



December 17, 2021
Jackson Town Council

RE: Please Support the Red House Apartments

Dear Jackson Town Council Members,

The Jackson Hole Conservation Alliance is excited to express our support for the Red House Apartments. This community housing project meets the vision of our Comprehensive Plan and is sensitive to our community's housing needs and built character. Smart growth and responsible planning – the core of the Alliance's mission – require not only saying “no” to bad development ideas but also saying “yes” to good ideas. This is one such good project and a rare example of the right project in the right place: housing for local workers in our developed footprint.

The Red House Apartments are in a Transitional Subarea in which the Comp Plan envisions a mix of housing types, building sizes, and densities to meet our workforce housing and growth management goals. As a relatively higher density, deed-restricted, 100% affordable, and workforce rental project, with a variety of unit sizes, this project is exactly the "redevelopment, revitalization, and reinvestment" (IV-32) desired. In addition, this project exemplifies the “preferred method of government involvement” described in Initiative 2B in the Housing Action Plan: “provide land as a public subsidy and build development partnerships.”

The Red House Apartments are designed with the community in mind. Although the project could have gone straight to building permit, the developer engaged early and often with stakeholders. The project is not built to the max, in either the number of units or in bulk and scale. Although agreement on a single design is rare, we believe the project has modeled thoughtful public engagement and planning best practices. The project will also provide 126 bike parking spaces and is working with Energy Conservation Works and Lower Valley Energy on a grant for an e-bike and e-car share on-site. On land that could have been a hotel instead of housing, we are heartened that a strong public-private partnership will create so many homes for our working class.

Please support the final approval of this project.

Sincerely,

A handwritten signature in black ink that reads "Kyle Fowler". The signature is written in a cursive, slightly slanted style.

Kyle Fowler
Community Planning Associate