

TETON COUNTY EMPLOYEE HOUSING CALCULATIONS – COMMERCIAL

Date: _____ **Project Name:** _____

Project Address/Location: _____

Housing Mitigation Plans (per Section 49660) should include the following:

1. Requirement calculations
2. The applicant’s method of meeting the requirement
3. Unit descriptions
4. Phasing Plan
5. Agreement and Deed Restriction
6. Fee Calculations

For more details on the Housing Mitigation Plan, see Section 2 of the Teton County Housing Authority Affordable Housing Guidelines.

Requirement Calculations:

Proposed Use	x Employees to be Housed	= Requirement
Office	_____ sq. ft. x 0.05 employees / 1000 sq. ft.	= _____ employees
Commercial Retail	_____ sq. ft. x 0.56 employees / 1000 sq. ft.	= _____ employees
Heavy Retail/Service	_____ sq. ft. x 0.06 employees / 1000 sq. ft.	= _____ employees
Service	_____ sq. ft. x 0.20 employees / 1000 sq. ft.	= _____ employees
Restaurant/Bar	_____ sq. ft. x 1.35 employees / 1000 sq. ft.	= _____ employees
Commercial Lodging		
Dude Ranch	_____ guests x .82	= _____ employees
Campgrounds	_____sq ft commercial floor area x .58/1000 + 1.75 per acre of campground.	= _____employees
Hotels, Motels, Other Short Term Rental	_____bedrooms x .19	= _____employees
Nursery	_____sq ft x .37/1000 sq. ft. + 1.51 per acre	= _____employees
Aeronautical	To be determined by Independent Calculation	
Industry	_____ sq. ft. x 0.03 employees / 1000 sq. ft.	= _____ employees
Exemption		= _____
Total		_____

Fee Calculations

An applicant may pay an in-lieu fee for each employee required to be housed only if no other arrangement acceptable to the County can be made for provision of employee housing.

Employee Housing Requirement	x	\$45,188.70	=	Fee-In-Lieu Payment
_____	x	\$45,188.70	=	_____