

## Astoria Rental Unit Details

4/15/26 - JM

Astoria Park Conservancy owns two mirror-image units, each of which is part of the Jackson/Teton County Housing Authority (JTCHA) Workforce Housing pool. This means there are requirements that tenants need to meet in order to rent from us. Astoria has final say on who rents the units as long as the tenants meet the requirements.

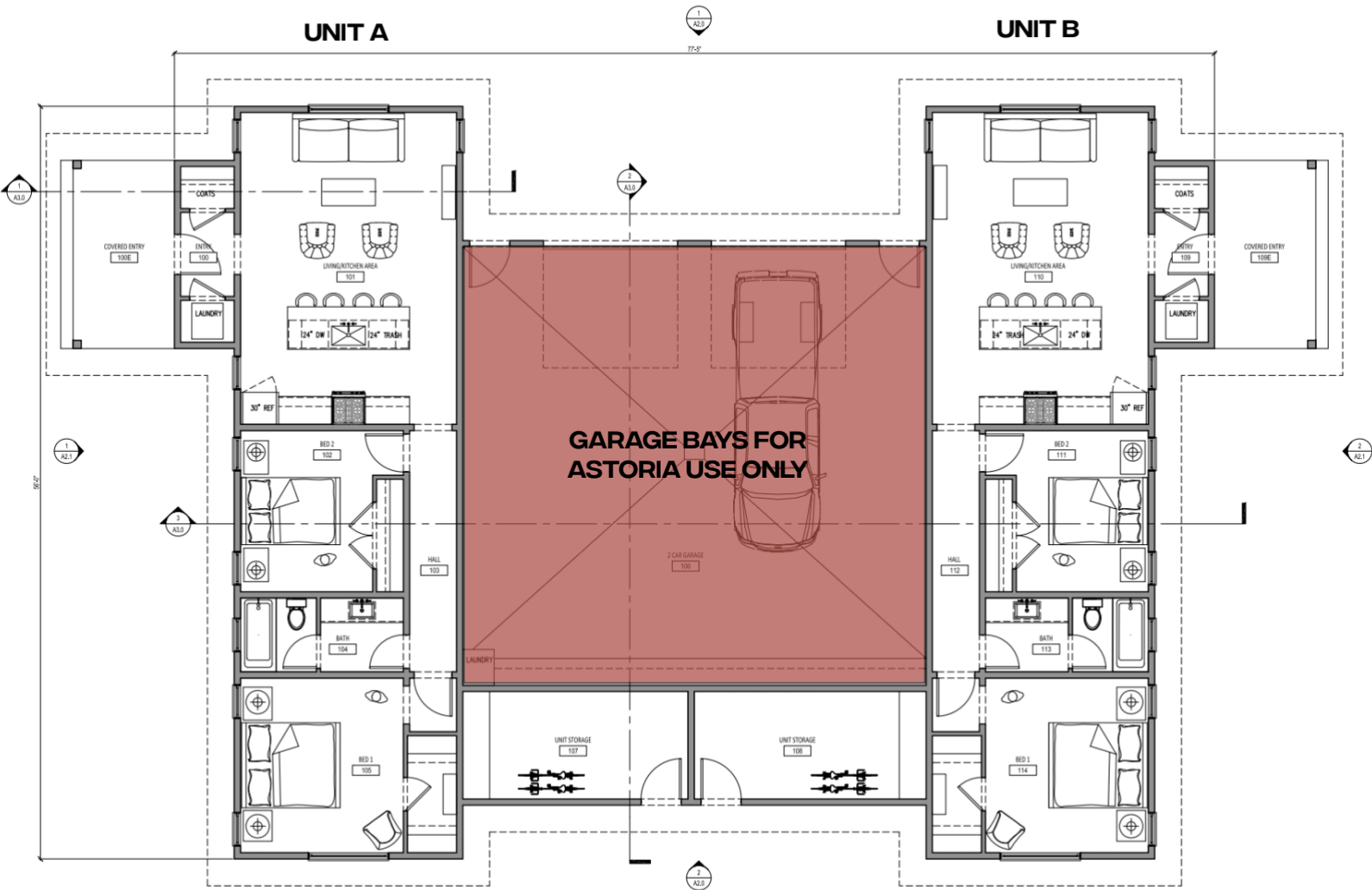
- Each unit is ~1100sq/ft
  - Two bedrooms
  - One Bathroom
  - Open kitchen/living area
  - Lots of natural light
  - Top-down/bottom-up shades throughout
  - Washer/dryer in each unit
  - Two dedicated parking spots per unit
  - No smoking, no pets, unfurnished
  - Each unit has its own lockable 130sq/ft. storage closet for bikes, kayaks, gear
  - Heat is electric, no A/C
  - Each unit has its own meter
  - Garage bays not included
- Rent: \$2,000/month per bedroom / \$4,000/month per unit
  - Each unit may be rented under a single lease, or separate leases per bedroom
  - Included Utilities: Water/Sewer, trash removal, recycling removal, plowing
  - All other utilities not included
  - \$2,000 security deposit per bedroom or \$4,000 per unit
- Astoria Caretaker Position For Discounted Rent
  - One tenant will take on limited weekly responsibilities acting as the afterhours eyes and ears of the Park in case of emergencies
  - Caretaker will receive \$500/month discount off rent (same discount applies to bedroom lease or full-unit lease) as well as full employee soaking benefits (complimentary soaks and afterhours access)
- Renters need to meet JTCHA workforce housing requirements (details below)

- One-year lease is optimal. Six-month lease may be considered
  - One or two tenants per unit is ideal. A three-tenant lease would be considered on a case-by-case basis
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## **JTCAH workforce housing requirements**

**Jackson/Teton County Affordable Housing (“JTCHA”) Contingency.** This Agreement is contingent on Tenant’s ability to meet and maintain JTCAH’s Workforce Qualifications. This unit is governed by The Jackson/Teton County Housing Department Workforce Housing Program which is set forth in the Housing Department Rules and Regulations (“Housing Rules”), the Deed Restriction for Property Located at **12700 Riverbend Rd, Jackson, WY 83001, LOT 1, ASTORIA PARK**. Any non-compliance by Tenant may constitute termination of this Agreement. These requirements and rules include but are not limited to the following:

1. The Tenant’s household shall earn a minimum of seventy-five percent (75%) of its gross household income from a Local Business as defined by the Housing Rules & Regulations.
  2. At least one adult in Tenant’s household must be employed a minimum of 1,560 hours per year at a Local Business as defined by the Housing Rules.
  3. No member of Tenant’s household may own any interest in residential real estate except as set forth in the Rules and Regulations.
  4. Tenant must occupy the unit as their exclusive primary residence for a minimum of eighty percent (80%) of the lease term.
  5. Tenant’s household must qualify at the time this Lease Agreement commences and continue to qualify during the time this Lease Agreement is in effect and upon any renewal Lease Agreement.
  6. Tenant must comply with all reporting and documentation requirements necessary to verify qualification, including but not limited to tax returns, employment affidavits, and an executed Certification and Oath, as requested by the Jackson/Teton County Housing Department.
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1 FLOOR PLAN  
3/8" = 1'-0"

