

Appendix M

Housing Mitigation Plan

When proposing a development or subdivision, developers/applicants should include a Housing Mitigation Plan that includes:

- 1. Requirement Calculations.** Use the calculation worksheets in Appendix N to determine your affordable housing and/or employee housing requirement. Submit your calculations with Master Plan, Sketch Plan, and Final Development Plan applications.

Affordable Housing Requirement: _____ persons to be housed

Employee Housing Requirement: _____ persons to be housed -or-
_____ square feet of housing to be provided

- 2. Method.** On-site housing is the preferred method of meeting an affordable and/or employee housing requirement. You may propose an alternative method if you demonstrate that it is impractical to provide housing on-site. (See sections 49450 or 49650 of the County LDRs or sections 49450 or 49540 of the Town of Jackson LDRs for details). Submit your method with Master Plan, Sketch Plan, and Final Development Plan applications.

Describe your method here:

- 3. Unit Descriptions.** Provide preliminary Unit Descriptions at the Sketch and/or Master Plan level, and provide final descriptions with Final Development Plan. Unit descriptions should include a site plan and affordable/employee housing floor plans as well as a tabulation with the following information:

	Affordable Units	Employee Units
Number of One-bedrooms		
Categories of each unit		N/A
Square Footage of each unit		
Number of Two-bedrooms		
Categories of each unit		N/A
Square Footage of each unit		
Number of Three-bedrooms		
Categories of each unit		N/A
Square Footage of each unit		
Number of other types of units		
Categories of each unit		N/A
Square Footage of each unit		
Total Number of Units Proposed		

See Section 206 of the TCHA Guidelines for more information on square footage requirements, construction standards, livability design features, rental/sales mix, distribution of income categories and bedroom types, and sales and rental prices.

- 4. Phasing Plan.** The Affordable / Employee Housing Units shall be ready for occupancy no later than the free market portion of the property is occupied. If the free market portion is to be developed in phases, then the Affordable / Employee Housing Units may be developed in proportion to the free market portion. If the development is phased, then a timing agreement and/or performance bond may be required to provide assurance that the Affordable / Employee Housing Units will be constructed.

If a phasing plan is proposed, describe it here:

- 5. Agreement and Deed Restriction.** It's necessary to record deed restrictions on affordable and employee units to ensure long-term affordability. Record the approved deed restriction on the unit(s) concurrently with recording Final Plat. TCHA will provide the Restriction document.

- 6. Fee Calculations.** Use the calculation worksheets in Appendix O of the Teton County Housing Authority Guidelines to determine your affordable housing and/or employee housing fee calculations. Submit your calculations with Master Plan, Sketch Plan, and Final Development Plan applications.

Affordable Housing Fee-in-Lieu: _____

Employee Housing Fee-in-Lieu: _____