



**Jackson/Teton County
Affordable Housing Department**

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To: JTCHA Board

From: Stacy Stoker

Date: 2/7/2018

RE: Trading of restricted homes.

The Housing Department has been asked about the potential of trading a restricted home with another restricted home. Staff is bringing this to the Housing Authority Board for discussion.

The current rule is that any sale of a restricted home (except Attainable and very few Affordable homes) must go through a lottery process. This is to ensure that special treatment is not being given, and the homes are available to anyone who qualifies to purchase.

Allowing this would set a precedent, which would mean allowing anyone else who owns Affordable or Employment-based homes to swap as well.

Pros	Cons
Allowing people to swap homes would help households move through the system, accommodate changing household sizes and help them get a house that best suits their needs.	This goes against the rule that requires homes to be sold through a lottery process to make it equitable for all households needing a home.
	Other households who need a home would be obstructed from having a chance at the home. There will be many upset people.
	This has the potential of taking a lot of staff time.

Households who wish to trade homes can currently request an exception to the lottery rule. If denied, there is the opportunity to appeal the decision to the Housing Authority Board.

The update to the Housing Rules and Regulations include standards for granting exceptions. There could be standards added that guide the Housing Manager in granting such an exception. These standards could include minimum occupancy, qualification, etc.