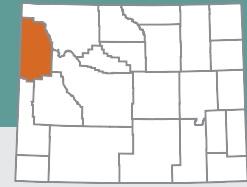




TETON COUNTY HOUSING REPORT



Teton County's housing report is a tool to help the community understand its current housing picture.

Teton County ranks 2nd in the state for the number of duplex's, triplex's and apartments. Renters are more cost-burdened than Wyoming and less cost-burdened than the US. Homeowners are more cost-burdened than both Wyoming and the U.S.

A lack of the right type of housing for the people who live in an area can lead to issues of affordability, quality and suitable space for family size. The chart below is an estimate of demand resulting from these issues.



Photo courtesy of Wyoming Office of Tourism

Area Median Income (AMI) is the middle income in an area. Half of the households in the area make more than the AMI and half make less.

- Most federal housing assistance is available to people who are at 50% or lower of AMI, or half the average income.
- Some assistance is available at 80% of AMI or lower.
- Generally, those families who earn over 120% of AMI have enough disposable income to have housing choices both in quality and cost.
- The missing middle are those families who earn 80-120% of AMI - this is generally referred to as "workforce" housing, keeping in mind that many families who are below 80% of AMI work several jobs to be able to afford housing and work in industries that are vital to our communities, such as accommodations, food service and retail.

RENTER RATE^[1]
59.8%

Teton County has the 2nd highest percentage of renters in Wyoming.

POVERTY RATE^[2]
7.3%
Wyoming 11.1%

Teton County has the 22nd highest poverty rate in Wyoming.

HOUSEHOLD INCOME^[2]
\$6,300/MO.
Wyoming Average: \$4,930

Teton County has the 3rd highest household income in Wyoming.

UNEMPLOYMENT^[3]
3%
Wyoming unemployment rate: 4.2%

Want to know more?
Check out the full report at
wyomingcda.com/demographics

HOUSING DEMAND^[4]

Affordable housing is spending 30% or less on mortgage or rent.

Percent of Median Family Income	Affordable Monthly Rental or Mortgage Payment*	Shortage Rental Units Needed	Affordable Housing Purchase Price*	Shortage Units for Purchase
0% - 30%	\$0-\$721	361	\$0-\$111,639	177
31% - 50%	\$721-\$1,201	622	\$111,639-\$185,961	199
51% - 80%	\$1,201-\$1,922	446	\$185,961-\$297,600	149
81% - 95%	\$1,922-\$2,283	154	\$297,600-\$353,497	193
96% - 115%	\$2,283-\$2,763	11	\$353,497-\$427,819	248
115%	\$2,763	138	427,819	448

*Estimations by the Wyoming Business Council

[1] US Census Bureau, American Community Survey; [2] US Census Bureau, Quick Facts; [3] Department of Employment, Labor Market Statistics; [4] 2018 WCDA Housing Needs Forecast



3,232

NET COMMUTER INFLOW

Commuting ^[6]

Inflow indicates there could be commuters who cannot find local housing to suit their needs.

Commuting Out	
to Sublette Cty., WY	106
to King Cty., WA	72
to Park Cty., WY	72
to Lincoln Cty., WY	64
to Teton Cty., ID	62

Commuting In	
from Teton Cty., ID	1,743
from Lincoln Cty., WY	1,387
from Sublette Cty., WY	119
from Bonneville Cty., ID	61
from Fremont Cty., ID	55

TOP 5 EMPLOYERS ^[5]



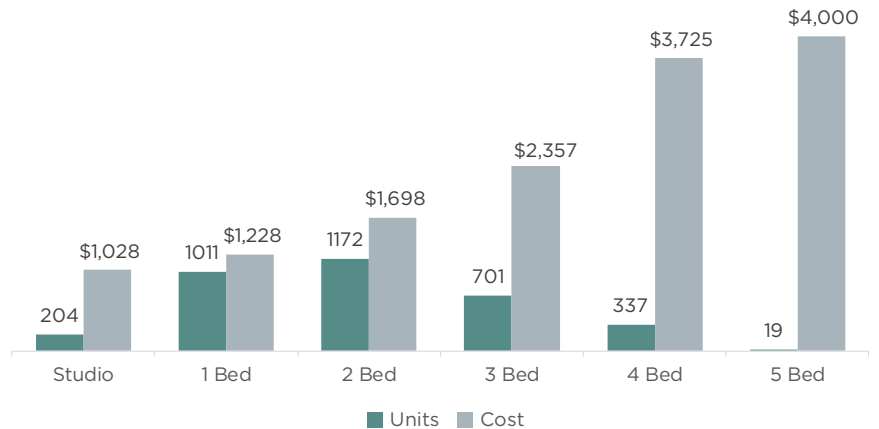
LEISURE & HOSPITALITY

8,135
EMPLOYEES

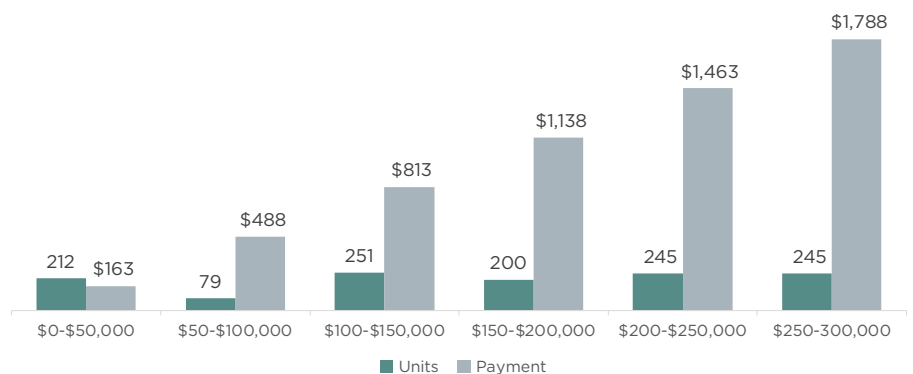
\$2,522
MONTHLY WAGE

	EMPLOYEES	MONTHLY WAGE
1. LEISURE & HOSPITALITY	8,135	\$2,522
2. CONSTRUCTION	2,122	\$4,469
3. RETAIL TRADE	2,118	\$2,981
4. PROFESSIONAL & BUSINESS SERVICES	1,947	\$5,783
5. HEALTH CARE & SOCIAL ASSISTANCE	1,538	\$4,862

HOW AFFORDABLE IS RENTAL HOUSING? ^[7]



HOW AFFORDABLE IS IT TO OWN YOUR OWN HOME? ^[8]



Housing Stock



TETON COUNTY
AVERAGE HOUSING AGE ^[9]
33

WYOMING
AVERAGE HOUSING AGE ^[9]
42

33.2% of housing in Teton County was built before 1980

Pre-1980 housing may not meet current construction standards.

Teton County ranks 3rd in the state for age of housing stock. Older housing stock sometimes brings with it maintenance and aesthetic challenges.

How does Teton County's housing mix compare to other counties? ^[9]

Unit Type	Number of Units	Percent of Mix
Single Family	6,156	71.8%, (16)
Duplex	352	4.1%, (2)
Tri or Four Plex	626	7.3%, (2)
Apartment	1,013	11.8%, (2)
Trailer/Other	429	5.0%, (23)

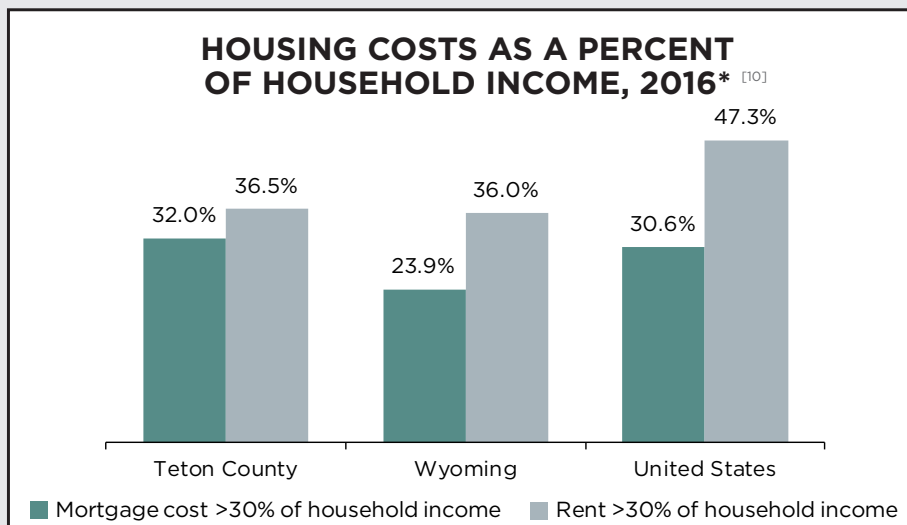
Age of housing** ^[9]

Year Built	Value*	Percent of Mix
<1939	264,800	4.4%
1940-49	—	2.0%
1950-59	—	4.1%
1960-69	756,300	6.3%
1970-79	664,300	16.4%
1980-89	711,100	20.2%
1990-99	854,700	25.7%
2000-09	722,300	19.2%
2010-Present	202,800	1.7%

***No figure represents unavailable data.*

Careers and Cost Burden

Teton County is No. 5 in the state for people spending more than half their income on housing (12%) and 2nd for those spending 31-50% of income on housing (19%). Teton County ranks 22nd in the state for access to affordable housing.



** ACS five-year estimates used. 2016 represents average characteristics from 2012-2016; 2010 represents 2006-2010.*

How much can households afford? ^[11]

Max Monthly Payment	Number of Households
\$0-313	367
\$314-563	752
\$564-813	411
\$814-1,063	791
\$1,064-1,375	707
\$1,376-2,188	2,457
\$2,189-3,438	1,435
\$3,439-5,000	1,656

^[9] 2018 WCDA Housing Needs Forecast; ^[10] Head Water Economics, Populations at Risk 2015; ^[11] datausa.io, Housing & Living Data

Community Demographics

How much monthly income does a family need to

LIVE WITHOUT ASSISTANCE?^[12]



ONE ADULT
\$2,218



TWO ADULTS,
1 CHILD
\$5,264



Calculate your situation at
wywf.org/self-sufficiency-calculator



26%

OF CHILDREN ARE IN SINGLE-PARENT FAMILIES^[13]

Teton County has the 9th highest amount of children in single-parent families.

VULNERABLE POPULATIONS

SUPPLEMENTAL SECURITY INCOME (DISABILITY)^[14]

0.4%

CASH PUBLIC ASSISTANCE INCOME^[14]

0.6%

FOOD STAMP/SNAP^[14]

8.2%



POPULATION OVER 65^[15]
2,705

13.2% of Teton County's population is over 65.

LOW INCOME TAX CREDIT UNITS^[14]

119

Teton County has the 8th most units per capita.

ASSISTED LIVING BEDS^[16]

32

Teton County has the 14th most assisted living beds per capita.

NURSING HOME BEDS^[16]

60

Teton County has the 19th most nursing home beds per capita.