



## H O M E S T E D

A community, rooted in Christ, reaching out in love.

PRESBYTERIAN CHURCH OF JACKSON HOLE

### 1. Q: What is Home+Sted?

A: Home+Sted is a community of townhomes being built by PCJH for its employees on the undeveloped site adjacent to the church parking lot at the corner of South Park Loop Road and High Country Drive. High costs and lack of available housing have made it difficult to recruit and retain great staff, jeopardizing our future ministry to members, congregation and community. While generous members have provided some staff housing including homes for both of our pastors, we need to control future housing opportunities to continue as a vibrant church. Due to the foresight of early church leaders, we own the three acres where Home+Sted is now under construction. Trusting God to lead us, a new generation of church leaders has stepped up to plan, fund and build Home+Sted.

### 2. Q: Is Home+Sted progress on target?

A: Yes. PCJH broke ground for the first 10 townhomes on April 19, 2026 after receiving our building permit a few days earlier from the Town of Jackson. With Session approval every step of the way, the PCJH Housing Task Force, comprised of exceptional leaders with immense dedication, has successfully managed Home+Sted from vision to construction in remarkable time.

### 3. Q: How are key decisions being made?

Session will continue to make all important decisions on Home+Sted and congregational approvals will be sought when appropriate. Further, Presbytery has indicated favorable support. Pastors and the housing team are committed to keeping the congregation informed on key decisions as Home+Sted moves forward.

### 4. Q: What has been the staff response to this plan?

Staff members are extremely grateful and excited about Home+Sted. Most of them have spent significant amounts of time seeking housing and enduring enormous stress and frustration in the process. We also have lost staff because of housing issues. Importantly, Home+Sted will free our pastors and Session leaders from having to devote considerable time and resources to this challenge.

### 5. Q: What is the cost and how is this housing being funded?

As responsible stewards, Session insists on covering all costs as Home+Sted progresses. The Home+Sted Capital Campaign Committee with support from fundraising consultant, Horizons Stewardship (<https://www.horizons.net/>), has raised \$8.35 million of the \$12 million goal. This total will fund the first group of townhomes and a Fellowship Cabin plus cover all upfront expenses such as architecture, engineering and government approvals as well as land development and utilities for the entire community. This incredible outpouring from our members underscores their commitment to this extraordinary vision to keep and recruit outstanding staff and to God's amazing grace.

To help close the funding gap, PCJH members voted to allow the sale of the 3.7-acre High School Butte property behind the church and the potential sale of up to four of the 10 townhomes if necessary.

The church has owned the High School Butte property for more than 30 years and has maintained it for public use. It is considered the safest, easiest and best access to the popular High School Butte Trail. Each year thousands of residents, visitors and Teton County students

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climb the Butte. Many others savor the view of its open spaces while walking, driving or living nearby. To keep the property available for the public, Capital Campaign Committee members are actively pursuing a conservation purchase.

### **6. Q: Is the Home+Sted campaign separate from our Annual Giving to the Church?**

Annual giving has remained constant with members pledging to this special campaign over and above their annual support for PCJH. Funds for Home+Sted campaign can be a several year commitment.

### **7. Q: Are we looking at how we will fund future maintenance and repairs?**

Yes, these costs have been analyzed by the Housing Task Force as part of the Home+Sted budget. Rental income from tenants will provide the funding for operations, maintenance and replacement of items such as flooring and appliances.

### **8. Q: How will homes be allocated to staff?**

The Personnel committee will develop policies to determine how to allocate housing. Because housing has been such a critical issue for staffing the church, many policies have already been developed, utilizing guidelines from other organizations as a starting point. Governing policies for a separate Home+Sted LLC will likewise be developed and approved by the Session.

### **9. Q: Will the church have to continue subsidizing the rent that staff pays to live at Home+Sted, or any other costs, after the building is completed?**

The church will offer these units for church employees at below market rental rates.

### **10. Q: How do these homes compare to other non-profit housing in the Valley?**

The PCJH Housing Task Force has set its sights on producing homes that staff can be proud to live in. Our architects, led by Jackson Hole native Mark Turner, have designed a pocket community of homes with front porches facing a central commons. Homes will range from one bedroom to four bedrooms as we assume we will have family residents. Most are two bedrooms. Quality finishes and appliances are specified throughout and sizes are comparable to other new workforce housing.

### **11. Q: Why don't the homes have garages? Jackson Hole weather would seem to require them as a necessity.**

This was not an easy decision. The Housing Task Force and the architectural team struggled with how to accommodate garages since they add excessive costs. The final decision was getting the homes built was more important than trying to raise significantly more funds to build garages.

### **12. Q: Where will residents and their guests park? Will church parking be affected?**

The site plan includes 10 parking spaces allocated for the 10 townhomes. Additionally, PCJH is required by the Town of Jackson to develop a shared agreement between the church and the new LLC for Home+Sted. This will include church parking as well as guest parking for the residences. There are only a handful of times when the church parking lot is full: Christmas Eve, Easter and larger funeral services, so minimal impact is expected from Home+Sted needs.

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### **13. Q: Do we really need an additional Fellowship Cabin?**

Designed in rustic Jackson Hole style, the Fellowship Cabin is a cornerstone of Home+Sted as a Christian community and a discrete neighborhood. It will accommodate community programs and be available to the Church and residents. It also will provide critical storage for items such as bicycles, sleds, etc.

### **14. Q: What are the implications of Home+Sted on our tax status?**

None. We do not anticipate any changes based on precedence from similar church projects in the Valley.

### **15. Q: What happens if we don't need all of the townhomes for staff?**

We will consider a variety of options such as using the homes for summer staff, visiting pastors and missionaries and local mission partners as well as leasing some to other churches or non-profit organizations or selling to congregational or other investors. Requirements for workforce housing, at least one household member must work in Teton County for 32 hours per week.

### **16. Q: How is the church able to move forward on its own?**

PCJH is blessed with a deep reservoir of professional talent in almost every aspect of property development, construction and management. These Home+Sted leaders have donated their time, expertise and resources to move this project forward through design, planning, engineering, construction viability and costs, town planning approvals, and fundraising over the past several years. Senior Pastor Ben Pascal has devoted countless hours to spearheading this project. Other church volunteers have given their time and unique talents like Jean Nystrom who knitted colorful winter caps with proceeds going to Home+Sted. We estimate more than 7,000 volunteer hours have been given to bring Home+Sted to it's current status as viable future employee housing. We can all celebrate the first occupancies slated for Fall of 2027.

