JACKSON HOLE

CHAMBER

OF COMMERCE

RIDE FOR THE BRAND

Subject: Workforce Rental Program

February 24, 2022

Dear Members of the Town Council and Board of County Commissioners,

On behalf of the Jackson Hole Chamber of Commerce I would like to encourage your full support of the Workforce Rental Restriction being proposed by Teton County Affordable Housing Program and Board. Having reviewed the program, it makes complete sense to add this to the toolbox (even as a 12month trial) and preserve up to **10* properties forever as workforce rentals**.

- Assuming you fund with $1m of SPET approved funding from the Community Housing Opportunities ballot in 2019

We appreciate that some might find workforce designation more expensive than they expect, but the reality is we have a wide range of workforce incomes in this community. The point is, even high earners are now shut out of the free market, so securing any incremental workforce inventory for the long term is critical at this junction. We believe people will use this program, and if they do not, then just remove it. There is no risk.

Thank you for your support, Anna

Yours sincerely,

Anna Olson
President/CEO
Jackson Hole Chamber of Commerce

Workforce Rental Program Details (being reviewed by JIM 2/28/22)

It is an up to $100k investment is for rental property only. There are two options: existing rental properties OR new purchases.

- Record a deed restriction on an <u>existing rental property</u>. The rental restriction does not affect the property appreciation or cap the monthly rent, it only requires that the tenant(s) meet the Workforce Program qualifications (work full-time locally, earn most of their money locally, and do not own other residential real estate within 150 miles).

- Record a deed restriction on a <u>new purchase</u>. An example could be to utilize the $100K for down payment on a rental property. The rental restriction does not affect the property appreciation or cap the monthly rent, it only requires that the tenant(s) meet the Workforce Program qualifications (work full-time locally, earn most of their money locally, and do not own other residential real estate within 150 miles).

Households that have utilized the Preservation Program (which is now an approved program with TCAHD) thus far have utilized it to purchase a home in which they will live and have used the program to help with their down payment. While the program does limit the appreciation of the home, these households are willing to restrict their home so they can have safe, stable housing.

Program comparison table:

Vail's InDEED Program	Jackson Preservation Program – Current	Workforce Rental Restriction - Proposed @ JIM 2/28/22
Perpetual deed restriction – protects an existing home for the workforce forever	Perpetual deed restriction – protects an existing home for the workforce forever	Perpetual deed restriction – protects an existing home for the workforce forever
Negotiates price for deed restriction purchase with seller.	Can provide up to 20% of the home's value, not to exceed $200k, to purchase deed restriction	Proposed: provide up to 10% of home's value, not to exceed $100k, to purchase deed restriction
In 2021, its 5th year, protected 12 units for the workforce. Average price/unit = $77,448 Average price/bed = $51,32	In 2021, its 1st year, protected 3 units for the workforce + 1 pending transaction. Average price/unit = $153k Average price/bed = $86,243	n/a
May be owner-occupied OR rented - Owner can own other residential real estate	May be owner-occupied OR rented - Owner cannot own other residential real estate within 150 miles	Must be rented (cannot be owner-occupied) - Owner can own other residential real estate

No appreciation cap	Appreciation at CPI, capped at 3%. Home is resold through a Weighted Drawing process via the Housing Dept.	No appreciation cap.
No rent cap	No rent cap	No rent cap
No income cap	No income cap	No income cap
No household size requirement	No household size requirement	No household size requirement
Sales are exempt from real estate transfer tax	n/a	n/a
No limit on # of properties an individual can restrict	Can only own one max	No limit on the # of properties an individual can restrict