

March 4, 2022

Dear Teton County Commission Chair Natalia Macker, County Commissioners, and Town of Jackson Mayor Hailey Morton Levison, Town Councilors

Your Housing Supply Board as members of the local community with whom you placed your trust, believe the greatest opportunity for voter support will require a transparent and committed approach.

We understand there are multiple groups asking for housing funding and we believe you should vet each project on the merits. We fear that multiple housing line items on the SPET would turn the ballot into a popularity contest.

We recommend that you select the requests individually, and then place them all on one ballot item – this provides transparency to the public. We believe our community will support a single SPET request of at least \$40 million for housing.

Our preference, to support the broad range of housing needs is as follows:

Community Housing Allocation of at least \$20 million for investment in housing projects and programs by your Jackson/Teton County Housing Department and Supply Board. Over the past five years, the Town and County via the Housing Department have effectively partnered on 7 housing developments, leveraging private investment and expertise to create 241 homes for our local workforce.

Funding for Community Housing will provide:

- Affordable and Workforce housing that is for both sale and rent supporting our entire workforce and is not exclusively tied to specific employment.
- This includes projects for Town and County employees, additional projects with the Jackson Hole Community Housing Trust and Habitat for Humanity, as well as public/private and public/philanthropic projects.

Since 2015, the Housing Department has partnered to:

- Create 241 homes for members of our local workforce. With an average public investment of \$144,000 per unit, 185 Affordable (income restricted) and 56 Workforce homes have been built or are in the process of being built. 138 of these are rentals and 103 are for sale.
- Secure Employee Rights of First Purchase or Rent within new public-private developments for Town and County employees. 12 of these are for Town employees and 20 are for County employees.

We also suggest you consider the following allocations for restricted housing:

- Teton County School District for \$7.5 million to build at least 24 homes for TCSD employees (public investment \$312,500 per unit).
- St. Johns Health for \$7.5 million to build at least 24 homes for St. John's Health employees (public investment \$312,500 per unit).
- The Good Samaritan Mission for \$5 million to build at least 20 apartments for homeless families and individuals (public investment \$250,000 per unit). Note: We anticipate that within the next six months additional funds will become available through WCDA for The Mission project assuming it meets WCDA guidelines, as did the Casper Mission.

We also want to offer that this Board will work with the JH Chamber to encourage the above stated housing/public/private groups to help educate our community on the affordable housing successes to date, and the housing tools we need going forward to address all housing categories. As you know we have some great projects in the pipeline – and we and our partners can tell the housing story with an aligned strategy and a well-executed plan.

We want to help you and our community be successful. We believe this transparent commitment to how the funds are allocated will allow for that outcome. Thank you for all you do on behalf of our community.

With kind regards,

HSB Board