deed-restricted housing
- There should not be deed-restricted housing
- Other (please specify)

“Other” Responses (n=13):

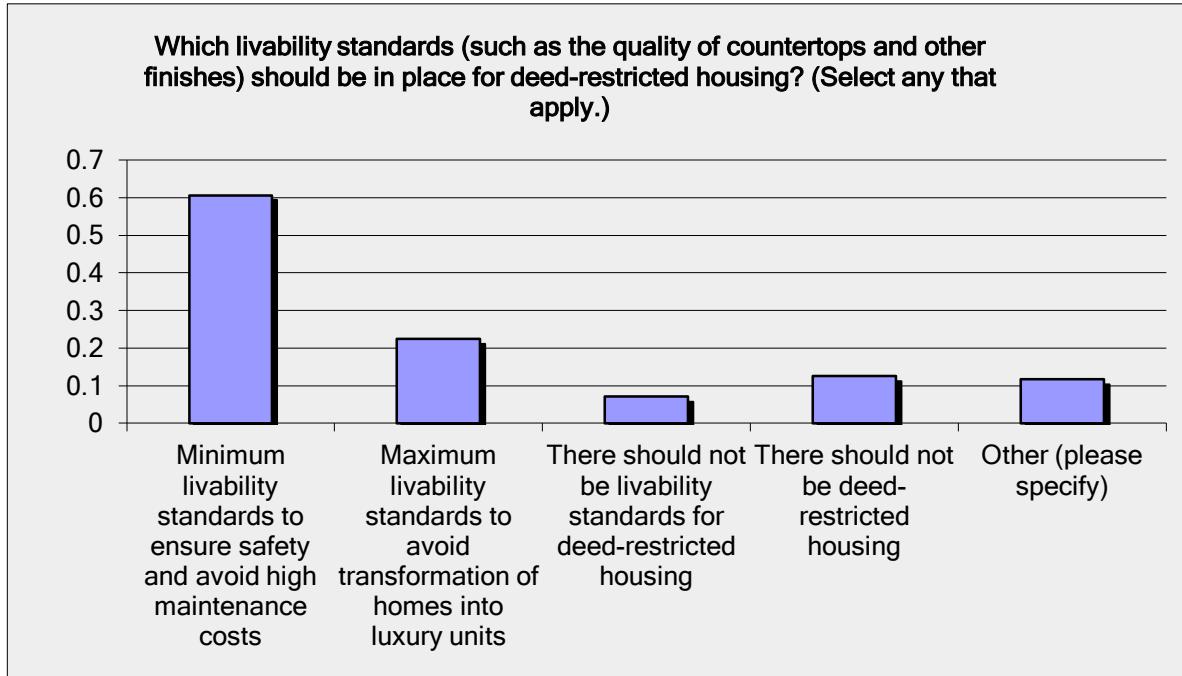
- Unsure
- Exception would be an adult who stays home to take care of children; daycare is expensive here and this is a big financial contribution. A second exception could be an "adult" who is just finishing post-high school education and cannot realistically work 30-40 hours/week.
- This is a ridiculous question! Work too few hours and you get kicked out? So you have to work more hours at a crappy job to keep your housing? What?
- It is important to have a full-time job, but if they retire they shouldn't be worried about getting kicked out.
- Full-time employment in Teton County requirement.
- There should be employment requirements, in that someone should work within the county, but you can't micromanage how many hours a week they work. What if they make an income that allows them to qualify for deed-restricted housing but it's passive income and they only need to work 5 hours per week? Are you going to deny them housing because they don't work enough hours? Bullshit.
- Not sure how you would enforce this...enough hours to pay rent or mortgage.
- Most Americans have a lot of sixty hour weeks in their house.
- One member working average of 40 hours per week but there should be an exception to this for retirement age residents.
- Another criteria requiring monitoring. Making me less supportive of deed-restricted housing and more in favor of open market place housing situation. Government will then have to pay employees who will have to monitor and control housing criteria, an unnecessary expense for taxpayers.
- There should not be deed-restricted housing; all adults should at least work 36-hour/week.
- Members should work, but I would not put an hour requirement on the members.
- Only employment sufficient to support a mortgage if one exists. If someone works hard and pays off their mortgage on their affordable home and then stops working or cuts back they should not be penalized or told what to do.

Jackson/Teton County Community Engagement Summary HOUSING RULES AND REGULATIONS

QUESTION 44: WHICH LIVABILITY STANDARDS (SUCH AS THE QUALITY OF COUNTERTOPS AND OTHER FINISHES) SHOULD BE IN PLACE FOR DEED-RESTRICTED HOUSING?

Which livability standards (such as the quality of countertops and other finishes) should be in place for deed-restricted housing? (Select any that apply.)		
Answer Options	Response Percent	Response Count
Minimum livability standards to ensure safety and avoid high maintenance costs	60.5%	92
Maximum livability standards to avoid transformation of homes into luxury units	22.4%	34
There should not be livability standards for deed-restricted housing	7.2%	11
There should not be deed-restricted housing	12.5%	19
Other (please specify)	11.8%	18
<i>answered question</i>		152
<i>skipped question</i>		77

Jackson/Teton County Community Engagement Summary HOUSING RULES AND REGULATIONS



"Other" Responses (n=18):

- Whatever makes sense given the nature, purpose, use and location of the unit.
- Between minimum and maximum livability standards. And when you say "to avoid transformation of homes into luxury units" isn't that what deed restriction is?
- Confusing question.
- Should be quality and safe but not extravagant.
- NOT GOVERNMENT BUSINESS.
- Middle of the road livability standards.
- Another stupid question. The quality of finishes will be dictated by the budget of the project.
- Budget and contractor accountability!!!!!!
- A mix of minimum and maximum. Nicer things are taken care of more.
- I think there needs to be a happy medium between Minimum/Maximum.
- I don't understand the use of min and max statements here. Use durable, safe finishes and meet or exceed codes for cold climates and other site specific needs.
- A medium standard, no granite, stainless appliances, fancy fixtures.
- Some sort of middle ground.
- Housing made or supported with tax revenues or other public funds should be adequate, not luxurious, and well cared for.
- Somewhere in between minimum and maximum.
- Something a little better than "minimum," aka durable finishes and adequate storage.
- Above minimum standards to ensure long-term low cost ownership with a focus on energy efficiency.

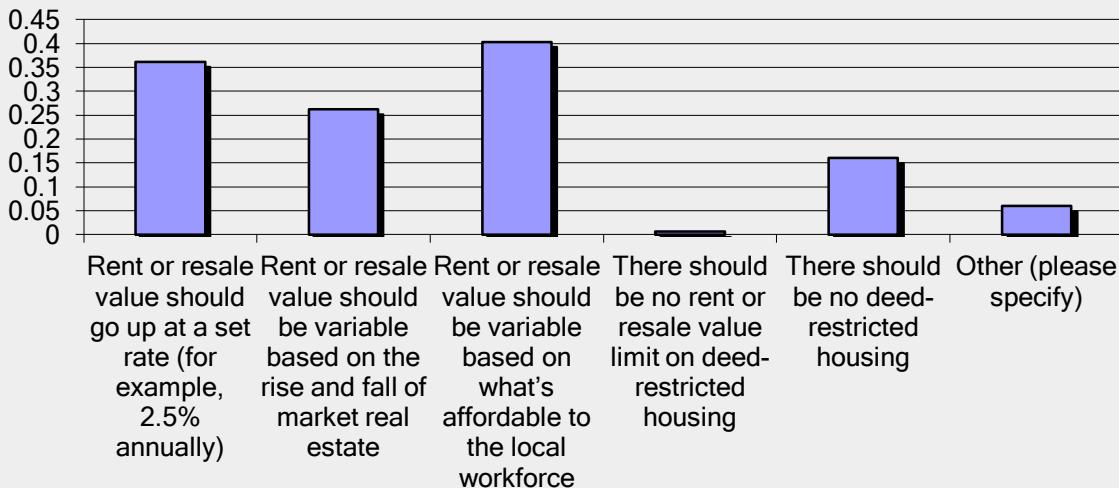
Jackson/Teton County Community Engagement Summary HOUSING RULES AND REGULATIONS

QUESTION 45: HOW SHOULD THE RENT OR RESALE VALUE OF DEED-RESTRICTED HOMES CHANGE?

How should the rent or resale value of deed-restricted homes change? (Select any that apply.)		
Answer Options	Response Percent	Response Count
Rent or resale value should go up at a set rate (for example, 2.5% annually)	36.2%	54
Rent or resale value should be variable based on the rise and fall of market real estate	26.2%	39
Rent or resale value should be variable based on what's affordable to the local workforce	40.3%	60
There should be no rent or resale value limit on deed-restricted housing	0.7%	1
There should be no deed-restricted housing	16.1%	24
Other (please specify)	6.0%	9
<i>answered question</i>		149
<i>skipped question</i>		80

Jackson/Teton County Community Engagement Summary HOUSING RULES AND REGULATIONS

How should the rent or resale value of deed-restricted homes change? (Select any that apply.)



"Other" Responses (n=9):

- It should be set by average inflationary numbers annually. Living expenses, not just housing inflation.
- Affordable rent is 30% of income. How else could you save for the future? Or your the life costs???
- The owner should not make any profit all. They get enough benefit from paying below market rent.
- 2.5 or a percentage of what they earn annually. If you get no raise then no increase, if you get a 3% increase then 3% of that.
- Community/regional cost of living minus housing costs.
- Real estate sales should be tied to inflation in West. Rents should be affordable to local workforce.
- The set rate of increase sounds nice, but what if the market drops?
- Any deed-restricted house should be rental only, so if no longer qualify they have to move out or pay market price.
- Rents should increase at least in line with the consumer price index. There should be no ownership units supported with public funds. But to the extent there are some, resale values should be governed by the market.

QUESTION 46: IF YOU WERE UPDATING THE QUALIFICATION AND RESTRICTION CRITERIA FOR DEED-RESTRICTED HOUSING WHAT WOULD YOU DO? (N=64)

- Limit availability to first responders, critical service workers, health care providers, essential public employees, i.e., those needed locally in case of an emergency.
- People with market homes may not be able to stay in Jackson upon retirement due to the high cost of living. They might instead move to Alpine or somewhere cheaper. Upon retirement, I believe those living in deed-restricted homes should be required to do the same. Perhaps an additional focus should be for the Town/County to invest in retirement housing in Alpine or Victor/Driggs so that retirees can be transitioned to this location and we would be keeping those in the workforce and contributing living in Jackson.
- I do not know.

Jackson/Teton County Community Engagement Summary

HOUSING RULES AND REGULATIONS

- Make the process more transparent. If taxpayer money is involved, give the priority to government or service workers, i.e., hospital, schools etc. For other people make the residency requirement 8 years for all adults living in the house.
- There should be a sunset clause for affordable/attainable units. If a family is committed to living in a place for XX number of years then they should be allowed to sell at market value.
- Only full time/year-round Teton County workers. Must prove this annually.
- Resale homes should be purchased by the Town/County and put into the affordable rental pool.
- I don't feel that I understand this issue well.
- Housing can be re-evaluated for deed-restricted qualification each time residents change.
- 4 years of residency; full-time employed 40 hours/week.
- Make sure that the criteria are adhered to and that assessments are held every 2 years to prevent people from out-earning their requirements. At no point should deed-restricted housing become free market. We have some now that will revert to free market, and these will be forever lost to the pool of affordable units.
- No deed-restricted housing. Live in apartment until the individual's family can afford a house.
- Start over
- All residents should be citizens of the US in Teton County, with taxable income.
- Annual audits of all holdings. When people no longer qualify, they have to go. Additionally, many people cannot afford to buy anything and can barely afford to rent but make too much money to qualify for affordable housing. All deed-restricted housing should be rental and not ownership. The ownership is too convoluted. The housing organizations should buy back existing owned units as they come available and turn them into rentals.
- The groups in charge of housing get a failing grade. Habitat Mexicans not occupying house. Affordable home Mexican living in Teton Valley. Government doesn't do anything well! Especially housing!
- I would re-evaluate everyone annually. Also make it a rental agreement vs. owning a home. I don't think people should own deed-restricted housing, it is constantly abused. Many of the owners have roommates and make a lot of money. I think everyone currently living/owning in a deed-restricted home should be audited. The town needs to figure out how many of these fall in line with the original intention of the law and how many are being abused.
- I would eliminate future deed-restricted housing. I have witnessed the abuse of deed-restricted housing.
- Not allow a boyfriend/girlfriend to move in after a single person buys a home.
- Do a better job at vetting your deed-restricted occupants. Everyone in this town knows a handful of deed-restricted owners who do not need to be living in subsidized housing.
- Ensure that undeserving individuals can't obtain such housing or game the system
- No guaranteed return. Lower the subsidy we should. It be subsidizing luxury vacations and new cars.
- Focus on lower-income individuals and key safety jobs.
- Make it easier to fill out and update the application.
- Allow pets.
- Consider diversity.
- Make sure you have verifiable data to support all decisions.
- Make the non-profit companies that keep popping up provide housing. Why are they exempt? With so many people applying, they should have to live here at least 5 years.
- As we review the restrictions, attention needs to stay focused on preservation of community investment, be it granting of density or direct dollar subsidy. Units must stay at least as affordable as the original intent at the time of restriction.
- Income limits need to be applied.
- Let the free market provide.
- Enforce existing rules... tighten up rules and prosecute violators and developer/ employer abuses.
- Require minimum of full-time employment by one party per unit or home for 12-month period with reassess of income annually or every 2 years. Seek answers from other communities with similar issues but proven issue improvement or resolution.

Jackson/Teton County Community Engagement Summary

HOUSING RULES AND REGULATIONS

- I would enforce that you could not own another home. I live down the street from people who own a home in E. Jackson that they rent out. One of the reasons this happened is that the unit is an attainable and was being sold for more than anyone who qualified for it could pay. I think it's wrong. If you can own 2 homes, you don't need an affordable unit.
- Stop building.
- Follow Fannie Mae or Freddie Mac guidelines for qualifying in cost of living area.
- Target more private/public partnerships.
- Update the income limits and the amount of time it is occupied. On a side note, many were cheaply built and look pretty shabby now.
- Raise the income eligibility every 3-5 years.
- There should be not deed or rent control properties. The market involving efforts in transportation and changes in Land Development Regulations should solve the affordable housing demand.
- Sufficient restrictions should be put in place so that deed-restricted housing does not end up as vacation home/rental.
- End the program. Offer to sell the deed restriction back to the owners. When units come onto the resale market, give the sheriff, school board et al right of refusal. Build no more.
- Income and asset limits should be evaluated every 5-10 years a resident owns a unit. This would provide much more turnover to make available to the next generation of families in our community.
- Honestly, I think it's pretty good. People are always going to try to cheat the system, and so it comes down to enforcement. The rules in place aren't bad.
- Make sure essential workers get priority. Teachers, medical, police...
- Evaluate every 3 years to be sure there has not been a large inheritance and do not allow deed-restricted housing if they own another property--anywhere.
- As someone who might buy, I would want to see more flexibility. Seeing how seldom units come available, there is no point in increasing flexibility until you add more units.
- There should be no deed-restricted housing. There should be rent-controlled rentals.
- Remove deed restricted housing.
- No other home ownership - either personally or in a LLC. Mandate local work force member, prioritize housing for businesses that already offer housing - businesses that don't provide housing for employees (Wort) should be last in line.
- I would only move forward with deed-restricted rental units. All occupants must work a minimum of 30 hours a week. W2's must be submitted each year. Anyone who becomes married must reapply since an increase in occupancy could un-qualify people. The system must be seen a stepping stone, not an opportunity to become rich. Too many people abuse the system, and have membership at golf courses, stay in the homes and redo them using interior designers, and have Porsches and Audis sitting out front. The system is not working with people's personal morality and people do not make room for the next family. It is a disgrace that people who have lived here for years seem to next get drawn in the lottery and actually need these homes. Realtors, lawyers, wealthy business owners live in others. It is horrible.
- Delete the entire idea. Imagine what we could do as a community if we allowed the free market to work? We would have time, funds and energy to help the wildlife, have clean water, help the police force etc.
- Eliminate it. Taxpayers should not have to subsidize others housing. Have businesses provide rental housing for employees (studio or 1 bedroom apartments). Studio and 1 bedroom apartments can have 2 double Murphy Beds in living room. work at least 36 hours per week, no other income., no owning of property elsewhere, not just in Jackson.
- I would figure out a way to enforce residency requirements, but that does not mean 12 months no travel. I would look at sliding scale rents (30% of income). I would look at resale of deed-restricted units to make sure affordable to the local workforce (e.g., % increase/year might be too much over 20-30 years).
- Deed-restricted homes are a privilege, not a right. They should be managed as such. It's being abused now.
- I would base the restrictions on occupation rather than wealth.

Jackson/Teton County Community Engagement Summary

HOUSING RULES AND REGULATIONS

- Adjust the requirements to include larger families who make below \$100,000 but have a saved for a down payment. We were unable to apply for affordable housing with 5 members because we did not make above the minimum given for a family of our size.
- Mandate enforcement, speed evictions of violators. If someone starts poor in a unit and becomes rich, they should be required to vacate rental/sell ownership if they no longer meet qualifications.
- Already addressed this. Essential town/county employees only - no for-profit employees. Should qualify based on a combination of income and net worth with frequent and rigorous tracking of financial status to ensure ongoing qualifications.
- I would broaden the definition of essential service provider and reward for length of time in our community.
- Make more homes available to category 1 families and give even great preference to critical service providers.
- Get rid of the lottery and make sure the pricing of the homes is such that subsidy is absolutely minimized.
- All of the above items indicate the level to which the micromanagement of people has exploded.
- Better enforcement -- when everyone knows someone who has deed-restricted housing but is gaming the system, and it hurts support for housing. It would be nice to see restrictions so that if circumstances change, the housing can be made available to someone who really needs it. Government-employee based housing should be tied to a government job; people shouldn't be able to get the housing and then take another non-government job or else we are then just back where we started from. RENTALS instead of ownership.