

ORDINANCE 1296

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1263, 1242, AND 1195 AND SECTION 16.10.600(E) OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING HOUSING RULES AND REGULATIONS RENTAL STANDARDS AND PROCEDURES AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

SECTION I.

Section 1 of Town of Jackson Ordinance Nos. 1263, 1242, and 1195 and Section 16.10.600(E) of the Municipal Code of the Town of Jackson is hereby amended and reenacted read as follows:

16.10.600 Rental Standards and Procedures

E. Affordable Rentals Owned by a Private Entity - To ensure that rents are affordable to households earning income within the Affordable Income Ranges, rents for Affordable Units will be calculated using the following method:

1. Standard of Affordability - The standard for affordability provided by HUD is that no more than thirty percent (30%) of a household's income should be spent on housing costs. Included in this thirty percent (30%) is rent, property tax, water, sewer, gas and/or electric, and trash removal. One parking space is required at no charge to the tenant unless otherwise approved by the Town Council or Board of County Commissioners.

2. Household Size for Rent Calculation - For purposes of calculating rental rate only:

<u>Unit Type</u>	<u>Household Size</u>
Studio:	One (1) person
One-bedroom	One (1) person
Two-bedroom	Two (2) persons
Three-bedroom:	Three (3) persons
Four-bedroom:	Four (4) persons

Dormitories are defined as a housing unit with more than two (2) bedrooms that is designed to house unrelated individuals and meets the requirements for a dormitory I the Livability Standards. The household size will be based on one (1) person per bedroom (i.e. a six (6) bedroom dorm unit will be calculated as a six (6) person household.

3. Rental Housing Units (SFD or Apartments) - Maximum Rent Calculation. The maximum rent calculation is thirty percent (30%) of the low end of the Income Range for the household size. For household size see Section 6-4.A.2.

Example based on 2021 MFI:

50% - 80% Income Range 3-bedroom

Low end of the 50% - 80% Income Range for 3-person household =

$(\$52,020 \times 30\%) / 12 = \$1,301$

4. Dormitories

a. Maximum Rent Calculation - The maximum rent calculation for dormitories is thirty percent (30%) of the low end of the Income Range for the household size.

Example:

Six bedroom 50% - 80% Income Range dorm = six (6) person household

Low end of 50% - 80% MFI for 6 person household = $(\$67,049 \times 30\%) / 12 = \1676 per month

b. Maximum Rent Per Person - The maximum rent charged per person is calculated by dividing the maximum rent per month by the number of bedrooms.

Example:

Six (6) bedroom 50% - 80% Income Range dorm = maximum rent of \$1,676 per month.

$\$1676 / 6 = \279 per bedroom per month

(Ord. 1296 § 1, 2021; Ord. 1263 § 1, 2020; Ord 1242 § 1, 2019; Ord. 1195 § 1, 2018)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION VI.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE 2nd DAY OF AUGUST, 2021.

PASSED 2ND READING THE 16th DAY OF AUGUST, 2021.

PASSED AND APPROVED THE 13th DAY OF SEPTEMBER, 2021.

TOWN OF JACKSON

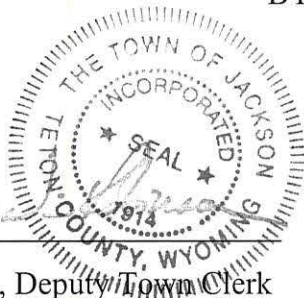
BY: _____

Hailey Morton Levinson, Mayor

ATTEST:

BY: _____

Roxanne Robinson, Deputy Town Clerk



ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the 15th day of September, 2021.

I further certify that the foregoing Ordinance was duly recorded on page 146 of Book 9 of Ordinances of the Town of Jackson, Wyoming.

Roxanne Robinson, Deputy Town Clerk