

*The other side of the story...*

## Affordable Housing: Fake Crisis

There are real crises: hurricanes in Florida, wildfires in California... they're sudden and unpredictable. Local elected officials pushing a housing agenda is very predictable.

The false narrative that sees subsidized housing as a be-all, end-all solution for what ails us in Teton County rings of manipulation, not crisis.

The truth is: Private, for-profit businesses should not expect to house their employees on the backs of taxpayers.

Jackson Hole government is redefining 'crisis' so they can tax-and-spend us all into evermore growth. It's the 'Bigger and Grander' agenda; more, always more.

On its face, government manipulating housing is dangerous. What's the problem with affordable housing the way Jackson does it? Where to start?

Most affordable housing already built has gone to the upper-middle class, not our neediest. Do voters want that? No. In this incredibly generous country, we take care of the least amongst us.

To qualify for Affordable Housing in Teton County, residents need to be below certain income and asset thresholds. And remain there.

Accepting a job promotion or adding a family inheritance could mean losing your home. Making too much money or having too much saved in the bank could get someone kicked out of their home.

So our local program disincentives the work ethic and encourages gaming the system. This is downright un-American.

Then there's retirement to consider. Are we going to toss people out when they no longer work in Teton County? Probably not. So we will

subsidize retirees and build replacement units for the ones they occupy.

The 2015 Housing Supply Plan estimates the community needs to add about 280 units annually. That's about 700 people a year, 3.3% of all the people in Teton County.

At that pace, in 20 years we'll have doubled our population with subsidized housing alone. More people will then live in government housing than free market housing.

The 'Utopian' dream local officials are pushing makes no sense. If enacted, it will bring pain and suffering to Jackson Hole just as it has every other place it's been tried from Venezuela and Cuba back to the Bolshevik revolution.

The well-intentioned people who champion affordable housing think they are smart enough to micromanage Jackson Hole into a Utopian society. A place where everyone gets what they want, and somehow no one pays for it.

Do we want to keep sacrificing our deep-rooted community values like open space and wildlife at the altar of housing?

How long will we continue our commercial growth madness and then wonder why we have a lack of housing?

Simply put: Jackson Hole employers need to pay a living wage. They charge Jackson Hole prices and need to pay Jackson Hole wages.

Employers are a lot smarter than bureaucrats. They operate in the bottom-line business world and always find a way. They will figure it out.

Local government with its money-grows-on-trees attitude is dangerous.

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