

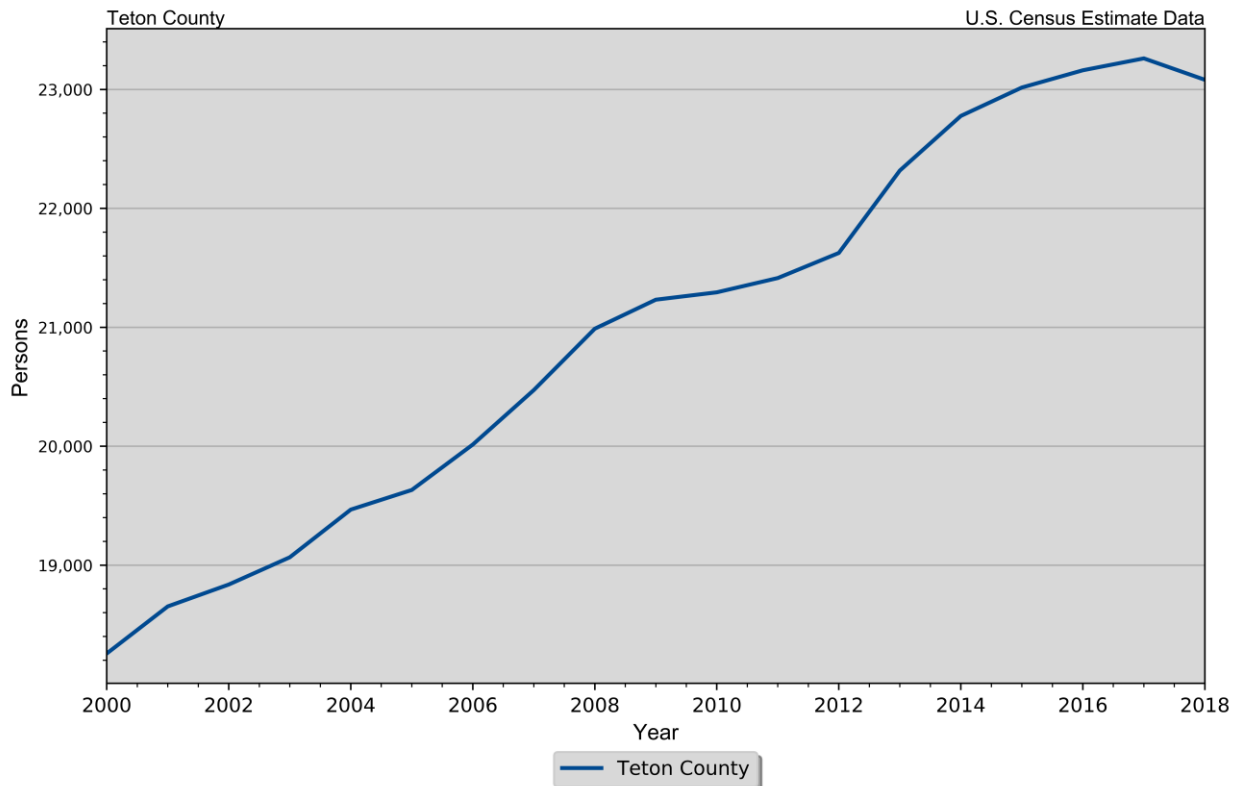
Teton County

Demographics

The Census Bureau’s current census estimates for each year since the 2010 Census are presented in Table II.20.1. The 2018 estimates indicate that the Teton County’s population increased from 21,294 in 2010 to 23,081 in 2018, or by 8.0 percent. The 2018 population estimate is not yet available broken down by race, age, or gender. For those purposes, we will use the 2018 Five-year ACS estimates. Population trends for Teton County since 2000 are displayed below in Diagram II.20.1.

Table II.20.1	
Population Estimates	
Teton County	
2010-2018 Census Data and Intercensal Estimates	
2010 Census	21,294
2011 Population Estimate	21,414
2012 Population Estimate	21,625
2013 Population Estimate	22,318
2014 Population Estimate	22,777
2015 Population Estimate	23,016
2016 Population Estimate	23,161
2017 Population Estimate	23,261
2018 Population Estimate	23,081

Diagram II.20.1
Population



Population Estimates

The Census Bureau’s current estimates indicate that Teton County’s population increased from 21,294 in 2010 to 23,081 in 2018, or by 8.4 percent. This compares to a statewide population change of 2.5 percent over the period. The number of people from 25 to 34 years of age decreased by 7.4 percent, and the number of people from 55 to 64 years of age increased by 9.6 percent.

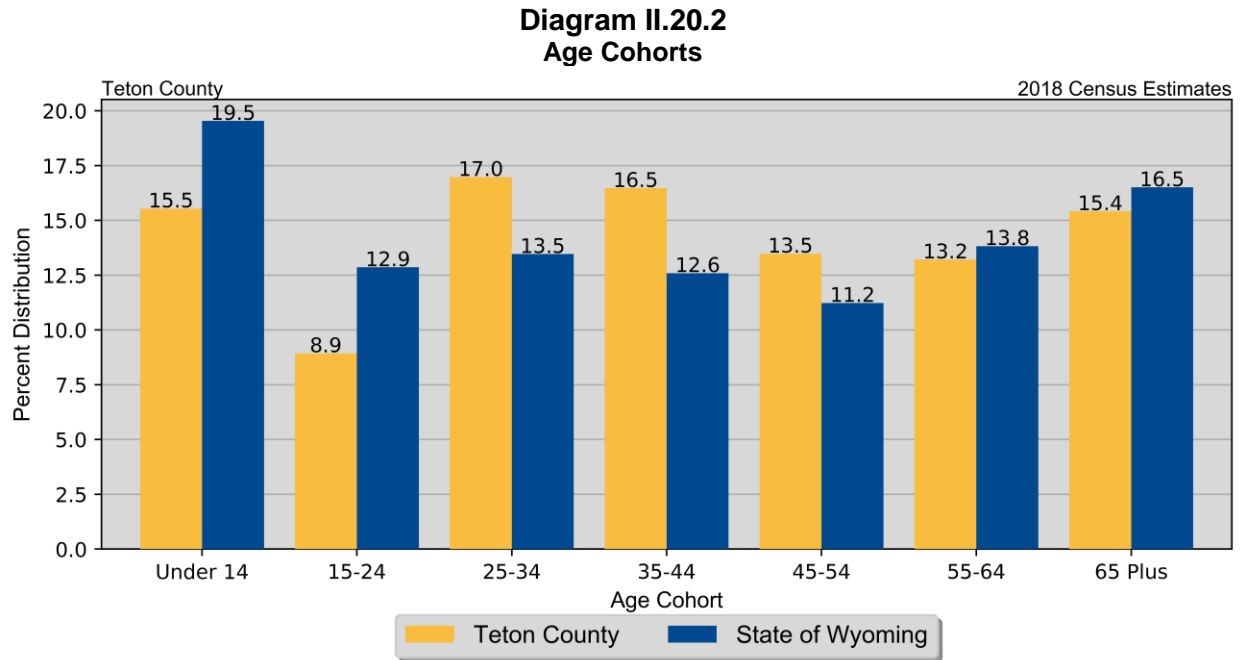
Between 2010 and 2018 the white population increased by 7.2 percent, while the black population increased by 186.9 percent. The Hispanic population increased from 3,191 to 3,434 people between 2010 and 2018 or by 7.6 percent. These data are presented in Table II.20.2.

Table II.20.2						
Profile of Population Characteristics						
Teton County vs. State of Wyoming						
2010 Census and 2018 Current Census Estimates						
Subject	Teton County			State of Wyoming		
	2010 Census	Jul-18	% Change	2010 Census	Jul-18	% Change
Population	21,294	23,081	8.4%	563,626	577,737	2.5%
Age						
Under 14 years	3,422	3,586	4.8%	113,371	112,863	-0.4%
15 to 24 years	2,353	2,061	-12.4%	78,460	74,279	-5.3%
25 to 34 years	4,230	3,917	-7.4%	77,649	77,778	0.2%
35 to 44 years	3,296	3,801	15.3%	66,966	72,713	8.6%
45 to 54 years	3,114	3,110	-0.1%	83,577	64,880	-22.4%
55 to 64 years	2,781	3,048	9.6%	73,513	79,849	8.6%
65 and Over	2,098	3,558	69.6%	70,090	95,375	36.1%
Race						
White	20,500	21,971	7.2%	529,110	534,943	1.1%
Black	61	175	186.9%	5,135	7,557	47.2%
American Indian and Alaskan Native	204	211	3.4%	14,457	15,860	9.7%
Asian	242	326	34.7%	4,649	6,213	33.6%
Native Hawaiian or Pacific Islander	27.0	35.0	29.6%	521.0	572.0	9.8%
Two or more races	260	363	39.6%	9,754	12,592	29.1%
Ethnicity (of any race)						
Hispanic or Latino	3,191	3,434	7.6%	50,231	58,227	15.9%

Table II.20.3, presents the population of Teton County by age and gender from the 2010 Census and 2018 current census estimates. The 2010 Census count showed a total of 11,191 men, who accounted for 52.6 percent of the population, and 10,103 women, representing the remaining 47.4 percent of the population. In 2018 there were 11,909 men, accounting for 51.6 percent of the population and 11,172 women, representing the remaining 48.4 percent of the population.

Table II.20.3							
Population by Age and Gender							
Teton County							
2010 Census and Current Census Estimates							
Age	2010 Census			2018 Current Census Estimates			% Change 10-18
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,726	1,696	3,422	1,833	1,753	3,586	4.8%
15 to 24 years	1,263	1,090	2,353	966	1,095	2,061	-12.4%
25 to 44 years	2,282	1,948	4,230	2,072	1,845	3,917	-7.4%
45 to 54 years	1,844	1,452	3,296	2,085	1,716	3,801	15.3%
55 to 64 years	1,574	1,540	3,114	1,622	1,488	3,110	-0.1%
65 and Over	1,469	1,312	2,781	1,535	1,513	3,048	9.6%
Total	11,191	10,103	21,294	11,909	11,172	23,081	8.4%
% of Total	52.6%	47.4%	.	51.6%	48.4%	.	

Diagram II.20.2 displays the percentage of the population by age in Teton County compared to the state.

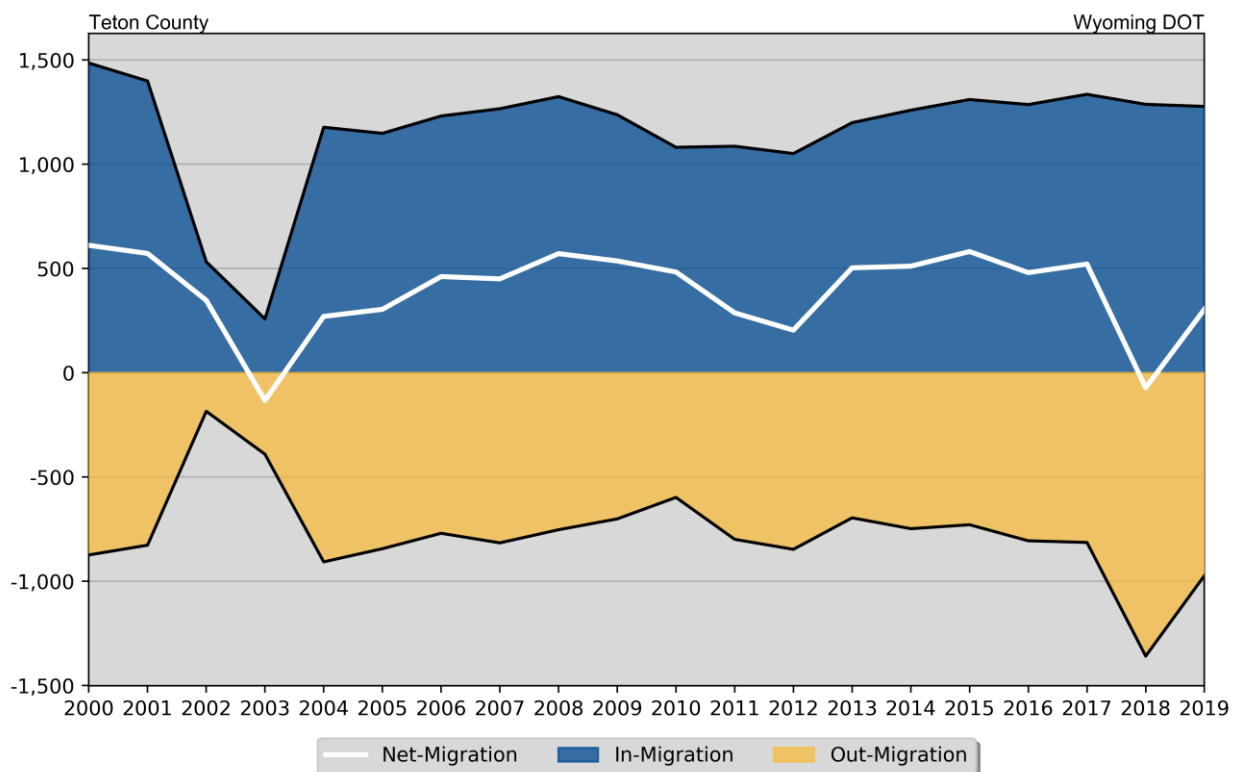


Population Migration Trends

The Wyoming Department of Transportation (WYDOT) collects data on drivers who move to Wyoming and exchange licenses from other states as well as those surrendering Wyoming driver’s licenses when relocating to a different state. The WYDOT data do not represent a precise count of migration, as they show only the net change in the number of driver’s licenses, but the data indicates the general direction of population movement.

The shaded areas in Diagram II.20.3 represents in and out- migration, with the line depicting net migration. The maximum net migration occurred in 2000 with 611 people entering and the lowest net migration occurred in 2003 with 133 leaving Teton County.

**Diagram II.20.3
Migration Trends**



The driver’s license total exchanges since 2000 for Teton County are presented in Table II.20.4, and showed a net migration of 7,791 persons over the time period. In 2008, there were a total of 1,324 in-migrations and 753 out-migrations, for a net-migration of 571 people. In 2019, there were 1,277 in-migrants, 973 out-migrants for a net in-migration of 304 people.

Over the past five years, there was only one year with negative net-migration in Teton County, which could indicate a generally healthy inflow of people into the county. Since 2015, Teton County has experienced a net growth of 1,814 persons, creating an overall positive net-migration trend. Wyoming DOT data indicates that there was a net increase of 304 people in the most recent year.

Year	In-Migrants	Out-Migrants	Net Change
2000	1,485	874	611
2001	1,399	827	572
2002	532	185	347
2003	258	391	-133
2004	1,177	907	270
2005	1,148	844	304
2006	1,231	770	461
2007	1,266	816	450
2008	1,324	753	571
2009	1,237	701	536
2010	1,081	598	483
2011	1,086	799	287
2012	1,051	847	204
2013	1,199	696	503
2014	1,259	748	511
2015	1,310	729	581
2016	1,286	806	480
2017	1,335	814	521
2018	1,287	1,359	-72
2019	1,277	973	304
Total	23,228	15,437	7,791

The WYDOT data also collects gender and age information. Table II.20.5, shows in- and out-migration by gender. In the most recent 2019 data, 44.0 percent of net-migrants, or 134 persons were male, with the remaining 56.0 percent, or 170 persons were female.

Table II.20.5											
Migration by Gender											
Teton County											
Wyoming DOT Data											
Gender	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
In-Migration											
Male	568	474	508	472	538	588	607	603	585	585	569
Female	669	607	578	579	661	671	703	683	750	702	708
Total	1,237	1,081	1,086	1,051	1,199	1,259	1,310	1,286	1,335	1,287	1,277
Out-Migration											
Male	308	282	335	374	285	338	322	357	363	570	435
Female	393	316	464	473	411	410	407	449	451	789	538
Total	701	598	799	847	696	748	729	806	814	1,359	973
Net-Migration											
Male	260	192	173	98	253	250	285	246	222	15	134
Female	276	291	114	106	250	261	296	234	299	-87	170
Total	536	483	287	204	503	511	581	480	521	-72	304

Table II.20.6, shows net-migration for Teton County by age cohort. The largest age cohort in the most recent 2019 net migration data was those in the age range of 23 to 25, with 107 persons entering Teton County. Those in the age range of 16 to 17 had the lowest levels of net migration, with 3 persons entering Teton County.

Table II.20.6
Migration by Age Cohort
 Teton County
 Wyoming DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
In												
14-17	7	9	6	8	9	12	9	4	7	7	15	17
18-22	87	90	71	71	61	63	73	70	84	86	74	87
23-25	277	250	217	208	188	233	226	214	203	217	158	171
26-35	481	429	360	373	383	412	445	482	449	480	444	413
36-45	188	168	172	157	164	162	192	202	201	197	221	212
46-55	145	141	121	133	126	138	150	143	160	143	159	151
56-65	100	104	102	102	77	108	125	133	130	136	141	132
66 +	39	46	32	34	43	71	39	62	52	69	75	94
Total	1,324	1,237	1,081	1,086	1,051	1,199	1,259	1,310	1,286	1,335	1,287	1,277
Out												
14-17	8	5	6	9	2	4	6	3	4	8	1	14
18-22	60	41	35	56	50	40	42	47	49	51	57	44
23-25	67	69	56	61	84	45	61	54	46	65	90	64
26-35	259	280	234	277	305	245	259	269	299	271	484	364
36-45	143	135	125	164	171	122	128	109	137	141	231	175
46-55	91	90	67	107	99	101	85	111	110	93	226	105
56-65	77	56	54	84	87	87	102	88	88	102	148	98
66 +	48	25	21	41	49	52	65	48	73	83	122	109
Total	753	701	598	799	847	696	748	729	806	814	1,359	973
Net												
14-17	-1	4	0	-1	7	8	3	1	3	-1	14	3
18-22	27	49	36	15	11	23	31	23	35	35	17	43
23-25	210	181	161	147	104	188	165	160	157	152	68	107
26-35	222	149	126	96	78	167	186	213	150	209	-40	49
36-45	45	33	47	-7	-7	40	64	93	64	56	-10	37
46-55	54	51	54	26	27	37	65	32	50	50	-67	46
56-65	23	48	48	18	-10	21	23	45	42	34	-7	34
66 +	-9	21	11	-7	-6	19	-26	14	-21	-14	-47	-15
Total	571	536	483	287	204	503	511	581	480	521	-72	304

Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data⁵⁸, along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

To study these important housing and income concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population, then quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. The five-year estimates are more robust than the one or three year samples because they include more responses and can be tabulated down to the Census tract level.

The Census Bureau collects race data according to U.S. Office of Management and Budget guidelines, and these data are based on self-identification. Ancestry refers to one's ethnic origin or descent, "roots," or heritage, or the place of birth of the person or the person's parents or ancestors before their arrival in the United States. Ethnic identities may or may not represent geographic areas. People may choose to report more than one race group and people of any race may be of any ethnic origin. Hispanic origin can be viewed as the heritage, nationality, lineage, or country of birth of the person or the person's parents or ancestors before arriving in the United States. People who identify as Hispanic, Latino, or Spanish may be any race.

The Teton County population by race and ethnicity is shown in Table II.20.7. The white population increased by 7.2 percent, representing 90.3 percent of the population in 2018, compared with the black population, which increased by 186.9 percent and accounted for 1.2 percent of the population. The Hispanic population represented 14.9 percent of the population, which increased from 3,191 to 3,434 people between 2010 and 2018, or by 7.6 percent.

Table II.20.7				
Population by Race and Ethnicity				
Teton County				
2010 Census & 2018 Five-Year ACS				
Race	2010 Census		2018 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	18,821	88.4%	20,832	90.3%
Black	49	0.2%	274	1.2%
American Indian	111	0.5%	77	0.3%
Asian	235	1.1%	282	1.2%
Native Hawaiian/ Pacific Islander	15	0.1%	35	0.2%
Other	1,715	8.1%	1,375	6.0%
Two or More Races	348	1.6%	184	0.8%
Total	21,294	100.0%	23,059	100.0%
Non-Hispanic	18,103	85.0%	19,626	85.1%
Hispanic	3,191	15.0%	3,433	14.9%

The change in race and ethnicity between 2010 and 2018 is shown in Table II.20.8. In 2018 the total non-Hispanic population was 19,626 persons and the Hispanic population was 3,433 persons.

Table II.20.8				
Population by Race and Ethnicity				
Teton County				
2010 Census & 2018 Five-Year ACS				
Race	2010 Census		2018 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	17,505	96.7%	18,813	95.9%
Black	32	0.2%	245	1.2%
American Indian	76	0.4%	77	0.4%
Asian	228	1.3%	282	1.4%
Native Hawaiian/ Pacific Islander	13	0.1%	35	0.2%
Other	39	0.2%	12	0.1%
Two or More Races	210	1.2%	162	0.8%
Total Non-Hispanic	18,103	100.0%	19,626	100.0%
Hispanic				
White	1,316	41.2%	2,019	58.8%
Black	17	0.5%	29	0.8%
American Indian	35	1.1%	0	0%
Asian	7	0.2%	0	0%
Native Hawaiian/ Pacific Islander	2	0.1%	0	0%
Other	1,676	52.5%	1,363	39.7%
Two or More Races	138	4.3%	22	0.6%
Total Hispanic	3,191	100.0	3,433	100.0%
Total Population	21,294	100.0%	23,059	100.0%

Group Quarters Population

The group quarters population includes the institutionalized population, who live in correctional institutions, juvenile facilities, nursing homes, and other institutions, and the non-institutionalized population, who live in college dormitories, military quarters, and other group living situations. As seen in Table II.20.9, between 2000 and 2010, the institutionalized population changed 30.0 percent in Teton County, from 80 people in 2000 to 104 in 2010. The non-institutionalized population changed 198.2%, from 56 in 2000 to 167 in 2010.

Table II.20.9					
Group Quarters Population					
Teton County					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	31	38.8%	0	0%	-100.0%
Juvenile Facilities	.	.	23	22.1%	.
Nursing Homes	49	61.3%	34	32.7%	-30.6%
Other Institutions	0	0%	47	45.2%	inf%
Total	80	100.0%	104	100.0%	30.0%
Noninstitutionalized					
College Dormitories	0	0%	51	30.5%	inf%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	56	100.0%	116	69.5%	107.1%
Total	56	100.0%	167	100.0%	198.2%
Group Quarters Population	136	100.0%	271	100.0%	99.3%

Foreign Born Populations

The number of foreign born persons are shown in Table II.20.10. An estimated 6.2 percent of the population was born in Mexico, some 0.6 percent were born in El Salvador, and another 0.6 percent were born in China excluding Hong Kong and Taiwan .

Table II.20.10 Place of Birth for the Foreign-Born Population Teton County 2018 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	1,425	6.2%
#2 country of origin	El Salvador	148	0.6%
#3 country of origin	China excluding Hong Kong and Taiwan	132	0.6%
#4 country of origin	U K excluding England Scotland	125	0.5%
#5 country of origin	Australia	113	0.5%
#6 country of origin	Ukraine	75	0.3%
#7 country of origin	Ethiopia	74	0.3%
#8 country of origin	Peru	68	0.3%
#9 country of origin	Chile	61	0.3%
#10 country of origin	Canada	55	0.2%

The language spoken at home for those with Limited English Proficiency are shown in Table II.20.11. An estimated 6.9 percent (1,515 people) of the population speaks Spanish at home, followed by 0.2 percent (39 people) speaking Chinese .

Table II.20.11 Limited English Proficiency and Language Spoken at Home Teton County 2018 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	1,515	6.9%
#2 LEP Language	Chinese	39	0.2%
#3 LEP Language	Russian, Polish, or other Slavic languages	36	0.2%
#4 LEP Language	German or other West Germanic languages	25	0.1%
#5 LEP Language	Other Asian and Pacific Island languages	14	0.1%
#6 LEP Language	Other Indo-European languages	8	0%
#7 LEP Language	French, Haitian, or Cajun	6	0%
#8 LEP Language	Other and unspecified languages	3	0%
#9 LEP Language	Arabic	0	0%
#10 LEP Language	Korean	0	0%

Disability

Disability by age, as estimated by the 2018 ACS, is shown in Table II.20.12, below. The disability rate for females was 5.9 percent, compared to 8.0 percent for males. The disability rate grew precipitously higher with age, with 13.7 percent of those over 75 experiencing a disability.

Table II.20.12 Disability by Age						
Teton County 2018 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	58	3.4%	18	1.2%	76	2.3%
18 to 34	193	6.6%	62	2.2%	255	4.5%
35 to 64	483	9.4%	388	8.4%	871	8.9%
65 to 74	158	15.3%	109	10.4%	267	12.8%
75 or Older	62	12.8%	78	14.6%	140	13.7%
Total	954	8.0%	655	5.9%	1,609	7.0%

The number of disabilities by type, as estimated by the 2018 ACS, is shown in Table II.20.13. Some 3.3 percent have an ambulatory disability, 2.2 have an independent living disability, and 1.7 percent have a self-care disability.

Table II.20.13 Total Disabilities Tallied: Aged 5 and Older		
Teton County 2018 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	725	3.2%
Vision disability	510	2.2%
Cognitive disability	597	2.7%
Ambulatory disability	720	3.3%
Self-Care disability	371	1.7%
Independent living disability	401	2.2%

Education and Employment

Education and employment data from the Teton County 2018 Five-Year ACS is presented in Table II.20.14, Table II.20.15, and Table II.20.16. In 2018, 14,527 people were in the labor force, including 14,317 employed and 210 unemployed people. The unemployment rate for Teton County was estimated at 1.4 percent in 2018.

Table II.20.14	
Employment, Labor Force and Unemployment	
Teton County 2018 Five-Year ACS Data	
Employment Status	2018 Five-Year ACS
Employed	14,317
Unemployed	210
Labor Force	14,527
Unemployment Rate	1.4%

Table II.20.15 and Table II.20.16 show educational attainment in Teton County. In 2018, 95.6 percent of households had a high school education or greater, including 13.7 percent with a high school diploma or equivalent, 25.9 percent with some college, 36.5 percent with a Bachelor's Degree, and 18.0 percent with a graduate or professional degree.

Table II.20.15	
High School or Greater Education	
Teton County 2018 Five-Year ACS Data	
Education Level	Households
High School or Greater	8,756
Total Households	9,158
Percent High School or Above	95.6%

Table II.20.16		
Educational Attainment		
Teton County 2018 Five-Year ACS Data		
Education Level	2018 Five-Year ACS	Percent
Less Than High School	1,097	5.9%
High School or Equivalent	2,549	13.7%
Some College or Associates Degree	4,829	25.9%
Bachelor's Degree	6,791	36.5%
Graduate or Professional Degree	3,359	18.0%
Total Population Above 18 years	18,625	100.0%

Commuting Patterns

Table II.20.17 shows the place of work by county of residence. In 2010 96.1 percent of residents worked within the county they reside with 1.7 percent working outside their home county. This compares to 95.3 percent of residents in 2018 who worked within the county in which they resided and 1.6 percent of residents worked outside their home county but still within the state.

Table II.20.17				
Place of Work				
Teton County				
2010 and 2018 Five-Year ACS Data				
Place of work	2010 Five-Year ACS	% of Total	2018 Five-Year ACS	% of Total
Worked in county of residence	11,845	96.1%	13,379	95.3%
Worked outside county of residence	207	1.7%	218	1.6%
Worked outside state of residence	270	2.2%	438	3.1%
Total	12,322	100.0%	14,035	100.0%

Table II.20.18 shows the aggregate travel time to work based on place of work and residence. In Teton County the total aggregate travel time was 192,040 minutes, with residents working in their home county spending a total of 180,310 minutes traveling.

Table II.20.18				
Aggregate Travel Time to Work (in Minutes)				
Teton County				
2010 & 2018 Five-Year ACS Data				
Place of Work	2010 Five-Year ACS	% of Total	2018 Five-Year ACS	% of Total
Worked in county of residence	144,510	87.6%	180,310	93.9%
Worked outside county of residence	13,460	8.2%	4,850	2.5%
Worked outside State of residence	6,990	4.2%	6,880	3.6%
Aggregate travel time to work (in minutes):	164,960	100.0%	192,040	100.0%

Table II.20.19 shows the average travel time to work based on place of work and residence. In 2018 the overall aggregate travel time was 164,960 minutes. Residents working within their home county spent an average of 13.5 minutes commuting to work, with those working outside their county of residence spending an average of 22.2 minutes on their commute.

Table II.20.19
Average Travel Time to Work (in Minutes)

Teton County
2010 & 2018 Five-Year ACS Data

Place of Work	2010 Five-Year ACS	2018 Five-Year ACS
Worked in county of residence	12.2	13.5
Worked outside county of residence	65.0	22.2
Worked outside State of residence	25.9	15.7
Average travel time to work (in minutes):	13.4	13.7

Table II.20.20 shows the means of transportation to work. In 2018, 66.8 percent of commuters drove alone in a car, truck, or van. Only 5.4 percent carpooled, with an additional 4.1 percent taking public transportation. Also, there were 956 persons or 6.8 percent who worked from home.

Table II.20.20
Means of Transportation to Work

Teton County
2010 & 2018 Five-Year ACS Data

Means	2010 Five-Year ACS	% of Total	2018 Five-Year ACS	% of Total
Car, truck, or van: Drove alone	8,115	65.9%	9,370	66.8%
Car, truck, or van: Carpooled:	793	6.4%	761	5.4%
Public transportation (excluding taxicab):	239	1.9%	569	4.1%
Taxicab	0	0%	0	0%
Motorcycle	19	0.2%	0	0%
Bicycle	551	4.5%	428	3.0%
Walked	1,265	10.3%	1,806	12.9%
Other means	64	0.5%	145	1.0%
Worked at home	1,276	10.4%	956	6.8%
Total	12,322	100.0%	14,035	100.0%

Table II.20.21 shows the breakdown of the means of transportation by tenure. In 2018, 41.8 percent of commuters owned their home and commuted alone by car, which compares to 34.9 percent in 2010. There were also 3,796 renters who drove alone in 2018 and accounted for 28.7 percent of the total commuter population. Commuters who owned their own home and took public transportation represented 0.5 percent of the population, which compares to 508 renters, or 3.8 percent taking public transportation.

Table II.20.21				
Means Of Transportation To Work By Tenure				
Teton County				
2010 & 2018 Five-Year ACS Data				
Tenure	2010 Five-Year ACS	% of Total	2018 Five-Year ACS	% of Total
Car, truck, or van - drove alone:				
Owner	4,198	34.9%	5,539	41.8%
Renter	3,917	32.6%	3,796	28.7%
Car, truck, or van - carpooled:				
Owner	501	4.2%	320	2.4%
Renter	251	2.1%	329	2.5%
Public transportation (excluding taxicab):				
Owner	77	0.6%	61	0.5%
Renter	162	1.3%	508	3.8%
Walked:				
Owner	294	2.4%	335	2.5%
Renter	703	5.9%	1,030	7.8%
Taxicab, motorcycle, bicycle, or other means:				
Owner	192	1.6%	217	1.6%
Renter	442	3.7%	281	2.1%
Worked at home:				
Owner	770	6.4%	629	4.8%
Renter	506	4.2%	191	1.4%
Total:	12,013	100.0%	13,236	100.0%

Economics

Labor Force

Table II.20.22 shows labor force statistics for Teton County between 1990 and 2018. The unemployment rate in Teton County was 3.0 percent in 2018, with 464 unemployed persons and 15,340 in the labor force. The statewide unemployment rate in 2018 was 4.1 percent. In 2018, 14,876 people were employed, 464 were unemployed, and the labor force totaled 15,340 people.

Table II.20.22 Labor Force Statistics Teton County 1990 - 2018 BLS Data					
Year	Teton County			Unemployment Rate	Statewide Unemployment Rate
	Unemployment	Employment	Labor Force		
1990	163	8,049	8,212	2.0%	5.3%
1991	210	8,327	8,537	2.5%	5.2%
1992	257	8,724	8,981	2.9%	5.6%
1993	234	9,300	9,534	2.5%	5.3%
1994	221	9,895	10,116	2.2%	5.0%
1995	242	10,265	10,507	2.3%	4.8%
1996	291	10,313	10,604	2.7%	4.9%
1997	260	10,427	10,687	2.4%	4.8%
1998	226	10,798	11,024	2.1%	4.7%
1999	251	11,424	11,675	2.1%	4.6%
2000	350	13,833	14,183	2.5%	3.9%
2001	373	13,865	14,238	2.6%	3.8%
2002	413	13,378	13,791	3.0%	4.0%
2003	476	13,233	13,709	3.5%	4.3%
2004	422	13,291	13,713	3.1%	3.8%
2005	412	13,344	13,756	3.0%	3.6%
2006	354	13,577	13,931	2.5%	3.2%
2007	317	14,058	14,375	2.2%	2.8%
2008	423	14,036	14,459	2.9%	3.1%
2009	965	12,917	13,882	7.0%	6.3%
2010	1,042	12,569	13,611	7.7%	6.4%
2011	1,023	12,614	13,637	7.5%	5.8%
2012	924	12,881	13,805	6.7%	5.3%
2013	789	13,318	14,107	5.6%	4.7%
2014	668	13,751	14,419	4.6%	4.1%
2015	574	14,134	14,708	3.9%	4.3%
2016	528	14,729	15,257	3.5%	5.3%
2017	435	14,983	15,418	2.8%	4.2%
2018	464	14,876	15,340	3.0%	4.1%

Diagram II.20.4, shows the employment and labor force for Teton County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 14,876 persons, with the labor force reaching 15,340, indicating there were a total of 464 unemployed persons

Diagram II.20.4
Employment and Labor Force

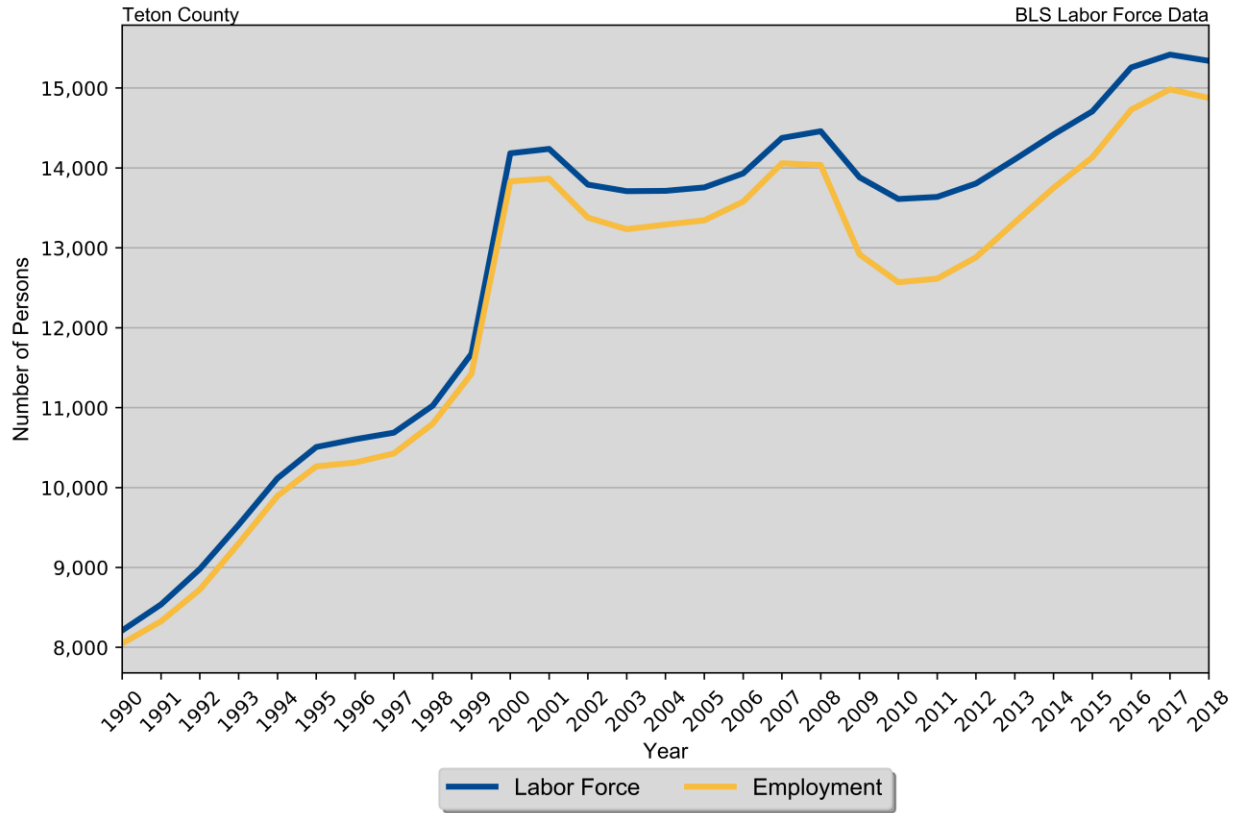
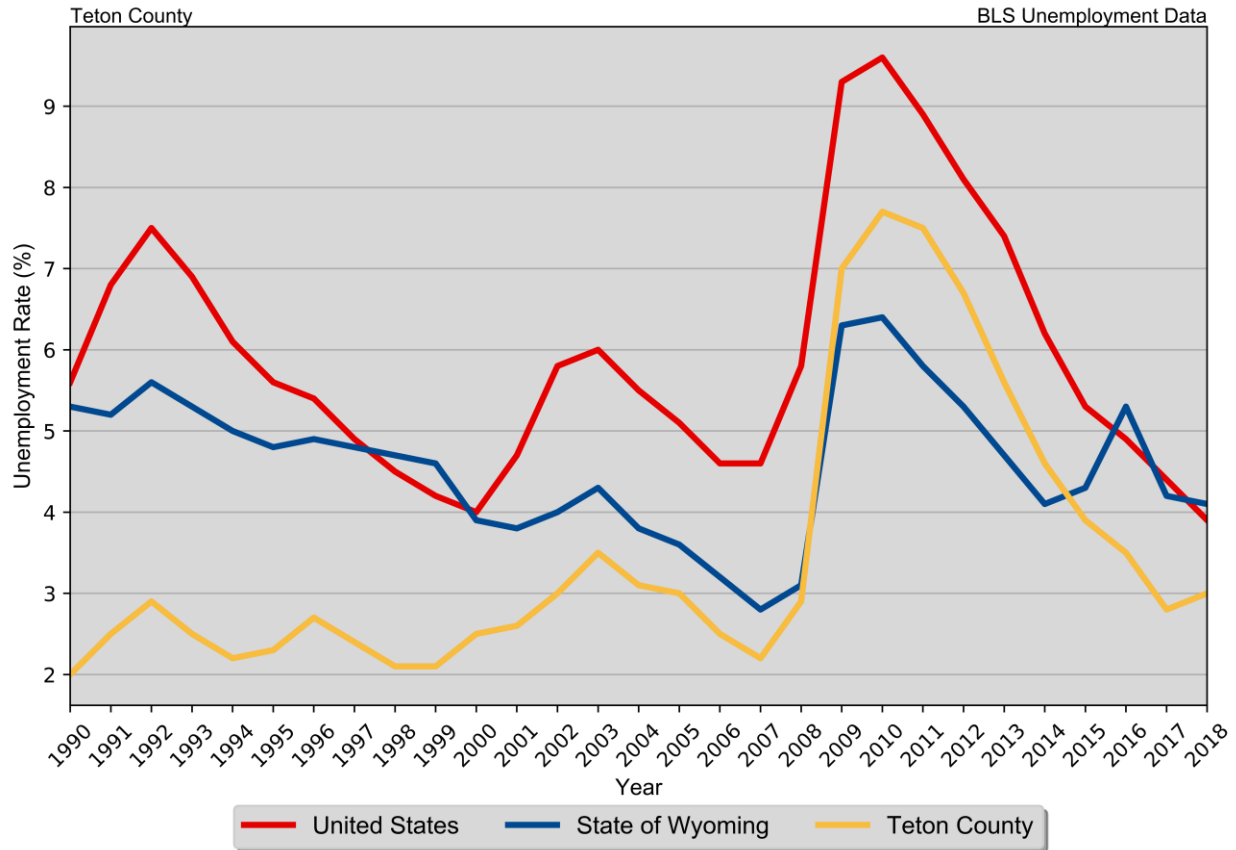


Diagram II.20.5, shows the unemployment rate for both the State and Teton County. During the 1990's the average rate for Teton County was 2.4 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.2 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 4.9 percent. Over the course of the entire period the Teton County had an average unemployment rate lower than the State, 3.6 percent for Teton County, versus 4.6 statewide.

**Diagram II.20.5
Annual Unemployment Rate**

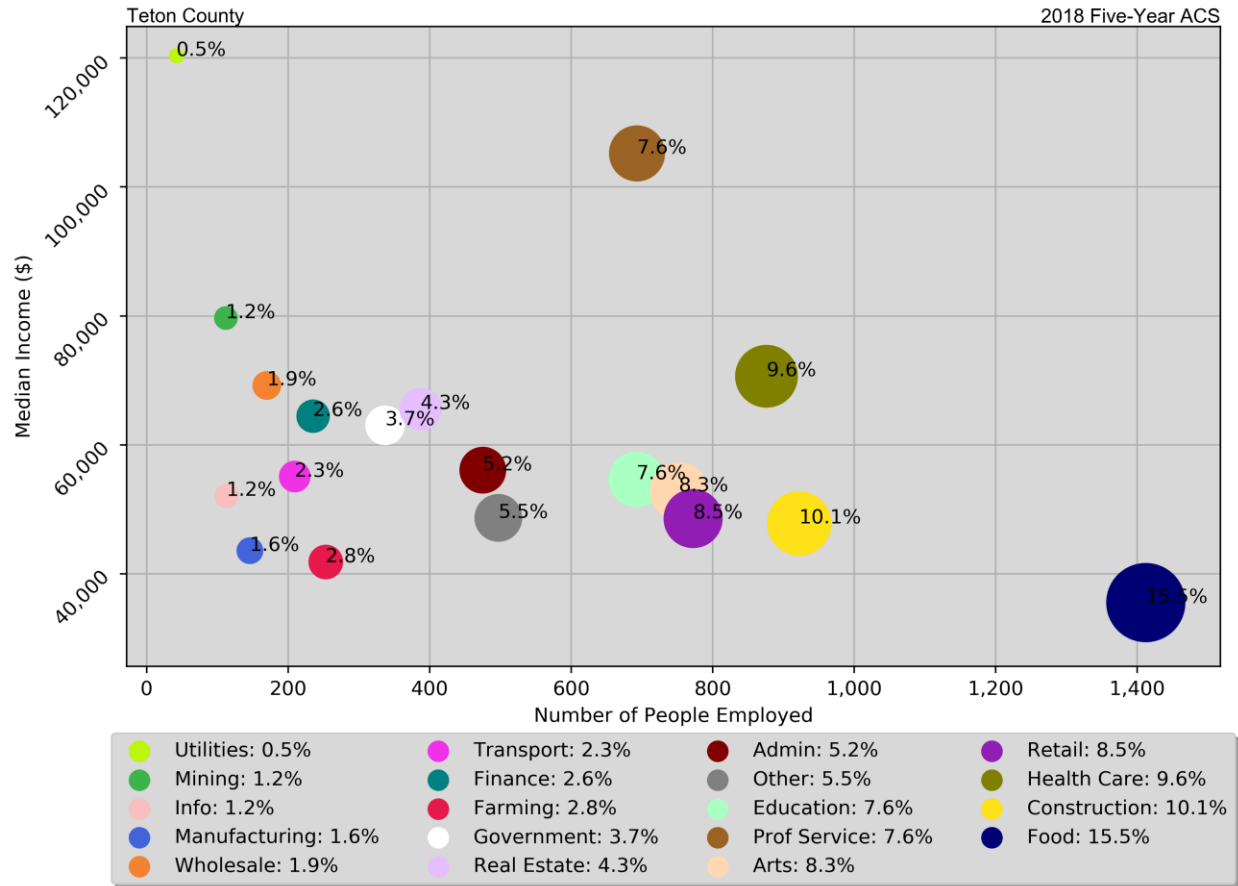


Earnings and Employment by Industry

Table II.20.23 shows earnings and employment by industry in Teton County as reported by the 2018 five year ACS. This data is also displayed in Diagram II.20.6.

Table II.20.23			
Employment by Industry			
Teton County			
2018 Five Year ACS Data			
Industry	Total Employment	Percent of Employment	Median Earnings
Farming	253	3%	\$41,875
Mining	112	1%	\$79,688
Construction	922	10%	\$47,853
Manufacturing	146	2%	\$43,594
Wholesale	170	2%	\$69,250
Retail	772	8%	\$48,627
Transport	209	2%	\$55,114
Utilities	42	0%	\$120,400
Info	113	1%	\$52,109
Finance	235	3%	\$64,489
Real Estate	387	4%	\$65,579
Prof Service	693	8%	\$105,211
Management	0	0%	\$0
Admin	475	5%	\$56,083
Education	692	8%	\$54,706
Health Care	876	10%	\$70,682
Arts	752	8%	\$52,831
Food	1,412	16%	\$35,556
Other	497	5%	\$48,705
Government	337	4%	\$63,063

Diagram II.20.6
Earnings and Employment by Industry



Earnings and Employment

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies. Table II.20.24, shows total real earnings by industry for Teton County. In 2018, the accommodation and food services industry had the largest total real earnings (\$335,954,000). Between 2017 and 2018, the finance and insurance industry saw the largest percentage increase of 18.7 percent, to \$61,078,000.

Table II.20.24
Real Earnings by Industry
 Teton County
 BEA Table CA-5N Data (1,000's of 2018 Dollars)

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	2018	% Change 17-18
Farm earnings	3,992	9,155	2,638	4,264	4,628	3,905	3,573	3,718	3,830	3.0
Forestry, fishing, related activities, and other	41,166	0	0	8,041	0	6,148	4,600	483	454	-5.9
Mining	1,974	0	0	2,460	0	2,139	5,939	14,820	13,854	-6.5
Utilities	0	0	0	0	0	0	0	0	0	0
Construction	122,116	109,121	114,344	130,737	148,284	167,452	183,593	192,164	188,969	-1.7
Manufacturing	-6,141	-12,441	3,742	2,496	9,026	4,362	15,098	17,137	17,893	4.4
Wholesale trade	0	0	0	0	0	0	0	0	0	0
Retail trade	82,965	79,996	88,234	94,275	91,967	97,066	96,863	101,698	105,391	3.6
Transportation and warehousing	33,550	37,048	38,841	45,727	52,929	96,166	86,719	105,494	123,824	17.4
Information	25,305	23,430	25,318	21,874	19,218	19,862	18,328	19,490	17,515	-10.1
Finance and insurance	359,535	138,193	111,267	69,452	37,870	38,251	41,335	51,438	61,078	18.7
Real estate and rental and leasing	34,910	40,406	33,623	29,960	51,534	77,232	107,586	98,114	98,791	0.7
Professional and technical services	120,061	130,835	146,832	153,698	189,729	189,111	195,441	214,114	224,484	4.8
Management of companies and enterprises	25,098	28,319	16,081	11,253	-21,546	-17,679	-18,388	-3,793	215	-105.7
Administrative and waste services	36,000	38,719	44,822	60,226	62,783	69,730	72,274	71,795	76,104	6.0
Educational services	9,438	10,124	10,226	12,376	13,002	13,524	14,539	14,712	14,653	-0.4
Health care and social assistance	66,390	63,945	65,333	65,845	64,685	65,264	69,366	68,772	67,368	-2.0
Arts, entertainment, and recreation	37,314	39,110	47,066	46,412	68,369	48,643	43,471	40,537	44,725	10.3
Accommodation and food services	225,761	228,554	249,046	256,291	269,632	284,492	300,067	313,755	335,954	7.1
Other services, except public administration	40,036	38,407	42,550	42,559	47,131	49,732	57,256	58,296	60,320	3.5
Government and government enterprises	176,495	175,840	178,715	188,658	198,036	206,445	218,208	224,425	230,454	2.7
Total	1,456,839	1,207,395	1,242,112	1,268,337	1,358,808	1,445,610	1,541,731	1,629,645	1,708,428	4.8

Table II.20.25, shows the total employment by industry for the Teton County. The most recent estimates show the accommodation and food services industry was the largest employer in Teton County, with employment reaching 7,586 jobs in 2018. Between 2017 and 2018 the manufacturing industry saw the largest percentage increase, rising by 11.5 percent to 407 jobs.

Table II.20.25										
Employment by Industry										
Teton County										
BEA Table CA25 Data										
NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	2018	% Change 17-18
Farm earnings	181	190	193	192	194	202	203	211	203	-3.8
Forestry, fishing, related activities, and other	141	0	0	157	0	127	144	144.0	154	6.9
Mining	223	0	0	242	0	234	197	183	178	-2.7
Utilities	0	0	0	0	0	0	0	0	0	0
Construction	2,200	2,206	2,321	2,452	2,567	2,672	2,846	2,831	2,766	-2.3
Manufacturing	257	286	271	287	286	315	332	365	407	11.5
Wholesale trade	0	0	0	0	0	0	0	0	0	0
Retail trade	2,131	2,141	2,169	2,348	2,488	2,641	2,674	2,604	2,709	4.0
Transportation and warehousing	483	460	494	539	514	566	583	720	777	7.9
Information	332	349	352	364	377	347	362	396	414	4.5
Finance and insurance	1,798	2,015	2,067	2,222	2,290	2,356	2,457	2,508	2,584	3.0
Real estate and rental and leasing	2,922	2,940	2,911	3,088	3,272	3,268	3,387	3,521	3,663	4.0
Professional and technical services	1,852	1,813	1,869	1,997	2,144	2,226	2,269	2,291	2,368	3.4
Management of companies and enterprises	86	88	93	74	147	163	300	257	278	8.2
Administrative and waste services	1,123	1,109	1,185	1,317	1,308	1,347	1,550	1,503	1,475	-1.9
Educational services	361	362	360	459	486	508	573	546	531	-2.7
Health care and social assistance	972	975	1,025	1,076	1,092	1,123	1,168	1,187	1,192	0.4
Arts, entertainment, and recreation	1,217	1,267	1,307	1,324	1,441	1,329	1,446	1,649	1,710	3.7
Accommodation and food services	6,252	6,264	6,446	6,540	6,813	7,091	7,328	7,528	7,586	0.8
Other services, except public administration	1,068	1,110	1,191	1,247	1,240	1,285	1,297	1,340	1,375	2.6
Government and government enterprises	2,386	2,394	2,397	2,415	2,474	2,522	2,599	2,645	2,620	-0.9
Total	26,308	26,607	27,348	28,650	29,892	30,701	32,061	32,777	33,331	1.7

Table II.20.26, shows the real average earnings per job by industry for Teton County. These figures are calculated by dividing the total real earning displayed in Tables II.20.18 and II.20.19, by industry. In 2018, the transportation and warehousing industry had the highest average earnings reaching 159,362 dollars. Between 2017 and 2018 the finance and insurance industry saw the largest percentage increase, rising by 15.2 percent to 23,637 dollars.

Table II.20.26
Real Earnings Per Job by Industry
Teton County
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	2018	% Change 17-18
Farm earnings	22,056	48,185	13,670	22,211	23,855	19,332	17,601	17,622	18,867	7.1
Forestry, fishing, related activities, and other	291,956	0	0	51,215	0	48,407	31,947	3,352	2,948	-12.0
Mining	8,853	0	0	10,167	0	9,143	30,149	80,981	77,831	-3.9
Utilities	0	0	0	0	0	0	0	0	0	0
Construction	55,507	49,466	49,265	53,318	57,765	62,669	64,509	67,878	68,319	0.6
Manufacturing	-23,895	-43,501	13,809	8,698	31,559	13,848	45,477	46,950	43,963	-6.4
Wholesale trade	0	0	0	0	0	0	0	0	0	0
Retail trade	38,933	37,364	40,679	40,151	36,964	36,754	36,224	39,054	38,904	-0.4
Transportation and warehousing	69,462	80,539	78,625	84,836	102,974	169,904	148,746	146,520	159,362	8.8
Information	76,220	67,135	71,927	60,092	50,975	57,239	50,629	49,216	42,307	-14.0
Finance and insurance	199,964	68,582	53,830	31,257	16,537	16,236	16,823	20,509	23,637	15.2
Real estate and rental and leasing	11,947	13,744	11,550	9,702	15,750	23,633	31,764	27,865	26,970	-3.2
Professional and technical services	64,828	72,165	78,562	76,965	88,493	84,955	86,135	93,459	94,799	1.4
Management of companies and enterprises	291,839	321,810	172,917	152,067	-146,570	-108,462	-61,293	-14,758	773	-105.2
Administrative and waste services	32,057	34,913	37,824	45,729	47,999	51,767	46,628	47,768	51,596	8.0
Educational services	26,145	27,966	28,406	26,962	26,754	26,621	25,373	26,945	27,595	2.4
Health care and social assistance	68,303	65,585	63,739	61,194	59,236	58,116	59,389	57,938	56,517	-2.5
Arts, entertainment, and recreation	30,660	30,868	36,011	35,055	47,446	36,601	30,063	24,583	26,155	6.4
Accommodation and food services	36,110	36,487	38,636	39,188	39,576	40,120	40,948	41,678	44,286	6.3
Other services, except public administration	37,487	34,601	35,726	34,129	38,009	38,702	44,145	43,505	43,869	0.8
Government and government enterprises	73,971	73,450	74,558	78,119	80,047	81,858	83,958	84,849	87,960	3.7
Total	55,376	45,379	45,419	44,270	45,457	47,087	48,087	49,719	51,256	3.1

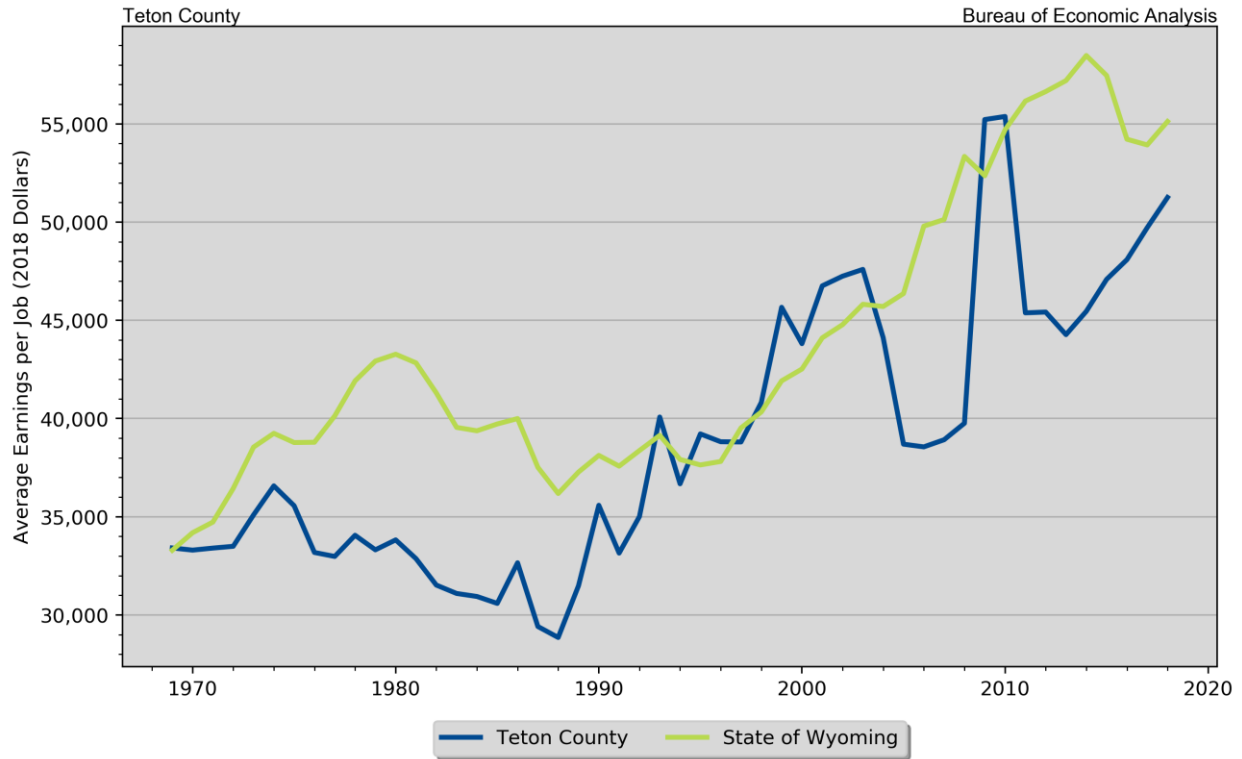
Table II.20.27 shows total employment and real personal income for the years of 1969 to 2018. Total real personal income includes all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments. In 2018, total real personal income was \$5,810,143,000, a 7.2 percent change between 2017 and 2018. Total employment was 26,308 in 2010 and 33,331 in 2018, a change of 1.7 percent over the period.

Table II.20.27
Total Employment and Real Personal Income
 Teton County
 BEA Data 1969 Through 2018

Year	1,000s of 2018 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	110,080	6,509	-579	40,139	5,137	148,268	31,367	3,295	33,410
1970	114,679	6,909	-667	44,323	5,764	157,189	32,220	3,444	33,299
1971	127,668	7,751	-1,028	49,045	6,563	174,498	33,635	3,822	33,403
1972	141,180	8,960	-1,621	52,490	7,134	190,223	33,418	4,215	33,493
1973	158,639	11,413	-2,180	60,793	8,560	214,399	34,610	4,521	35,090
1974	178,283	12,255	-2,469	67,596	10,048	241,204	34,986	4,875	36,570
1975	189,412	13,262	-2,899	67,319	11,538	252,108	35,407	5,327	35,558
1976	192,341	14,897	-3,558	74,532	12,229	260,648	34,122	5,797	33,179
1977	206,693	15,736	-4,030	82,802	13,380	283,109	35,498	6,268	32,977
1978	243,401	19,371	-5,510	89,149	13,987	321,656	36,623	7,147	34,055
1979	262,728	22,329	-6,911	97,759	14,411	345,658	36,478	7,886	33,314
1980	272,175	22,755	-7,337	109,329	16,070	367,483	38,718	8,048	33,820
1981	275,964	25,396	-8,130	131,112	19,234	392,784	39,208	8,397	32,865
1982	272,642	25,817	-8,647	141,925	21,249	401,353	38,155	8,650	31,519
1983	285,137	26,616	-9,639	133,827	26,791	409,501	38,439	9,171	31,092
1984	287,273	27,227	-9,666	143,631	22,101	416,112	39,420	9,285	30,939
1985	297,085	28,614	-10,540	155,156	21,713	434,800	42,935	9,713	30,587
1986	326,853	31,396	-12,270	157,242	24,541	464,969	46,246	10,009	32,655
1987	325,532	33,938	-14,253	164,445	25,141	466,927	45,519	11,069	29,410
1988	351,454	38,985	-16,875	196,022	27,131	518,748	48,888	12,181	28,852
1989	399,545	43,058	-20,065	230,101	29,579	596,103	54,335	12,690	31,486
1990	495,428	56,548	-27,972	257,143	29,629	697,680	61,590	13,924	35,581
1991	494,045	58,216	-29,333	284,278	32,633	723,408	59,795	14,904	33,148
1992	547,508	64,837	-36,304	319,895	37,923	804,184	62,886	15,639	35,009
1993	657,487	74,968	-46,254	364,021	42,843	943,129	68,676	16,406	40,075
1994	656,708	76,445	-49,917	418,203	39,228	987,778	68,979	17,906	36,676
1995	718,331	83,116	-57,489	493,857	42,580	1,114,162	74,741	18,318	39,215
1996	728,181	82,326	-60,391	563,710	45,178	1,194,353	77,084	18,759	38,817
1997	747,620	83,519	-66,947	657,777	46,621	1,301,552	80,431	19,266	38,805
1998	821,441	91,403	-76,727	831,151	48,309	1,532,771	90,787	20,123	40,821
1999	971,215	104,024	-98,163	940,325	51,146	1,760,500	99,621	21,270	45,661
2000	985,456	109,186	-105,763	1,111,034	54,350	1,935,891	105,320	22,494	43,810
2001	1,086,188	119,461	-118,347	1,087,911	58,909	1,995,200	106,964	23,232	46,753
2002	1,093,075	117,963	-117,666	1,121,758	63,858	2,043,063	108,460	23,136	47,245
2003	1,101,108	121,461	-121,571	1,286,362	67,827	2,212,265	116,032	23,137	47,591
2004	1,044,084	125,767	-113,527	1,713,854	68,209	2,586,852	132,884	23,668	44,114
2005	946,596	128,672	-123,747	2,194,039	71,658	2,959,874	150,768	24,464	38,693
2006	991,405	155,939	-132,910	2,939,294	73,362	3,715,211	185,631	25,714	38,555
2007	1,051,919	165,718	-126,328	3,106,816	76,179	3,942,868	192,598	27,029	38,919
2008	1,114,356	164,948	-129,047	2,922,169	92,730	3,835,260	182,736	28,029	39,758
2009	1,478,402	165,212	-108,490	1,848,306	103,852	3,156,858	148,684	26,773	55,220
2010	1,456,839	155,640	-89,636	2,147,294	114,324	3,473,181	163,083	26,308	55,376
2011	1,207,395	137,074	-68,833	2,521,937	113,951	3,637,375	169,859	26,607	45,379
2012	1,242,112	145,072	-96,726	3,496,547	111,687	4,608,547	213,112	27,348	45,419
2013	1,268,337	164,988	-60,094	3,101,892	114,527	4,259,673	190,862	28,650	44,270
2014	1,358,808	178,166	-66,469	3,617,064	119,618	4,850,855	212,971	29,892	45,457
2015	1,445,610	184,140	-75,881	3,608,427	123,724	4,917,740	213,666	30,701	47,086
2016	1,541,731	195,644	-117,902	3,808,402	128,485	5,165,070	223,007	32,061	48,087
2017	1,629,645	200,548	-112,216	3,967,634	132,965	5,417,479	232,900	32,777	49,719
2018	1,708,428	205,511	-122,467	4,290,554	139,139	5,810,143	251,728	33,331	51,256

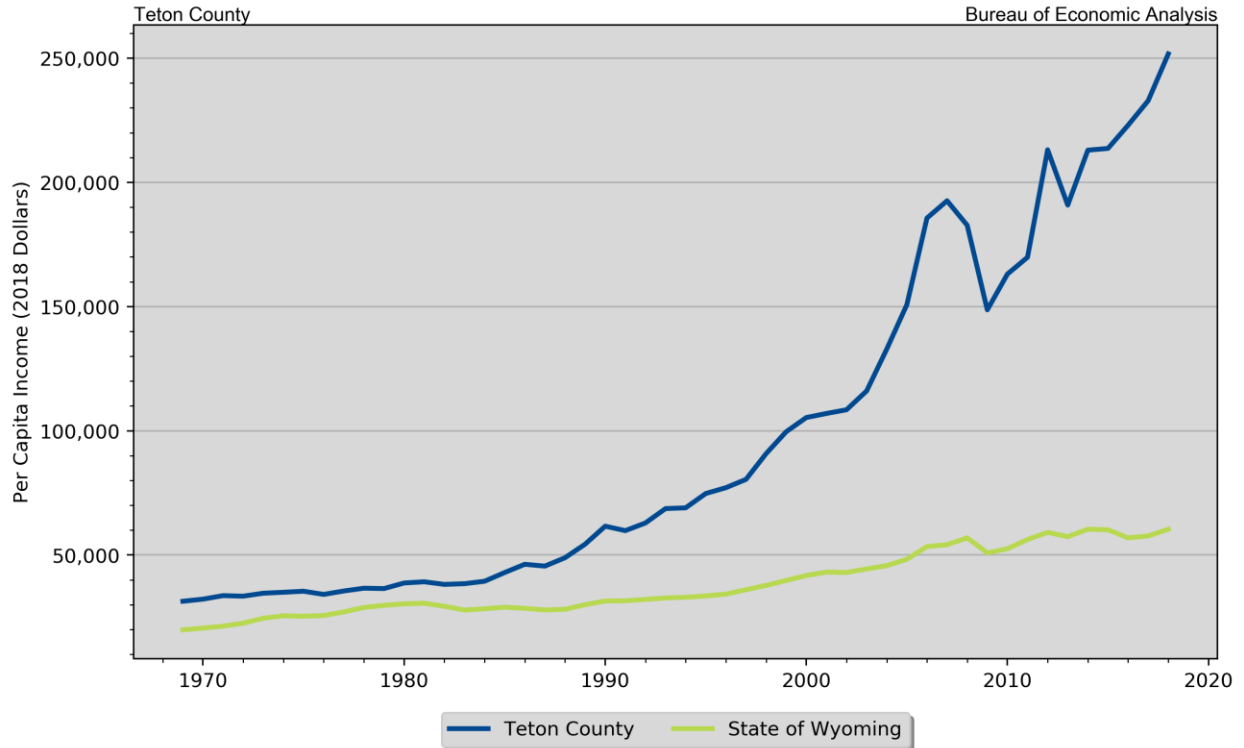
Diagram II.20.7, shows real average earnings per job for Teton County from 1990 to 2018. Over this period the average earning per job for Teton County was 43,328 dollars, which was lower than the statewide average of 47,143 dollars over the same period.

Diagram II.20.7
Real Average Earnings per Job



Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Diagram II.20.8 shows real per capita income for Teton County from 1990 to 2018 of \$139,512, which was higher than the statewide average of \$46,349 over the same period.

Diagram II.20.8
Real per Capita Income



Quarterly Census of Employment and Wages

The BLS produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. If data do not meet BLS or State agency disclosure standards they are displayed as (ND) and not disclosed. Data from this series are from the period of January 2006 through June 2019 and are presented in Table II.20.28, with 2019 data being considered preliminary. Between 2017 and 2018, total annual employment increased from 20784.0 persons in 2017 to 20954.0 in 2018, a change of 0.8 percent.

Period	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019(p)
Jan	15,930	15,808	16,235	16,635	17576.0	18183.0	18956.0	19558.0	19829.0	20604.0
Feb	15,931	15,806	16,263	16,688	17450.0	18154.0	18806.0	19488.0	19675.0	20334.0
Mar	15,650	15,677	16,058	16,633	17421.0	18206.0	18787.0	19391.0	19560.0	20115.0
Apr	14,425	13,891	14,916	15,557	16204.0	16823.0	17210.0	17831.0	18308.0	18490.0
May	15,968	15,423	15,938	16,484	17267.0	18253.0	18992.0	19668.0	19941.0	20402.0
Jun	19,404	19,208	19,896	20,741	21636.0	22214.0	23160.0	23635.0	23851.0	24108.0
Jul	20,400	20,561	20,750	21,503	22548.0	23190.0	24277.0	24853.0	24991.0	
Aug	20,180	20,410	20,669	21,619	22471.0	23064.0	23965.0	24687.0	24708.0	
Sep	18,793	19,053	19,173	20,150	20703.0	21417.0	22271.0	22744.0	22768.0	
Oct	16,371	16,875	17,311	18,184	18813.0	19378.0	20053.0	20532.0	20491.0	
Nov	13,867	14,110	15,076	15,483	15675.0	16310.0	16938.0	17445.0	17373.0	
Dec	16,332	16,524	16,739	17,605	18263.0	18767.0	19369.0	19571.0	19948.0	
Annual	16,938	16,946	17,419	18,107	18836.0	19497.0	20232.0	20784.0	20954.0	
% Change	-2.7%	(ND)%	2.8%	3.9%	4.0%	3.5%	3.8%	2.7%	0.8%	

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were 878.0 dollars in 2017. In 2018, average weekly wages saw an increased of 5.5 percent over the prior year, rising to 926.0 dollars, or by 48.0 dollars. These data are shown in Table II.20.29.

Table II.20.29 Average Weekly Wages Teton County BLS QCEW Data, 2001–2018						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2002	535	514	521	667	556	2.2%
2003	562	535	552	716	588	5.8%
2004	599	568	563	701	604	2.7%
2005	614	596	639	688	634	5.0%
2006	659	636	663	775	682	7.6%
2007	690	685	679	811	713	4.5%
2008	745	717	732	799	746	4.6%
2009	742	702	686	806	731	-2.0%
2010	704	682	702	850	732	0.1%
2011	750	726	710	826	750	2.5%
2012	746	728	718	903	771	2.8%
2013	825	731	716	859	779	1.0%
2014	762.0	750.0	781.0	986.0	817.0	4.9%
2015	802.0	777.0	770.0	936.0	818.0	0.1%
2016	846.0	800.0	827.0	922.0	847.0	3.5%
2017	899.0	831.0	827.0	969.0	878.0	3.7%
2018	935.0	854.0	900.0	1029.0	926.0	5.5%
2019(p)	1017.0	881.0				

Total business establishments reported by the QCEW are displayed in Table II.20.30. Between 2017 and 2018, the total number of business establishments in Wyoming increased by 5.5 percent, from 2351.0 to 2394.0 establishments. The most recent preliminary 2018 estimates show there were 2380.0 business establishments in the second quarter of 2018.

Table II.20.30 Number of Business Establishments Teton County BLS QCEW Data, 2001–2018(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,838	1,874	1,875	1,869	1,864	
2002	1,852	1,904	1,920	1,947	1,906	2.3%
2003	1,914	1,932	1,963	1,975	1,946	2.1%
2004	1,967	1,997	1,995	2,010	1,992	2.4%
2005	1,997	2,037	2,056	2,061	2,038	2.3%
2006	2,058	2,095	2,120	2,121	2,099	3.0%
2007	2,114	2,145	2,148	2,157	2,141	2.0%
2008	2,155	2,183	2,179	2,180	2,174	1.5%
2009	2,153	2,152	2,147	2,157	2,152	-1.0%
2010	2,119	2,129	2,144	2,144	2,134	-0.8%
2011	2,119	2,130	2,133	2,156	2,135	(ND)%
2012	2,154	2,174	2,188	2,205	2,180	2.1%
2013	2,157	2,186	2,210	2,221	2,194	0.6%
2014	2215.0	2225.0	2248.0	2256.0	2236.0	1.9%
2015	2245.0	2280.0	2279.0	2292.0	2274.0	1.7%
2016	2296.0	2321.0	2301.0	2296.0	2304.0	1.3%
2017	2310.0	2349.0	2361.0	2383.0	2351.0	2.0%
2018	2378.0	2380.0	2397.0	2421.0	2394.0	1.8%
2019(p)	2443.0	2482.0				

Poverty

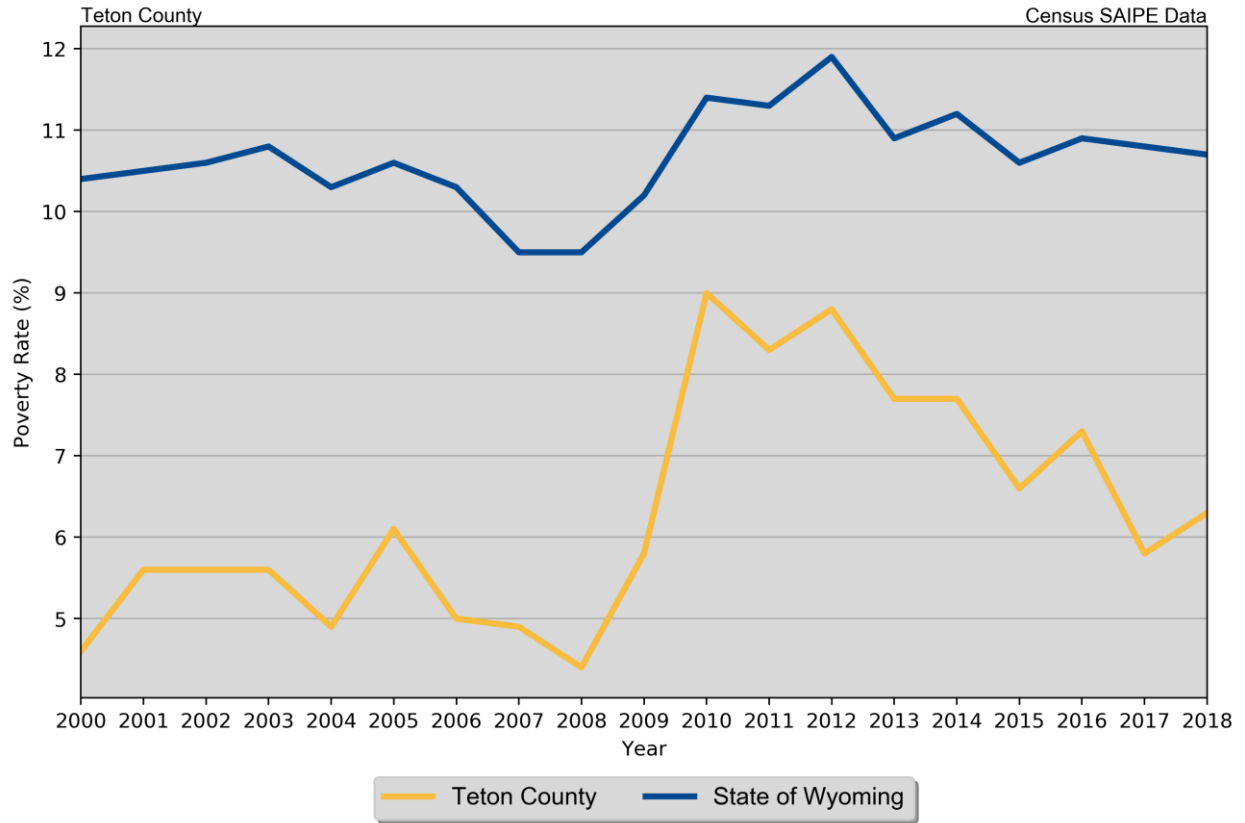
Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 1,902 in 2010 to 1443 in 2018, with the poverty rate reaching 6.3 percent in 2018. This compared to a state poverty rate of 10.7 percent and a national rate of 13.1 percent in 2018. Table II.20.31, at right, presents poverty data for the county.

The rate of poverty for Teton County is shown in Table II.20.32. In 2018, there were an estimated 1,619 people (7.1 percent) living in poverty, compared to 6.0 percent living in poverty in 2000. In 2018, some 1.5 percent of those in poverty were under age 6 and 8.9 percent were 65 or older. This data is also displayed in Diagram II.20.9 on the following page.

Year	Persons in Poverty	Poverty Rate
2000	854	4.6%
2001	1,042	5.6%
2002	1,037	5.6%
2003	1,067	5.6%
2004	928	4.9%
2005	1,144	6.1%
2006	959	5.0%
2007	965	4.9%
2008	882	4.4%
2009	1,199	5.8%
2010	1,902	9.0%
2011	1,767	8.3%
2012	1,885	8.8%
2013	1,700	7.7%
2014	1,751	7.7%
2015	1,516	6.6%
2016	1,680	7.3%
2017	1,348	5.8%
2018	1,443	6.3%

Age	2000 Census		2018 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	82	7.5%	25	1.5%
6 to 17	164	15.1%	161	9.9%
18 to 64	790	72.5%	1,289	79.6%
65 or Older	53	4.9%	144	8.9%
Total	1,089	100.0%	1,619	100.0%
Poverty Rate	6.0%	.	7.1%	.

**Diagram II.20.9
Poverty Rates**



Housing

EADIV

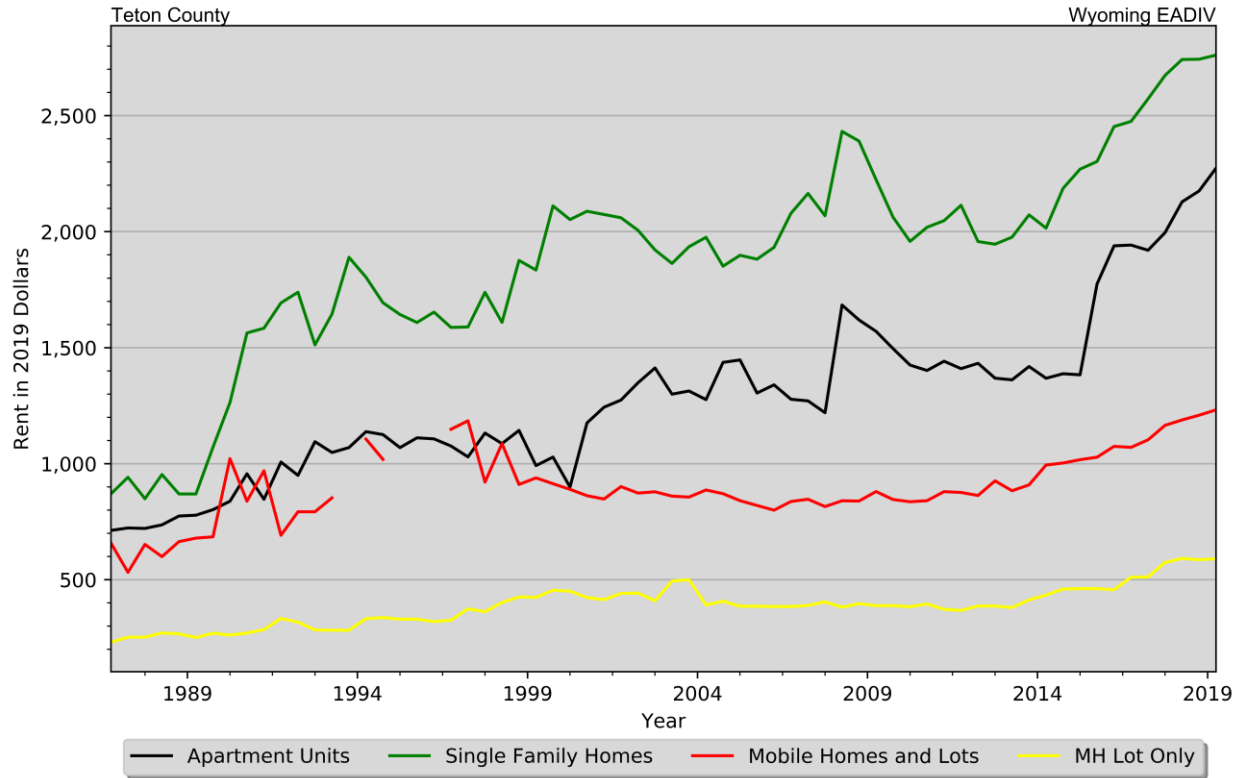
According to the Wyoming cost of living index, real average apartment rents in Teton County increased by 6.83 percent from second quarter of 2018 to second quarter of 2019, from \$2128.61 to \$2274.0. During that same period, detached single-family home rents increased by 0.69 percent, rents for mobile homes on lots increased by 3.67 percent, and rents for mobile home lots decreased by 0.2 percent.

Beginning in fourth quarter of 1986 rental prices for apartment units experienced an average annual increase of 3.58 percent, while rental prices for single family homes experienced an average annual increase of 3.56 percent since fourth quarter of 1986.

Table II.20.33 and Diagram II.20.10, below, present the Teton County data for each rental type.

Table II.20.33				
Semiannual Average Monthly Rental Prices				
Teton County				
EAD Data, 2000:Q2 – 2019:Q2, Real 2019 Dollars				
Quarter Year	Apartments	Houses	Mobile Homes	Mobile Home Lots
Q2.00	899.41	2052.09	889.34	450.42
Q4.00	1175.71	2088.07	861.99	423.08
Q2.01	1243.31	2074.06	847.65	413.97
Q4.01	1274.29	2059.98	901.15	440.72
Q2.02	1348.77	2005.82	873.3	442.2
Q4.02	1412.53	1921.26	878.85	408.93
Q2.03	1299.67	1863.09	860.1	494.01
Q4.03	1313.28	1935.22	856.02	499.46
Q2.04	1276.17	1975.88	886.56	390.94
Q4.04	1436.52	1851.31	870.66	406.84
Q2.05	1447.11	1898.21	840.51	385.55
Q4.05	1304.46	1881.51	819.95	385.55
Q2.06	1339.82	1932.39	799.65	384.23
Q4.06	1277.45	2079.59	837.08	384.23
Q2.07	1270.65	2164.72	846.7	388.73
Q4.07	1219.63	2068.76	815.11	404.52
Q2.08	1683.75	2432.08	840.09	381.32
Q4.08	1619.4	2390.37	838.89	396.81
Q2.09	1570.48	2224.46	879.85	387.89
Q4.09	1495.98	2062.44	845.55	387.89
Q2.10	1425.06	1958.15	835.87	383.45
Q4.10	1401.68	2018.94	840.54	395.14
Q2.11	1441.66	2047.41	879.42	372.15
Q4.11	1409.6	2113.82	875.99	367.57
Q2.12	1432.58	1957.3	862.92	386.52
Q4.12	1368.54	1946.07	925.84	386.52
Q2.13	1361.38	1976.37	883.29	379.82
Q4.13	1418.79	2072.43	908.69	412.94
Q2.14	1368.17	2015.39	994.15	433.65
Q4.14	1387.68	2186.69	1002.82	459.67
Q2.15	1383.05	2269.31	1017.17	461.37
Q4.15	1774.68	2302.58	1027.9	461.37
Q2.16	1939.05	2453.01	1074.65	456.62
Q4.16	1942.23	2475.31	1070.4	510.78
Q2.17	1919.95	2572.44	1102.77	511.78
Q4.17	1996.04	2673.55	1165.31	574.32
Q2.18	2128.61	2742.17	1188.44	591.17
Q4.18	2175.42	2743.18	1208.79	586.08
Q2.19	2274.0	2761.0	1232.0	590.0

Diagram II.20.10
Average Rents



Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Teton County increased from 143 authorizations in 2017 to 151 in 2018.

The real value of single-family building permits increased from 1,290,503 dollars in 2017 to 1,575,235 dollars in 2018. This compares to an increase in permit value statewide, with values rising from 331348 dollars in 2017 to 367953 dollars in 2018. Additional details are given in Table II.20.34 as well as in Diagram II.20.11 and Diagram II.20.12.

Table II.20.34 Building Permits and Valuation Teton County Census Bureau Data, 1980–2018							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2017\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	172	8	32	56	268	120,436	43,238
1981	129	6	8	37	180	145,635	53,273
1982	81	2	0	51	134	222,666	87,499
1983	113	2	4	47	166	182,047	73,813
1984	113	4	53	0	170	151,507	0
1985	38	0	0	25	63	214,911	58,019
1986	67	8	10	0	85	193,602	0
1987	89	6	0	0	95	225,540	0
1988	162	4	4	28	198	200,679	59,869
1989	253	12	0	0	265	209,861	inf
1990	245	8	26	54	333	223,411	79,750
1991	134	0	8	16	158	270,751	78,484
1992	243	4	8	0	255	249,715	inf
1993	255	4	13	0	272	308,797	0
1994	235	8	0	34	277	324,287	86,142
1995	140	8	3	36	187	310,395	84,049
1996	150	2	19	6	177	299,039	111,835
1997	198	6	0	0	204	426,466	0
1998	300	4	0	0	304	486,951	0
1999	241	2	37	52	332	640,691	60,848
2000	257	18	3	48	326	868,803	54,971
2001	150	0	6	55	211	743,356	84,482
2002	131	6	16	44	197	654,688	60,709
2003	172	50	25	45	292	545,251	65,943
2004	204	18	31	48	301	753,544	62,923
2005	208	10	35	55	308	820,925	61,364
2006	180	10	36	65	291	897,851	59,480
2007	179	4	3	46	232	1,142,893	128,826
2008	166	4	6	40	216	1,144,134	100,285
2009	62	2	0	25	89	1,270,674	99,527
2010	73	0	6	36	115	1,216,614	98,384
2011	60	0	0	58	118	1,734,703	96,370
2012	91	0	0	31	122	1,112,408	94,561
2013	127	0	0	35	162	1,392,407	92,930
2014	135	2	0	8	145	1,017,026	243,976
2015	174	20	30	12	236	1,417,887	113,834
2016	138	8	0	17	163	1,686,453	202,029
2017	143	26	11	10	190	1,290,503	193,312
2018	151	6	6	5	168	1,575,235	208,080

Diagram II.20.11
Single-Family Permits

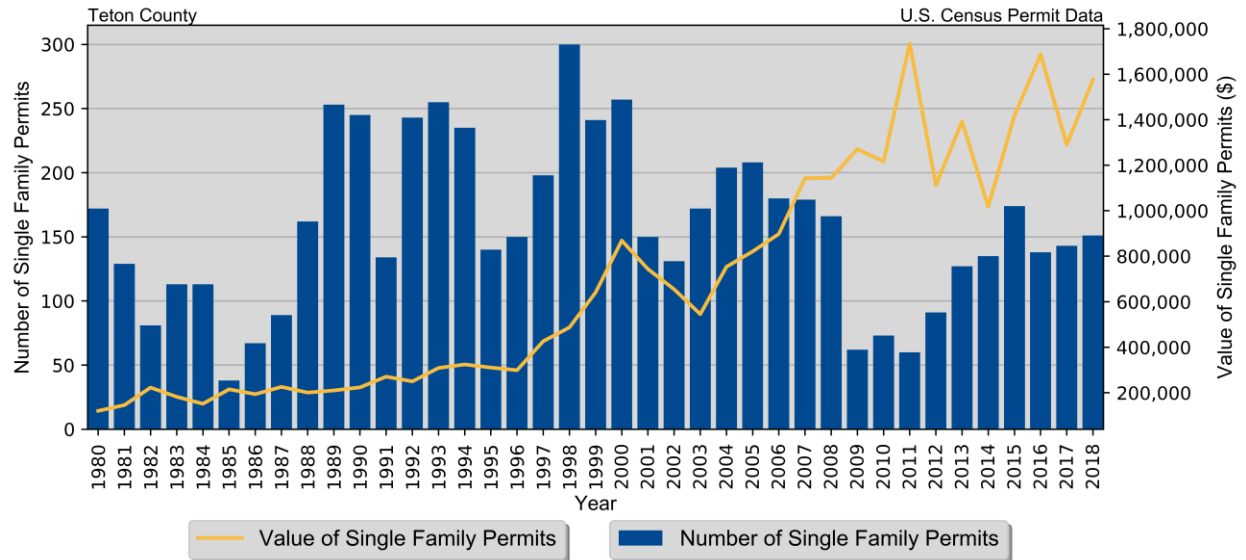
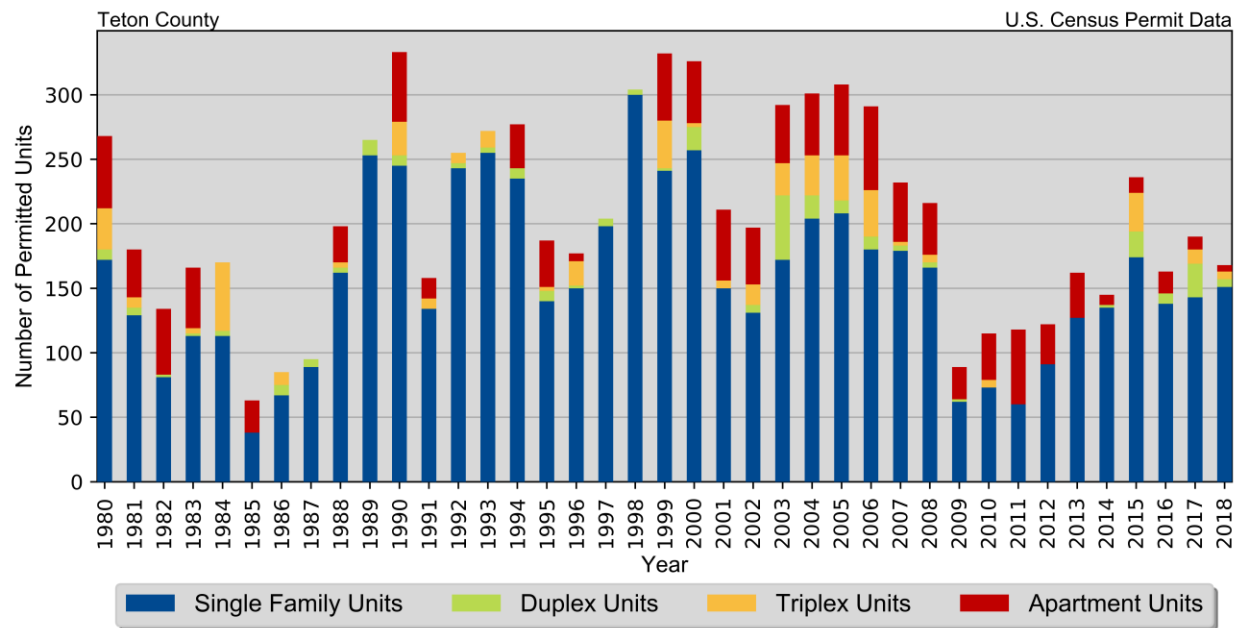


Diagram II.20.12
Total Permits by Unit Type



Housing Characteristics

Households by type and tenure are shown in Table II.20.35. Family households represented 57.9 percent of households, while non-family households accounted for 42.1 percent. These changed from 55.0 and 45.0 percent, respectively.

Table II.20.35				
Household Type by Tenure				
Teton County				
2010 Census SF1 & 2018 Five-Year ACS Data				
Household Type	2010 Census		2018 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	4,938	55.0%	5,305	57.9%
Married-Couple Family	4,102	83.1%	4,452	83.9%
Owner-Occupied	2,995	73.0%	3,472	78.0%
Renter-Occupied	1,107	27.0%	980	22.0%
Other Family	836	16.9%	853	15.8%
Male Householder, No Spouse Present	333	39.8%	375	39.0%
Owner-Occupied	124	37.2%	80	21.3%
Renter-Occupied	209	62.8%	295	78.7%
Female Householder, No Spouse Present	503	60.2%	478	59.0%
Owner-Occupied	281	55.9%	244	51.0%
Renter-Occupied	222	44.1%	234	49.0%
Non-Family Households	4,035	45.0%	3,853	42.1%
Owner-Occupied	1,683	41.7%	1,491	38.7%
Renter-Occupied	2,352	58.3%	2,362	61.3%
Total	8,973	100.0%	9,158	100.0%

Table II.20.36, below, shows housing units by type in 2010 and 2018. In 2010, there were 12,487 housing units, compared with 13,680 in 2018. Single-family units accounted for 68.3 percent of units in 2018, compared to 65.4 in 2010. Apartment units accounted for 15.1 percent in 2018, compared to 17.3 percent in 2010.

Table II.20.36				
Housing Units by Type				
Teton County				
2010 & 2018 Five-Year ACS Data				
Unit Type	2010 Five-Year ACS		2018 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	8,170	65.4%	9,349	68.3%
Duplex	819	6.6%	552	4.0%
Tri- or Four-Plex	984	7.9%	1,251	9.1%
Apartment	2,164	17.3%	2,059	15.1%
Mobile Home	350	2.8%	469	3.4%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	12,487	100.0%	13,680	100.0%

Table II.20.37 shows housing units by tenure from 2010 to 2018. By 2018, there were 13,680 housing units. An estimated 57.7 percent were owner-occupied, and 33.1 percent were vacant.

Table II.20.37				
Housing Units by Tenure				
Teton County				
2010 Census & 2018 Five-Year ACS Data				
Tenure	2010 Census		2018 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	8,973	70.0%	9,158	66.9%
Owner-Occupied	5,083	56.6%	5,287	57.7%
Renter-Occupied	3,890	43.4%	3,871	42.3%
Vacant Housing Units	3,840	30.0%	4,522	33.1%
Total Housing Units	12,813	100.0%	13,680	100.0%

Households by income for the 2010 and 2018 Five-Year ACS are shown in Table II.20.38. Households earning more than 100,000 dollars per year represented 42.5 percent of households in 2018, compared to 33.0 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 4.4 percent of households in 2018, compared to 4.0 percent in 2010.

Table II.20.38				
Households by Income				
Teton County				
2010 & 2018 Five-Year ACS Data				
Income	2010 Five-Year ACS		2018 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	300	4.0%	407	4.4%
\$15,000 to \$19,999	248	3.3%	281	3.1%
\$20,000 to \$24,999	463	6.2%	292	3.2%
\$25,000 to \$34,999	397	5.3%	434	4.7%
\$35,000 to \$49,999	1,038	13.9%	859	9.4%
\$50,000 to \$74,999	1,542	20.6%	1,613	17.6%
\$75,000 to \$99,999	1,018	13.6%	1,383	15.1%
\$100,000 or More	2,464	33.0%	3,889	42.5%
Total	7,470	100.0%	9,158	100.0%

Table II.20.39 shows households by year home built for the 2010 and 2018 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 8.3 percent of households in 2010 and 16.8 percent of households in 2018. Housing units built in 1939 or earlier represented 4.3 percent of households in 2018 and 6.1 percent of households in 2010.

Table II.20.39				
Households by Year Home Built				
Teton County				
2010 & 2018 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2018 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	454	6.1%	397	4.3%
1940 to 1949	141	1.9%	261	2.8%
1950 to 1959	360	4.8%	203	2.2%
1960 to 1969	333	4.5%	588	6.4%
1970 to 1979	1,912	25.6%	1,458	15.9%
1980 to 1989	1,747	23.4%	2,345	25.6%
1990 to 1999	1,905	25.5%	2,178	23.8%
2000 to 2009	618	8.3%	1,538	16.8%
2010 or Later	.	.	190	2.1%
Total	7,470	100.0%	9,158	100.0%

The distribution of unit types by race are shown in Table II.20.40. An estimated 72.9 percent of white households occupy single-family homes, compared to 0 percent of black households. Some 12.0 percent of white households occupied apartments, compared to 100.0 percent of black households. An estimated 69.4 percent of Asian, and 0 percent of American Indian households occupy single-family homes.

Table II.20.40 Distribution of Units in Structure by Race Teton County 2018 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	72.9%	0%	0%	69.4%	0%	62.6%	42.9%
Duplex	3.5%	0%	0%	0%	0%	20.2%	0%
Tri- or Four-Plex	8.3%	0%	0%	0%	0%	6.9%	57.1%
Apartment	12.0%	100.0%	0%	0%	0%	10.3%	0%
Mobile Home	3.3%	0%	0%	30.6%	0%	0%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant units between 2010 and 2018 are shown in Table II.20.41. An estimated 16.0 percent of vacant units were for rent in 2010. In addition, some 3.6 percent of vacant units were for sale. “Other” vacant units represented 4.6 percent of vacant units in 2010. “Other” vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a “blighting” effect.

By 2018, for rent units accounted for 22.9 percent of vacant units, while for sale units accounted for 2.4 percent. “Other” vacant units accounted for 10.6 percent of vacant units, representing a total of 479 “other” vacant units.

Table II.20.41 Disposition of Vacant Housing Units Teton County 2010 Census & 2018 Five-Year ACS Data				
Disposition	2010 Census		2018 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	614	16.0%	1,035	22.9%
For Sale	138	3.6%	109	2.4%
Rented Not Occupied	32	0.8%	152	3.4%
Sold Not Occupied	39	1.0%	0	0%
For Seasonal, Recreational, or Occasional Use	2,832	73.8%	2,747	60.7%
For Migrant Workers	8	0.2%	0	0%
Other Vacant	177	4.6%	479	10.6%
Total	3,840	100.0%	4,522	100.0%

Table II.20.42, shows the number of households in the county by number of bedrooms and tenure. There were 439 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 14.5 percent of total households in Teton County. In Teton County the 4,342 households with three bedrooms accounted for 23.7 percent of all households, and there were only 799 five-bedroom or more households, which accounted for 18.3 percent of all households.

Table II.20.42				
Households by Number of Bedrooms				
Teton County				
2018 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	79	439	814	100
One	193	1,112	1,983	6.0
Two	853	1,318	3,236	14.5
Three	2,429	788	4,342	23.7
Four	1,347	206	2,506	31.7
Five or more	386	8	799	18.3
Total	9,158	3,871	13,680	100.0

The age of a structure influences its value. As shown in Table II.20.43, structures built in 1939 or earlier had a median value of 0 while structures built between 1950 and 1959 had a median value of 0 and those built between 1990 to 1999 had a median value of 870,600. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of 0 and, 0 respectively. The total median value in Teton County was, 827,400.

Table II.20.43	
Owner Occupied Median Value by Year Structure Built	
Teton County	
2018 Five-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	0
1940 to 1949	0
1950 to 1959	0
1960 to 1969	778,300
1970 to 1979	780,200
1980 to 1989	822,600
1990 to 1999	870,600
2000 to 2009	902,000
2010 to 2013	0
2014 or later	0
Median Value	827,400

Household mortgage status is reported in Table II.20.44. In, Teton County households with a mortgage accounted for 54.3 percent of all households or 2,872 housing units, and the remaining 44.7 percent or 2,365 units had no mortgage. Of those units with a mortgage, 507 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 2,365 or 44.7 percent had no second mortgage or no home equity loan.

Table II.20.44 Mortgage Status Teton County 2018 Five-Year ACS Data		
Mortgage Status	Teton County	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	2,872	54.3
With either a second mortgage or home equity loan, but not both	507	9.6
Second mortgage only	23	0.4
Home equity loan only	484	9.2
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	2,365	44.7
Housing units without a mortgage	2,415	45.7
Total	5,287	100.0%

Table II.20.45 lists the Teton County median rent as \$1,235 and the median home value as \$827,400.

Table II.20.45 Median Rent Teton County 2018 Five-Year ACS Data	
Place	Rent
Median Rent	\$1,235
Median Home Value	\$827,400

Housing Problems

The Census identified the following four housing problems in the CHAS data. Households are considered to have housing problems if they have one of more of the four problems.

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. Household is overcrowded; and
4. Household is cost burdened.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table II.20.46. In 2018, an estimated 2.6 percent of households were overcrowded, and an additional 4.6 percent were severely overcrowded.

Table II.20.46 Overcrowding and Severe Overcrowding Teton County 2010 & 2018 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2010 Five-Year ACS	4,499	99.1%	43	0.9%	0	0%	4,542
2018 Five-Year ACS	5,244	99.2%	10	0.2%	33	0.6%	5,287
Renter							
2010 Five-Year ACS	2,672	91.3%	117	4.0%	139	4.7%	2,928
2018 Five-Year ACS	3,256	84.1%	224	5.8%	391	10.1%	3,871
Total							
2010 Five-Year ACS	7,171	96.0%	160	2.1%	139	1.9%	7,470
2018 Five-Year ACS	8,500	92.8%	234	2.6%	424	4.6%	9,158

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator. This data is displayed in Table II.20.47 and Table II.20.48, below.

There were a total of 110 households with incomplete plumbing facilities in 2018, representing 1.2 percent of households in Teton County. This is compared to 0.6 percent of households lacking complete plumbing facilities in 2010.

Table II.20.47		
Households with Incomplete Plumbing Facilities		
2010 and 2018 Five-Year ACS Data		
Households	2010 Five-Year ACS	2018 Five-Year ACS
With Complete Plumbing Facilities	7,426	9,048
Lacking Complete Plumbing Facilities	44	110
Total Households	7,470	9,158
Percent Lacking	0.6%	1.2%

There were 228 households lacking complete kitchen facilities in 2018, compared to 101 households in 2010. This was a change from 1.4 percent of households in 2010 to 2.5 percent in 2018.

Table II.20.48		
Households with Incomplete Kitchen Facilities		
Teton County		
2010 and 2018 Five-Year ACS Data		
Households	2010 Five-Year ACS	2018 Five-Year ACS
With Complete Kitchen Facilities	7,369	8,930
Lacking Complete Kitchen Facilities	101	228
Total Households	7,470	9,158
Percent Lacking	1.4%	2.5%

Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

As seen in Table II.20.49, in Teton County 15.6 percent of households had a cost burden and 10.5 percent had a severe cost burden. Some 22.9 percent of renters were cost burdened, and 10.2 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 7.6 percent and a severe cost burden rate of 9.8 percent. Owner occupied households with a mortgage had a cost burden rate of 12.5 percent, and severe cost burden at 11.5 percent.

Table II.20.49
Cost Burden and Severe Cost Burden by Tenure
 Teton County
 2010 & 2018 Five-Year ACS Data

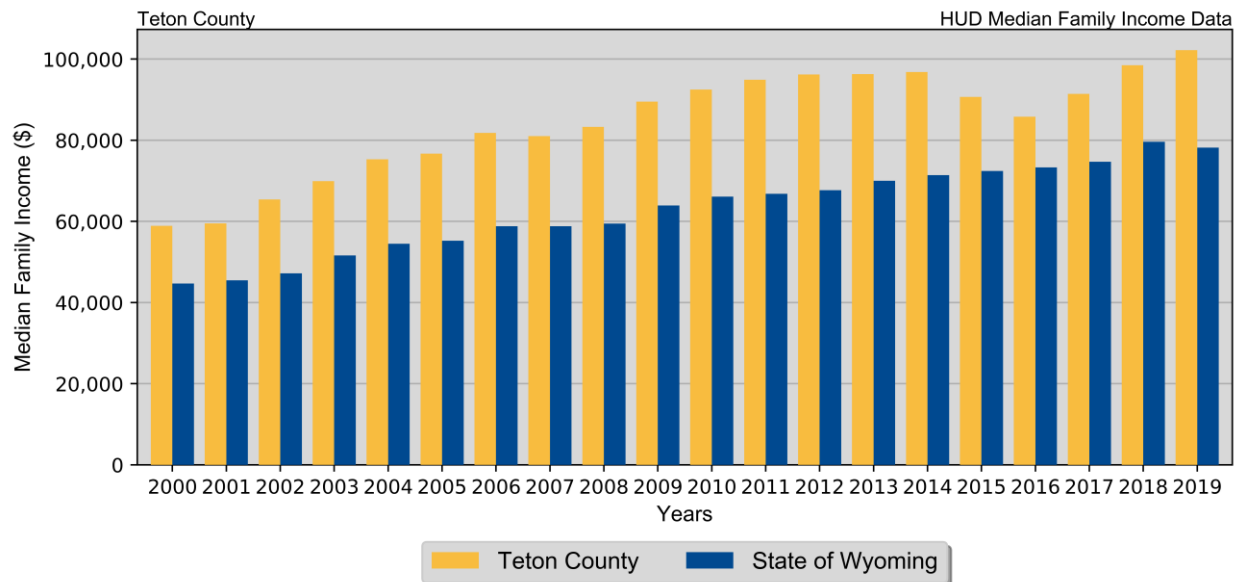
Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 Five-Year ACS	1,878	61.3%	475	15.5%	662	21.6%	49	1.6%	3,064
2018 Five-Year ACS	2,181	75.9%	360	12.5%	331	11.5%	0	0%	2,872
Owner Without a Mortgage									
2010 Five-Year ACS	1,273	86.1%	32	2.2%	173	11.7%	0	0%	1,478
2018 Five-Year ACS	1,982	82.1%	184	7.6%	236	9.8%	13	0.5%	2,415
Renter									
2010 Five-Year ACS	1,656	56.6%	580	19.8%	354	12.1%	338	11.5%	2,928
2018 Five-Year ACS	2,378	61.4%	886	22.9%	395	10.2%	212	5.5%	3,871
Total									
2010 Five-Year ACS	4,807	64.4%	1,087	14.6%	1,189	15.9%	387	5.2%	7,470
2018 Five-Year ACS	6,541	71.4%	1,430	15.6%	962	10.5%	225	2.5%	9,158

Housing Problems by Income

Very low-income renters are those who earn less than 50 percent of the area median income (AMI), and include a significant proportion of extremely low-income renters (who earn less than 30 percent of AMI). Households with worst case needs are defined as very low-income renters who do not receive government housing assistance and who pay more than 50 percent of their income for rent, live in severely inadequate conditions, or both. Table II.20.50 shows that the HUD estimated MFI for Teton County was \$102,200 in 2019. This compared to Wyoming’s MFI of \$78,200. Diagram II.20.13, illustrates the estimated MFI for 2000 through 2018.

Table II.20.50 Median Family Income Teton County 2000–2019 HUD MFI		
Year	MFI	State of Wyoming MFI
2000	58,900	44,700
2001	59,500	45,500
2002	65,400	47,200
2003	69,900	51,600
2004	75,300	54,500
2005	76,700	55,250
2006	81,800	58,800
2007	81,000	58,800
2008	83,300	59,450
2009	89,500	63,900
2010	92,500	66,100
2011	94,900	66,800
2012	96,200	67,700
2013	96,300	70,000
2014	96,800	71,400
2015	90,700	72,400
2016	85,800	73,300
2017	91,400	74,700
2018	98,500	79,600
2019	102,200	78,200

Diagram II.20.13
Estimated Median Family Income



Comprehensive Housing Affordability Strategy (CHAS)

The following table set shows Comprehensive Housing Affordability Strategy (CHAS) data.

Housing Problems by Income, Race, and Tenure

Table II.20.51 through Table II.20.56 show households with housing problems by race/ethnicity. These tables can be used to determine if there is a disproportionate housing need for any racial or ethnic groups. If any racial/ethnic group faces housing problems at a rate of ten percentage points or high than the jurisdiction average, then they have a disproportionate share of housing problems. Housing problems are defined as any household that has overcrowding, inadequate kitchen or plumbing facilities, or are cost burdened (pay more than 30 percent of their income on housing).). In Teton County, housing problems are faced by 1,275 White homeowner households, 0 Black homeowner households, 0 Asian homeowner households, and 60 Hispanic homeowner households.

Table II.20.51 Percent of Homeowner Households with Housing Problems by Income and Race Teton County 2012–2016 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$30,660	80.0%	0%	0%	0%	0%	0%	0%	80.0%
\$30,661 to \$51,100	60.5%	0%	0%	0%	0%	0%	100.0%	65.3%
\$51,101 to \$81,760	38.5%	0%	0%	0%	0%	0%	0%	36.6%
\$81,761 to \$102,200	21.1%	0%	0%	0%	0%	0%	0%	19.7%
Above \$102,200	16.4%	0%	0%	0%	0%	0%	54.5%	16.7%
Total	25.8%	0%	0%	0%	0%	0%	48.0%	26.0%
Without Housing Problems								
\$0 to \$30,660	20.0%	0%	0%	0%	0%	0%	0%	20.0%
\$30,661 to \$51,100	39.5%	0%	0%	0%	0%	0%	0%	34.7%
\$51,101 to \$81,760	61.5%	0%	100.0%	0%	0%	0%	0%	63.4%
\$81,761 to \$102,200	78.9%	0%	0%	0%	0%	0%	100.0%	80.3%
Above \$102,200	83.6%	0%	0%	0%	0%	100.0%	45.5%	83.3%
Total	74.2%	0%	100.0%	0%	0%	100.0%	52.0%	74.0%

Table II.20.52
Homeowner Households with Housing Problems by Income and Race
 Teton County
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$30,660	300	0	0	0	0	0	0	300
\$30,661 to \$51,100	130	0	0	0	0	0	30	160
\$51,101 to \$81,760	185	0	0	0	0	0	0	185
\$81,761 to \$102,200	120	0	0	0	0	0	0	120
Above \$102,200	540	0	0	0	0	0	30	570
Total	1,275	0	0	0	0	0	60	1,335
Without Housing Problems								
\$0 to \$30,660	75	0	0	0	0	0	0	75
\$30,661 to \$51,100	85	0	0	0	0	0	0	85
\$51,101 to \$81,760	295	0	25	0	0	0	0	320
\$81,761 to \$102,200	450	0	0	0	0	0	40	490
Above \$102,200	2,755	0	0	0	0	55	25	2,835
Total	3,660	0	25	0	0	55	65	3,805
Not Computed								
\$0 to \$30,660	0	0	0	0	0	0	0	0
\$30,661 to \$51,100	0	0	0	0	0	0	0	0
\$51,101 to \$81,760	0	0	0	0	0	0	0	0
\$81,761 to \$102,200	0	0	0	0	0	0	0	0
Above \$102,200	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0
Total								
\$0 to \$30,660	375	0	0	0	0	0	0	375
\$30,661 to \$51,100	215	0	0	0	0	0	30	245
\$51,101 to \$81,760	480	0	25	0	0	0	0	505
\$81,761 to \$102,200	570	0	0	0	0	0	40	610
Above \$102,200	3,295	0	0	0	0	55	55	3,405
Total	4,935	0	25	0	0	55	125	5,140

In total, some 1,480 renter households face housing problems in Teton County. Of these, some 1,065 white renter households, 0 black renter households, 35 Asian renter households, and 380 Hispanic renter households face housing problems.

Table II.20.53
Renter Households with Housing Problems by Income and Race
 Teton County
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$30,660	220	0	0	0	0	0	70	290
\$30,661 to \$51,100	470	0	0	0	0	0	75	545
\$51,101 to \$81,760	145	0	35	0	0	0	210	390
\$81,761 to \$102,200	105	0	0	0	0	0	0	105
Above \$102,200	125	0	0	0	0	0	25	150
Total	1,065	0	35	0	0	0	380	1,480
Without Housing Problems								
\$0 to \$30,660	25	0	0	0	0	0	55	80
\$30,661 to \$51,100	95	0	0	55	0	0	50	200
\$51,101 to \$81,760	260	0	0	0	0	0	70	330
\$81,761 to \$102,200	285	0	0	0	0	0	4	289
Above \$102,200	915	0	0	0	0	0	135	1,050
Total	1,580	0	0	55	0	0	314	1,949
Not Computed								
\$0 to \$30,660	0	0	0	0	0	0	0	0
\$30,661 to \$51,100	0	0	0	0	0	0	0	0
\$51,101 to \$81,760	0	0	0	0	0	0	0	0
\$81,761 to \$102,200	0	0	0	0	0	0	0	0
Above \$102,200	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0
Total								
\$0 to \$30,660	245	0	0	0	0	0	125	370
\$30,661 to \$51,100	565	0	0	55	0	0	125	745
\$51,101 to \$81,760	405	0	35	0	0	0	280	720
\$81,761 to \$102,200	390	0	0	0	0	0	4	394
Above \$102,200	1,040	0	0	0	0	0	160	1,200
Total	2,645	0	35	55	0	0	694	3,429

Table II.20.54
Percent of Renter Households with Housing Problems by Income and Race
 Teton County
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$30,660	89.8%	0%	0%	0%	0%	0%	56.0%	78.4%
\$30,661 to \$51,100	83.2%	0%	0%	0%	0%	0%	60.0%	73.2%
\$51,101 to \$81,760	35.8%	0%	100.0%	0%	0%	0%	75.0%	54.2%
\$81,761 to \$102,200	26.9%	0%	0%	0%	0%	0%	0%	26.6%
Above \$102,200	12.0%	0%	0%	0%	0%	0%	15.6%	12.5%
Total	40.3%	0%	100.0%	0%	0%	0%	54.8%	43.2%
Without Housing Problems								
\$0 to \$30,660	10.2%	0%	0%	0%	0%	0%	44.0%	21.6%
\$30,661 to \$51,100	16.8%	0%	0%	100.0%	0%	0%	40.0%	26.8%
\$51,101 to \$81,760	64.2%	0%	0%	0%	0%	0%	25.0%	45.8%
\$81,761 to \$102,200	73.1%	0%	0%	0%	0%	0%	100.0%	73.4%
Above \$102,200	88.0%	0%	0%	0%	0%	0%	84.4%	87.5%
Total	59.7%	0%	0%	100.0%	0%	0%	45.2%	56.8%

Overall, there are 2,815 households, or 32.9% of households with housing problems in Teton County. This includes 2,340 White households, 0 Black households, 35 Asian households, 0 American Indian, 0 Pacific Islander, and 0 “other” race households with housing problems. In addition, there are 440 Hispanic households with housing problems. This is shown in Table II.20.55 and Table II.20.56.

Table II.20.55
Percent of Total Households with Housing Problems by Income and Race

Teton County
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$30,660	83.9%	0%	0%	0%	0%	0%	56.0%	79.2%
\$30,661 to \$51,100	76.9%	0%	0%	0%	0%	0%	67.7%	71.2%
\$51,101 to \$81,760	37.3%	0%	58.3%	0%	0%	0%	75.0%	46.9%
\$81,761 to \$102,200	23.4%	0%	0%	0%	0%	0%	0%	22.4%
Above \$102,200	15.3%	0%	0%	0%	0%	0%	25.6%	15.6%
Total	30.9%	0%	58.3%	0%	0%	0%	53.7%	32.9%
Without Housing Problems								
\$0 to \$30,660	16.1%	0%	0%	0%	0%	0%	44.0%	20.8%
\$30,661 to \$51,100	23.1%	0%	0%	100.0%	0%	0%	32.3%	28.8%
\$51,101 to \$81,760	62.7%	0%	41.7%	0%	0%	0%	25.0%	53.1%
\$81,761 to \$102,200	76.6%	0%	0%	0%	0%	0%	100.0%	77.6%
Above \$102,200	84.7%	0%	0%	0%	0%	100.0%	74.4%	84.4%
Total	69.1%	0%	41.7%	100.0%	0%	100.0%	46.3%	67.1%

Table II.20.56
Total Households with Housing Problems by Income and Race
 Teton County
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$30,660	520	0	0	0	0	0	70	590
\$30,661 to \$51,100	600	0	0	0	0	0	105	705
\$51,101 to \$81,760	330	0	35	0	0	0	210	575
\$81,761 to \$102,200	225	0	0	0	0	0	0	225
Above \$102,200	665	0	0	0	0	0	55	720
Total	2,340	0	35	0	0	0	440	2,815
Without Housing Problems								
\$0 to \$30,660	100	0	0	0	0	0	55	155
\$30,661 to \$51,100	180	0	0	55	0	0	50	285
\$51,101 to \$81,760	555	0	25	0	0	0	70	650
\$81,761 to \$102,200	735	0	0	0	0	0	44	779
Above \$102,200	3,670	0	0	0	0	55	160	3,885
Total	5,240	0	25	55	0	55	379	5,754
Not Computed								
\$0 to \$30,660	0	0	0	0	0	0	0	0
\$30,661 to \$51,100	0	0	0	0	0	0	0	0
\$51,101 to \$81,760	0	0	0	0	0	0	0	0
\$81,761 to \$102,200	0	0	0	0	0	0	0	0
Above \$102,200	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0
Total								
\$0 to \$30,660	620	0	0	0	0	0	125	745
\$30,661 to \$51,100	780	0	0	55	0	0	155	990
\$51,101 to \$81,760	885	0	60	0	0	0	280	1,225
\$81,761 to \$102,200	960	0	0	0	0	0	44	1,004
Above \$102,200	4,335	0	0	0	0	55	215	4,605
Total	7,580	0	60	55	0	55	819	8,569

Table II.20.57 through Table II.20.60 present the number and percent of households experiencing a severe housing problem, by race and ethnicity. Severe housing problems include overcrowding at a rate of more than 1.5 persons per room and housing costs exceeding 50 percent of the household income. Severe housing problems are experienced by some 1,170 white households, 0 black households, 0 Asian households, as well as 295 Hispanic homeowner households.

Table II.20.57 Percent of Homeowner Households with Severe Housing Problems by Income and Race Teton County 2012–2016 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
\$0 to \$30,660	80.0%	0%	0%	0%	0%	0%	0%	80.0%
\$30,661 to \$51,100	34.9%	0%	0%	0%	0%	0%	100.0%	42.9%
\$51,101 to \$81,760	17.7%	0%	0%	0%	0%	0%	0%	16.8%
\$81,761 to \$102,200	7.0%	0%	0%	0%	0%	0%	0%	6.6%
Above \$102,200	3.6%	0%	0%	0%	0%	0%	54.5%	4.4%
Total	12.6%	0	0%	0%	0%	0%	48.0%	13.2%
Without A Severe Housing Problems								
\$0 to \$30,660	20.0%	0%	0%	0%	0%	0%	0%	20.0%
\$30,661 to \$51,100	65.1%	0%	0%	0%	0%	0%	0%	57.1%
\$51,101 to \$81,760	82.3%	0%	100.0%	0%	0%	0%	0%	83.2%
\$81,761 to \$102,200	93.0%	0%	0%	0%	0%	0%	100.0%	93.4%
Above \$102,200	96.4%	0%	0%	0%	0%	100.0%	45.5%	95.6%
Total	87.4%	0%	100.0%	0%	0%	100.0%	52.0%	86.8%

Table II.20.58
Percent of Renter Households with Severe Housing Problems by Income and Race
 Teton County
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
\$0 to \$30,660	81.6%	0%	0%	0%	0%	0%	56.0%	73.0%
\$30,661 to \$51,100	42.1%	0%	0%	0%	0%	0%	0%	32.0%
\$51,101 to \$81,760	6.1%	0%	0%	0%	0%	0%	49.1%	22.6%
\$81,761 to \$102,200	8.9%	0%	0%	0%	0%	0%	0%	8.8%
Above \$102,200	4.8%	0%	0%	0%	0%	0%	15.6%	6.2%
Total	20.7%	0%	0%	0%	0%	0%	33.6%	22.8%
Without A Severe Housing Problems								
\$0 to \$30,660	18.4%	0%	0%	0%	0%	0%	44.0%	27.0%
\$30,661 to \$51,100	57.9%	0%	0%	100.0%	0%	0%	100.0%	68.0%
\$51,101 to \$81,760	93.9%	0%	100.0%	0%	0%	0%	50.9%	77.4%
\$81,761 to \$102,200	91.1%	0%	0%	0%	0%	0%	100.0%	91.2%
Above \$102,200	95.2%	0%	0%	0%	0%	0%	84.4%	93.8%
Total	79.3%	0%	100.0%	100.0%	0%	0%	66.4%	77.2%

Table II.20.59 Percent of Total Households with Severe Housing Problems by Income and Race Teton County 2012–2016 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
\$0 to \$30,660	80.6%	0%	0%	0%	0%	0%	56.0%	76.5%
\$30,661 to \$51,100	40.1%	0%	0%	0%	0%	0%	19.4%	34.7%
\$51,101 to \$81,760	12.4%	0%	0%	0%	0%	0%	49.1%	20.2%
\$81,761 to \$102,200	7.8%	0%	0%	0%	0%	0%	0%	7.4%
Above \$102,200	3.9%	0%	0%	0%	0%	0%	25.6%	4.9%
Total	15.4%	0%	0%	0%	0%	0%	35.8%	17.0%
Without A Severe Housing Problems								
\$0 to \$30,660	19.4%	0%	0%	0%	0%	0%	44.0%	23.5%
\$30,661 to \$51,100	59.9%	0%	0%	100.0%	0%	0%	80.6%	65.3%
\$51,101 to \$81,760	87.6%	0%	100.0%	0%	0%	0%	50.9%	79.8%
\$81,761 to \$102,200	92.2%	0%	0%	0%	0%	0%	100.0%	92.6%
Above \$102,200	96.1%	0%	0%	0%	0%	100.0%	74.4%	95.1%
Total	84.6%	0%	100.0%	100.0%	0%	100.0%	64.2%	83.0%

Table II.20.60
Total Households with Severe Housing Problems by Income and Race
 Teton County
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
\$0 to \$30,660	500	0	0	0	0	0	70	570
\$30,661 to \$51,100	315	0	0	0	0	0	30	345
\$51,101 to \$81,760	110	0	0	0	0	0	140	250
\$81,761 to \$102,200	75	0	0	0	0	0	0	75
Above \$102,200	170	0	0	0	0	0	55	225
Total	1,170	0	0	0	0	0	295	1,465
Without A Severe Housing Problems								
\$0 to \$30,660	120	0	0	0	0	0	55	175
\$30,661 to \$51,100	470	0	0	55	0	0	125	650
\$51,101 to \$81,760	780	0	60	0	0	0	145	985
\$81,761 to \$102,200	890	0	0	0	0	0	44	934
Above \$102,200	4,170	0	0	0	0	55	160	4,385
Total	6,430	0	60	55	0	55	529	7,129
Not Computed								
\$0 to \$30,660	0	0	0	0	0	0	0	0
\$30,661 to \$51,100	0	0	0	0	0	0	0	0
\$51,101 to \$81,760	0	0	0	0	0	0	0	0
\$81,761 to \$102,200	0	0	0	0	0	0	0	0
Above \$102,200	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0
Total								
\$0 to \$30,660	620	0	0	0	0	0	125	745
\$30,661 to \$51,100	785	0	0	55	0	0	155	995
\$51,101 to \$81,760	890	0	60	0	0	0	285	1,235
\$81,761 to \$102,200	965	0	0	0	0	0	44	1,009
Above \$102,200	4,340	0	0	0	0	55	215	4,610
Total	7,600	0	60	55	0	55	824	8,594

Housing problems are explored by type and income in Table II.20.61 and Table II.20.62. More than 1,360 households have a cost burden and 950 have a severe cost burden. Some 710 renter households are impacted by cost burdens, and 315 are impacted by severe cost burdens. On the other hand, some 650 owner-occupied households have cost burdens, and 635 have severe cost burdens. Overall there are 5,755 households without a housing problem.

Table II.20.61						
Percent of Housing Problems by Income and Tenure						
Teton County						
2012–2016 HUD CHAS Data						
Housing Problem	\$0 to \$30,660	\$30,661 to \$51,100	\$51,101 to \$81,760	\$81,761 to \$102,200	Above \$102,200	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0%	0%	0%	0%	72.7%	17.8%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0%	0%	0%	0%	0%	0%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0%	0%	0%	0%	0%	0%
Housing cost burden greater than 50% of income (and none of the above problems)	57.1%	53.8%	100.0%	100.0%	100.0%	66.8%
Housing cost burden greater than 30% of income (and none of the above problems)	0%	13.9%	30.3%	50.0%	85.0%	47.8%
Zero/negative income (and none of the above problems)	0%	0%	0%	0%	0%	0%
Has none of the 4 housing problems	48.4%	29.8%	49.2%	62.8%	73.0%	66.1%
Total	50.0%	24.4%	41.2%	60.2%	74.0%	59.9%
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0%	100.0%	100.0%	100.0%	27.3%	82.2%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	100.0%	0%	100.0%	0%	100.0%	100.0%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	100.0%	100.0%	100.0%	0%	0%	100.0%
Housing cost burden greater than 50% of income (and none of the above problems)	42.9%	46.2%	0%	0%	0%	33.2%
Housing cost burden greater than 30% of income (and none of the above problems)	100.0%	86.1%	69.7%	50.0%	15.0%	52.2%
Zero/negative income (and none of the above problems)	0%	0%	0%	0%	0%	0%
Has none of the 4 housing problems	51.6%	70.2%	50.8%	37.2%	27.0%	33.9%
Total	50.0%	75.6%	58.8%	39.8%	26.0%	40.1%

Table II.20.62
Housing Problems by Income and Tenure

Teton County
2012–2016 HUD CHAS Data

Housing Problem	\$0 to \$30,660	\$30,661 to \$51,100	\$51,101 to \$81,760	\$81,761 to \$102,200	Above \$102,200	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	0	40	40
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater that 50% of income (and none of the above problems)	300	105	85	40	105	635
Housing cost burden greater than 30% of income (and none of the above problems)	0	50	100	75	425	650
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	75	85	320	490	2,835	3,805
Total	375	240	505	605	3,405	5,130
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	120	15	35	15	185
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	30	0	55	0	55	140
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	20	25	90	0	0	135
Housing cost burden greater that 50% of income (and none of the above problems)	225	90	0	0	0	315
Housing cost burden greater than 30% of income (and none of the above problems)	20	310	230	75	75	710
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	80	200	330	290	1,050	1,950
Total	375	745	720	400	1,195	3,435
Total						
Lacking complete plumbing or kitchen facilities	0	120	15	35	55	225
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	30	0	55	0	55	140
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	20	25	90	0	0	135
Housing cost burden greater that 50% of income (and none of the above problems)	525	195	85	40	105	950
Housing cost burden greater than 30% of income (and none of the above problems)	20	360	330	150	500	1,360
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	155	285	650	780	3,885	5,755
Total	750	985	1,225	1,005	4,600	8,565

Cost Burdens

For owner occupied housing, elderly non-family households are more likely to be impacted by housing cost burdens, with 34.3 percent of these households having a cost burden or severe cost burden. For lower income owner households, elderly non-family households and large families are most likely to experience cost burdens. Some 85.0 percent of elderly non-family and 0 percent of large family households below 30 percent HAMFI face cost burdens or severe cost burdens. These data are shown in Table II.20.63

Table II.20.64 displays cost burden in renter-occupied households by family status and income. Renter households tend to be impacted at a higher rate by cost burdens than owner households. Some 804 renter occupied households faced cost burdens, compared to 645 owner occupied households. Of these, there are 39 renter households with incomes less than 30 percent HAMFI facing housing problems.

Table II.20.63 Owner-Occupied Households by Income and Family Status and Cost Burden Teton County 2012–2016 HUD CHAS Data						
Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$30,660	0	0	0	30	45	75
\$30,661 to \$51,100	20	0	20	50	0	90
\$51,101 to \$81,760	50	55	30	90	95	320
\$81,761 to \$102,200	225	150	0	45	75	495
Above \$102,200	620	1,535	175	245	300	2,875
Total	915	1,740	225	460	515	3,855
Cost Burden						
\$0 to \$30,660	0	0	0	0	0	0
\$30,661 to \$51,100	0	15	0	15	20	50
\$51,101 to \$81,760	20	35	35	0	10	100
\$81,761 to \$102,200	0	15	0	0	60	75
Above \$102,200	30	320	0	10	60	420
Total	50	385	35	25	150	645
Severe Cost Burden						
\$0 to \$30,660	85	15	0	170	25	295
\$30,661 to \$51,100	0	35	0	45	30	110
\$51,101 to \$81,760	50	0	0	0	30	80
\$81,761 to \$102,200	0	25	0	0	15	40
Above \$102,200	0	50	0	0	55	105
Total	135	125	0	215	155	630
Cost Burden Not Computed						
\$0 to \$30,660	0	0	0	0	0	0
\$30,661 to \$51,100	0	0	0	0	0	0
\$51,101 to \$81,760	0	0	0	0	0	0
\$81,761 to \$102,200	0	0	0	0	0	0
Above \$102,200	0	0	0	0	0	0
Total	0	0	0	0	0	0
Total						
\$0 to \$30,660	85	15	0	200	70	370
\$30,661 to \$51,100	20	50	20	110	50	250
\$51,101 to \$81,760	120	90	65	90	135	500
\$81,761 to \$102,200	225	190	0	45	150	610
Above \$102,200	650	1,905	175	255	415	3,400
Total	1,100	2,250	260	700	820	5,130

Table II.20.64						
Renter-Occupied Households by Income and Family Status and Cost Burden						
Teton County						
2012–2016 HUD CHAS Data						
Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$30,660	0	15	0	25	40	80
\$30,661 to \$51,100	30	0	0	20	225	275
\$51,101 to \$81,760	15	165	15	25	275	495
\$81,761 to \$102,200	25	125	4	20	150	324
Above \$102,200	0	440	55	80	550	1,125
Total	70	745	74	170	1,240	2,299
Cost Burden						
\$0 to \$30,660	0	15	20	4	0	39
\$30,661 to \$51,100	0	150	25	105	100	380
\$51,101 to \$81,760	0	70	0	0	160	230
\$81,761 to \$102,200	0	45	0	0	30	75
Above \$102,200	0	0	15	15	50	80
Total	0	280	60	124	340	804
Severe Cost Burden						
\$0 to \$30,660	0	135	0	35	85	255
\$30,661 to \$51,100	0	0	0	10	80	90
\$51,101 to \$81,760	0	0	0	0	0	0
\$81,761 to \$102,200	0	0	0	0	0	0
Above \$102,200	0	0	0	0	0	0
Total	0	135	0	45	165	345
Cost Burden Not Computed						
\$0 to \$30,660	0	0	0	0	0	0
\$30,661 to \$51,100	0	0	0	0	0	0
\$51,101 to \$81,760	0	0	0	0	0	0
\$81,761 to \$102,200	0	0	0	0	0	0
Above \$102,200	0	0	0	0	0	0
Total	0	0	0	0	0	0
Total						
\$0 to \$30,660	0	165	20	64	125	374
\$30,661 to \$51,100	30	150	25	135	405	745
\$51,101 to \$81,760	15	235	15	25	435	725
\$81,761 to \$102,200	25	170	4	20	180	399
Above \$102,200	0	440	70	95	600	1,205
Total	70	1,160	134	339	1,745	3,448

In total, some 1,455 households face cost burdens, and 970 face severe cost burdens. This includes 655 owner households and 800 renter households with a cost burden, as seen in Table II.20.65.

Table II.20.65					
Households with Cost Burden by Tenure and Race					
Teton County 2012–2016 HUD CHAS Data					
Race	No Cost Burden	Cost Burden	Severe Cost Burden	Not Computed	Total
Owner-Occupied					
White	3,705	655	575	0	4,935
Black	0	0	0	0	0
Asian	25	0	0	0	25
American Indian	0	0	0	0	0
Pacific Islander	0	0	0	0	0
Other Race	55	0	0	0	55
Hispanic	65	0	55	0	120
Total	3,850	655	630	0	5,135
Renter-Occupied					
White	1,765	595	290	0	2,650
Black	0	0	0	0	0
Asian	0	35	0	0	35
American Indian	55	0	0	0	55
Pacific Islander	0	0	0	0	0
Other Race	0	0	0	0	0
Hispanic	480	170	50	0	700
Total	2,300	800	340	0	3,440
Total					
White	5,470	1,250	865	0	7,585
Black	0	0	0	0	0
Asian	25	35	0	0	60
American Indian	55	0	0	0	55
Pacific Islander	0	0	0	0	0
Other Race	55	0	0	0	55
Hispanic	545	170	105	0	820
Total	6,150	1,455	970	0	8,575

Lead-Based Paint Risks

Table II.20.66 shows the risk of lead-based paint for households with young children present. As seen therein, there are an estimated 334 households built between 1940 and 1979 with young children present, and 25 built prior to 1939.

Table II.20.66 Vintage of Households by Income and Presence of Young Children Teton County 2012–2016 HUD CHAS Data			
Income	One or more children age 6 or younger	No children age 6 or younger	Total
Built 1939 or Earlier			
\$0 to \$30,660	0	70	70
\$30,661 to \$51,100	0	20	20
\$51,101 to \$81,760	15	150	165
\$81,761 to \$102,200	10	40	50
Above \$102,200	0	70	70
Total	25	350	375
Built 1940 to 1979			
\$0 to \$30,660	70	165	235
\$30,661 to \$51,100	30	445	475
\$51,101 to \$81,760	65	260	325
\$81,761 to \$102,200	14	195	209
Above \$102,200	155	1,070	1,225
Total	334	2,135	2,469
Built 1980 or Later			
\$0 to \$30,660	50	395	445
\$30,661 to \$51,100	40	460	500
\$51,101 to \$81,760	25	710	735
\$81,761 to \$102,200	95	650	745
Above \$102,200	400	2,910	3,310
Total	610	5,125	5,735
Total			
\$0 to \$30,660	120	630	750
\$30,661 to \$51,100	70	925	995
\$51,101 to \$81,760	105	1,120	1,225
\$81,761 to \$102,200	119	885	1,004
Above \$102,200	555	4,050	4,605
Total	969	7,610	8,579

Elderly Housing Needs

Table II.20.67 shows the rate of housing problems for elderly households. Some 519 elderly and 120 extra-elderly households have housing problems. Of these, some 214 elderly households with housing problems have incomes less than 30 percent HAMFI, and 85 extra-elderly households have incomes below 30 percent HAMFI.

Table II.20.67 Households with Housing Problems by Income and Elderly Status Teton County 2012–2016 HUD CHAS Data				
Income	Elderly	Extra-Elderly	Non-Elderly	Total
With Housing Problems				
\$0 to \$30,660	214	85	295	594
\$30,661 to \$51,100	185	15	500	700
\$51,101 to \$81,760	85	0	490	575
\$81,761 to \$102,200	0	0	225	225
Above \$102,200	35	20	665	720
Total	519	120	2,175	2,814
Without Housing Problems				
\$0 to \$30,660	0	55	100	155
\$30,661 to \$51,100	95	25	170	290
\$51,101 to \$81,760	110	75	475	660
\$81,761 to \$102,200	285	45	450	780
Above \$102,200	775	280	2,830	3,885
Total	1,265	480	4,025	5,770
Not Computed				
\$0 to \$30,660	0	0	0	0
\$30,661 to \$51,100	0	0	0	0
\$51,101 to \$81,760	0	0	0	0
\$81,761 to \$102,200	0	0	0	0
Above \$102,200	0	0	0	0
Total	0	0	0	0
Total				
\$0 to \$30,660	214	140	395	749
\$30,661 to \$51,100	280	40	670	990
\$51,101 to \$81,760	195	75	965	1,235
\$81,761 to \$102,200	285	45	675	1,005
Above \$102,200	810	300	3,495	4,605
Total	1,784	600	6,200	8,584

Home Ownership

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2018, the average sales price in Teton County was \$2,141,942. This represented a change of 15.2 percent from the previous year. Wyoming’s average was \$325,777, a change of 11.3 percent over the previous year. Table II.20.68 compares the average sales prices between 2000 and 2018.

Table II.20.68 Average Sales Prices Teton County vs. Wyoming DOR Data, 2000–2018						
Year	Average Price (\$)	Median Sales Price	Number of Sales	Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	422,897	.	497	.	131,207	.
2001	460,240	.	370	8.8	128,771	-1.9
2002	434,110	.	392	-5.7	138,295	7.4
2003	463,015	.	434	6.7	148,276	7.2
2004	495,500	.	249	7.0	159,558	7.6
2005	551,265	.	456	11.3	178,183	11.7
2006	806,287	.	603	46.3	219,438	23.2
2007	1,441,115	.	435	78.7	265,044	20.8
2008	1,829,237	.	176	26.9	256,045	-3.4
2009	1,453,628	.	126	-20.5	241,622	-5.6
2010	1,974,629	1,296,850	120	35.8	250,958	3.9
2011	1,223,911	922,500	187	-38.0	241,301	-3.8
2012	1,496,711	825,000	221	22.3	266,406	10.4
2013	1,420,158	897,000	316	-5.1	281,345	5.6
2014	1,472,249	955,000	215	3.7	263,432	3.7
2015	1,625,841	1,055,000	225	10.4	275,611	4.6
2016	1,595,020	1,100,000	207	-1.9	280,428	1.7
2017	1,859,920	1,240,500	208	16.6	292,759	4.4
2018	2,141,942	1,382,500	292	15.2	325,777	11.3

Home Mortgage Loans

The FFEIC The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975. Data collected under the HMDA provide a comprehensive portrait of home loan activity, including information pertaining to home purchase loans, home improvement loans, and refinancing. For the analysis only owner-occupied originated loans for single-family units were considered. As can be seen in Table II.20.69, of the 290 loans in 2018, 148 loans were for Home Purchases, 16.0 were for Home Improvement and 108 were for refinancing.

Year	Home Purchase	Home Improvement	Refinancing	Total
2008	81	15	238	334
2009	87	28	576	691
2010	92	17.0	296	405
2011	105	12.0	264	381
2012	121	23.0	502	646
2013	180	20.0	361	561
2014	143	19.0	174	336
2015	155	10.0	265	430
2016	180	12.0	266	458
2017	136	16.0	131	283
2018	148	16.0	108	290

Table II.20.70, shows the average loan value by loan type. In 2008, average home purchase loans was 435,727 dollars in 2012 and 667,635 dollars in 2018. Overall, average loans were 448,326 dollars in 2008 and 594,931 dollars in 2018.

Table II.20.70				
Owner-Occupied Single-Family Home Loans by Average Loan Amount				
Teton County				
2008 – 2017 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$587,605	\$383,800	\$404,992	\$448,326
2009	\$456,172	\$229,786	\$367,903	\$373,420
2010	\$382,217	\$313,882	\$472,970	\$445,677
2011	\$415,600	\$504,333	\$555,705	\$515,475
2012	\$435,727	\$280,174	\$477,743	\$462,839
2013	\$441,794	\$281,600	\$544,546	\$502,203
2014	\$517,175	\$380,684	\$547,115	\$524,961
2015	\$566,045	\$563,500	\$600,721	\$587,356
2016	\$661,356	\$461,500	\$681,966	\$668,090
2017	\$704,765	\$265,688	\$891,023	\$766,159
2018	\$667,635	\$330,000	\$498,056	\$594,931

Table II.20.71, shows the total volume of owner-occupied single-family loans. In 2008, the average home purchase loans was 52,723,000 dollars in 2012 and 98,810,000 dollars in 2018. Overall, average loans were 149,741,000 dollars in 2008 and 172,530,000 dollars in 2018.

Table II.20.71				
Total Volume of Owner-Occupied Single-Family Loans				
Teton County				
2008 – 2017 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$47,596,000	\$5,757,000	\$96,388,000	\$149,741,000
2009	\$39,687,000	\$6,434,000	\$211,912,000	\$258,033,000
2010	\$35,164,000	\$5,336,000	\$139,999,000	\$180,499,000
2011	\$43,638,000	\$6,052,000	\$146,706,000	\$196,396,000
2012	\$52,723,000	\$6,444,000	\$239,827,000	\$298,994,000
2013	\$79,523,000	\$5,632,000	\$196,581,000	\$281,736,000
2014	\$73,956,000	\$7,233,000	\$95,198,000	\$176,387,000
2015	\$87,737,000	\$5,635,000	\$159,191,000	\$252,563,000
2016	\$119,044,000	\$5,538,000	\$181,403,000	\$305,985,000
2017	\$95,848,000	\$4,251,000	\$116,724,000	\$216,823,000
2018	\$98,810,000	\$5,280,000	\$53,790,000	\$172,530,000

Survey of Rental Properties

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2019.⁵⁹ From November 2019 through January of 2020, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming, a total of 43 surveys were completed by property managers in Teton County. Of the 530 rental units surveyed 16 were vacant, indicating a vacancy rate of 3.0 percent. Table II.20.72 presents some basic statistics about the completed surveys. Diagram II.20.14 shows the historical vacancy rate from Teton County and Wyoming over the period of June 2001 to December 2019.

Table II.20.72 Total Units, Vacant Units, and Vacancy Rate Teton County RVS Data, December 2003 – December 2019				
Year	Sample	Total Units	Vacant Units	Vacancy Rate (%)
2004a	25	1,114	23	2.1
2004b	20	1,066	90	8.4
2005a	15	800	13	1.6
2005b	16	692	43	6.2
2006a	16	717	5	0.7
2006b	18	807	8	1.0
2007a	14	776	14	1.8
2007b	19	955	28	2.9
2008a	21	453	0	0
2008b	31	947	70	7.4
2009a	48	983	114	11.6
2009b	68	941	147	15.6
2010a	81	1,061	179	16.9
2010b	91	1,525	208	13.6
2011a	98	1,268	134	10.6
2011b	98	1,518	152	10.0
2012a	106	1,315	13	1.0
2012b	100	1,585	26	1.6
2013a	96	1,428	8	0.6
2013b	82	1,271	4	0.3
2014a	91	1,409	4	0.3
2014b	88	1,420	15	1.1
2015a	86	1,514	11	0.7
2015b	65	1,849	46	2.5
2016a	66	1,365	14	1.0
2016b	61	1,294	12	0.9
2017a	63	1,344	5	0.4
2017b	40	762	16	2.1
2018a	62	1,159	4	0.3
2018b	57	1,132	28	2.5
2019a	50	1,114	16	1.4
2019b	43	530	16	3.0

⁵⁹ Those signified as *a* in the “year” column of Table II.1.27 are conducted in June/July of each year. Those signified as *b* are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

⁶⁰ Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

**Diagram II.20.14
Vacancy Rates by Year**

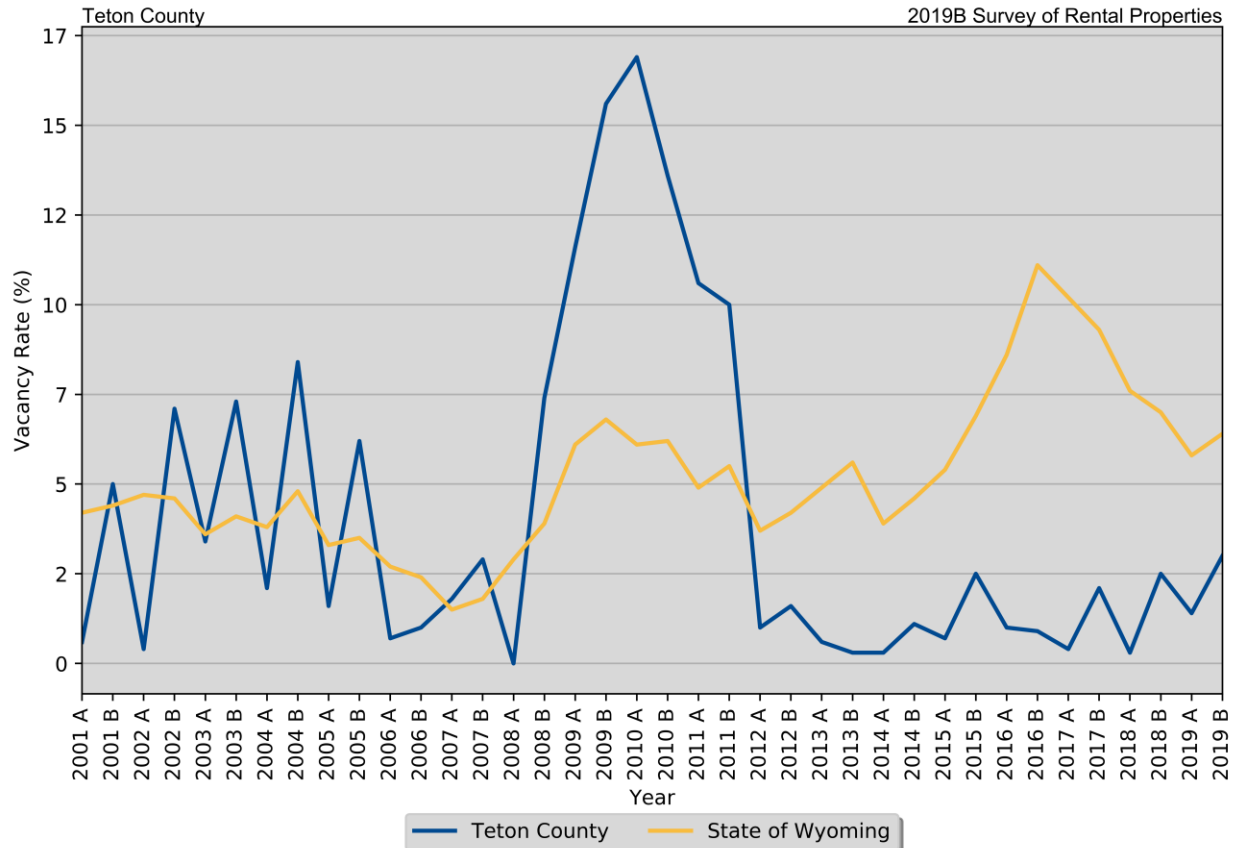


Diagram II.20.15 shows the average rent of single-family and apartment units in Teton County. In 2019, rents for single-family units were \$2469.1 and average rents for apartments were \$1901.2.

Diagram II.20.15
Average Rent of Single Family and Apartment Units

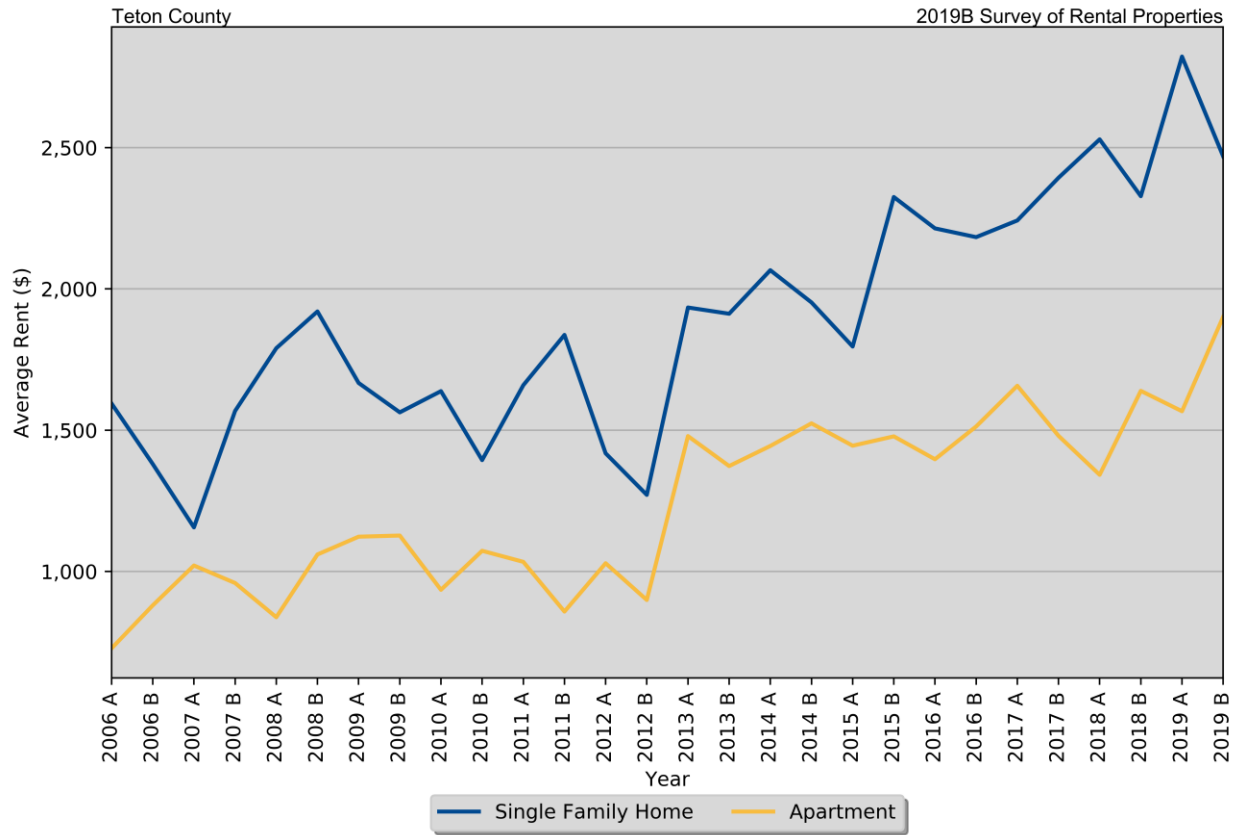


Table II.20.73, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 75 single family units in Teton County, with 0 of them available. This translates into a vacancy rate of 0 percent in Teton County, which compares to a single family vacancy rate of 3.9 percent for the State . There were 393 apartment units reported in the survey, with 11 of them available, which resulted in a vacancy rate of 2.8 percent. This compares to a statewide vacancy rate of 3.9 percent for apartment units across the state.

Table II.20.73			
Rental Vacancy Survey by Type			
Teton County			
2019B Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	75	0	0%
Apartments	393	11	2.8%
Mobile Homes	0	0	0%
“Other” Units	5	0	0%
Don't Know	40	3	7.5%
Total	530	16	3.0%

Table II.20.74, reports units by bedroom size. As can be seen there were 87 two-bedroom apartment units and 25 three bedroom units. Overall, the 100 two-bedroom units accounted for 18.9 percent of all units, and the 47 three bedroom units accounted for 8.9 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 57 units listed as “Don’t Know”. Additional details for additional unit types are reported below.

Table II.20.74							
Rental Units by Number of Bedrooms							
Teton County							
2019B Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	27	0	135	0	0	.	162
One	29	0	131	0	0	.	160
Two	5	8	87	0	0	.	100
Three	11	6	25	0	5	.	47
Four	1	0	1	0	0	.	2
Five	1	0	1	0	0	.	2.0
Don't Know	1	3	13	0	0	40	57
Total	75	17	393	0	5	40	530

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.20.75, One bedroom apartments were the most available apartment units, with Studio bedroom units being the most available single family units.

Table II.20.75 Available Rental Units by Number of Bedrooms Teton County 2019B Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	3	0	0	.	3
One	0	0	8	0	0		8
Two	0	0	0	0	0		0
Three	0	0	0	0	0		0
Four	0	0	0	0	0		0
Five	0	0	0	0	0		0
Don’t Know	0	2	0	0	0	3	5.0
Total	0	2	11	0	0	3	16

Table II.20.76, shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 0 percent and three bedroom units had a vacancy rate of 0 percent.

Table II.20.76 Vacancy Rates by Number of Bedrooms Teton County 2019B Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0%	0%	2.2%	0%	0%		1.9
One	0%	0%	6.1%	0%	0%		5.0
Two	0%	0%	0%	0%	0%		0
Three	0%	0%	0%	0%	0%		0
Four	0%	0%	0%	0%	0%		0
Five	0%	0%	0%	0%	0%		0
Don’t Know	0%	66.7%	0%	0%	0%	7.5%	8.8
Total	0%	11.8%	2.8%	0%	0%	7.5%	16

Table II.20.77 displays the vacancy rate of single family units by the number of bedrooms. One-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0 percent.

Table II.20.77 Single Family Units by Bedroom Size Teton County 2019B Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	27	0	0%
One	29	0	0%
Two	5	0	0%
Three	11	0	0%
Four	1	0	0%
Don’t know	1	0	0%
Total	75	0	0%

Table II.20.78 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Studio-bedroom units, which had a vacancy rate of 2.2 percent.

Table II.20.78 Apartment Units by Bedroom Size Teton County 2019B Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	135	3	2.2%
One	131	8	6.1%
Two	87	0	0%
Three	25	0	0%
Four	1	0	0%
Don’t know	13	0	0%
Total	393	11	2.8%

Average market-rate rents by unit type are shown in Table II.20.79. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table II.20.79						
Average Market Rate Rents by Bedroom Size						
Teton County						
2019B Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$1,300	\$.	\$1,443	\$.	\$.	\$1,395
One	\$1,693	\$.	\$1,540	\$.	\$.	\$1,571
Two	\$2,342	\$1,750	\$1,945	\$.	\$.	\$1,984
Three	\$2,542	\$2,292	\$2,800	\$.	\$2,725	\$2,695
Four	\$5,000	\$.	\$1,350	\$.	\$.	\$3,175
Five	\$2,000	\$.	\$5,500	\$.	\$.	\$3750.0
Total	\$2469.1	\$1995.8	\$1901.2	\$0	\$2490.0	\$2212.2

Table II.20.80, shows vacancy rates for single family units by average rental rates for Teton County. The most common rent for single family units was 0 dollars and the units in this price range had a vacancy rate of 0 percent.

Table II.20.80			
Single Family Market Rate Rents by Vacancy Status			
Teton County			
2019B Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	0	0	0%
\$750 to \$1,000	0	0	0%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	1	0	0%
Above \$1,500	72	0	0%
Missing	2	0	0%
Total	75	0	0%

The average rent and availability of apartment units is displayed in Table II.20.81. The most common rent for apartments was 0 dollars and the units in this price range had a vacancy rate of 2.5 percent.

Table II.20.81 Apartment Market Rate Rents by Vacancy Status Teton County 2019B Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	0	0	0%
\$750 to \$1,000	5	0	0%
\$1,000 to \$1,250	1	0	0%
\$1,250 to \$1,500	8	0	0%
Above \$1,500	280	7	2.5%
Missing	99	4	4.0%
Total	393	11	2.8%

Table II.20.82, displays units designed to serve elderly occupants. In the most recent survey there were 78 units designed for elderly occupants, of which 3 units were available, which indicates a vacancy rate of 3.8.

Table II.20.82 Units Designed for Elderly Occupants Teton County 2019B Survey of Rental Properties	
Elderly	Units
Elderly Units	78
Available Elderly Units	3
Elderly Vacancy Rate	3.8%

Table II.20.83, shows the number of estimated days an available unit is expected to be on the market. As can be seen 0 units, or 0 percent of available units are expected to be on the market for less than seven days. An additional 12 units, or 75.0 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 1 units, or 6.2 percent are expected to be on the market for 90 days.

Table II.20.83 Number of Estimated Days to Fill a Vacant Unit Teton County 2019B Survey of Rental Properties		
Average Days	Number of Units	Percent of Total
Less than 7 days	0	0%
7 to 30 days	12	75.0%
31 to 60 days	0	0%
61 to 90 days	0	0%
More than 90 days	1	6.2%
Unknown	3	18.8%
Total	16	100.0%

Respondents were asked if utilities are included in the rent, responses are shown in Table II.20.84, 24 respondents, or 64.9 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.20.85. There were 93 respondents who included electricity, 94 respondents who included natural gas, 379 respondents who included water and sewer and 386 respondents included trash collection in the rent.

Table II.20.84 Are there any utilities included with the rent? Teton County 2019B Survey of Rental Properties	
Period	Respondent
Yes	24
No	13
% Offering Utilities	64.9%

Table II.20.85 Which utilities are included with the rent? Teton County 2019B Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	93
Natural Gas	94
Propane	0
Water/Sewer	379
Trash Collection	386
Cable Television	0
Other	0

Perceived Need for Housing Units

Table II.20.86, shows the number of survey respondents who keep a waiting list. As can be seen 5 respondents said they keep a waitlist, with an estimated 51 number of persons on the wait list.

Table II.20.86 Do you keep a waiting list? Teton County 2019B Survey of Rental Properties	
Period	Respondent
Yes	5
No	32
Waitlist Size	51

Table II.20.87, shows the condition of rental units by unit type for Teton County. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported 120 units were in good condition, or 22.6 percent and 171 units, or 32.3 percent, being in average condition. Details by unit type and condition are displayed.

Table II.20.87 Condition by Unit Type Teton County 2019B Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	171	32.3%
Good	120	22.6%
Excellent	215	40.6%
Don't Know	0	0%
Total	530	100.0%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.20.88, 5 respondents said they would prefer more single family units, 5 respondents wanted more apartment units, and 8 respondents indicated they would prefer more units of any type.

Table II.20.88 If you had the opportunity to own/manage more units, how many would you prefer Teton County 2019B Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	5
Duplex Units	3
Apartments	5
Mobile homes	0
Other	2
All types	8
Total	23

Table II.20.89, shows the most common answers from the 2019 calendar year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Teton County had a total of 29.0 respondents, with an average persons per household of 2.4 people. Of new residents to Teton County, 51.9 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for a new job.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 62.1 percent of respondents renting their residence. The average mortgage payment in Teton County was \$2966.67 and the average rent was \$1795.06. When asked if they were satisfied with their current housing, 82.8 percent said they were satisfied with their current housing.

Table II.20.89 Most Replied Response Teton County HNA Survey: Calendar Year 2019	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	29.0
Number of persons in household (Average)	2.4
Current age	25 to 34 years old (46.4%)
Marital status	Married (51.9%)
Primary reason for moving to Wyoming	New job (20.7%)
In which industry are you primarily employed	Accommodation and food services (27.6%)
Highest education level completed	College Graduate (41.4%)
Total household income from all sources	\$20,000 to \$29,999 dollars (23.1%)
Current Housing Characteristics	
Current Residence	Single family home (65.5%)
Do you own or rent	Rent (62.1%)
How many bedrooms (Average)	2.6
How many full bathrooms (Average)	1.8
Average mortgage payment	\$2966.67
Average rental payment	\$1795.06
Are you satisfied with your current housing	Satisfied with current housing (82.8%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Other (50.0%)
Are you seeking to change your housing situation	Seeking different housing (50.0%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to buy (100.0%)
If own, do you plan on building or buying	Buy an existing unit (100.0%)
Expected buying price	(%)
Expected building price	\$350,000 dollars or more (50%)
Expected rental price	(%)

For residents who are unsatisfied with their current housing, 50.0 percent were unsatisfied because of some other reason not listed in the survey. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 100.0 percent wanted to buy and 0.0 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending if they were buying an existing unit, and \$350,000 dollars or more if anticipated building a new unit. Of those respondents who wished to rent, the most common response, percent of respondents, anticipated spending .

2019 Household Forecast

The 2019 Housing Needs Forecast reports housing demand projections from 2018 to 2050, with 2018 as the base year. Three possible economic futures portraying moderate, strong, and very strong growth were used to create three forecasts. The strong scenario is the base case, representing conditions as of today. The moderate growth scenario forecast projects household growth with the assumption of slower population and employment growth, where the very strong growth scenario incorporates assumptions of much stronger employment and population growth over the forecast horizon.

The primary objective of offering three alternative forecasts is to enhance planning capacity and to provide additional tools in order to assist state and local governments in their ongoing housing needs assessment, thereby facilitating informed discussion about housing demand at the local community level. These forecasts prove useful when interpreting the need for new or rehabilitated housing and whether single-family or rental housing activities might be best undertaken.

All three forecasts span the period of 2018 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is report here. The moderate and very strong scenarios are reported in the WCDA housing forecast report.

This report uses the modified population projections based on projections released from Woods & Poole Economic, Inc (W&P).

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI).

This distribution is assumed to remain constant over the forecast horizon. Table II.20.90, shows the current CHAS housing problem estimates for the period of 2012-2016. Both the income distribution and the percentage share of households experiencing housing problems were derived from this data and assumed to remain constant throughout the forecast horizon. As can be seen there were a total of 1,335 owner occupied and 1,490 renter occupied households experiencing a housing problem.

Table II.20.90 Households with Housing Problems by Income Teton County 2012-2016 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	300	295	595
30.1-50% HAMFI	160	550	710
50.1-80% HAMFI	185	390	575
80.1-95% HAMFI	85	105.0	190
95 – 115% HAMFI	250	50.0	300
115.1% HAMFI or more	355	100.0	455
Total	1,335	1,490	2,825
Without Housing Problems			
30% HAMFI or less	75	85	160
30.1-50% HAMFI	85	200	285
50.1-80% HAMFI	320	330	650
80.1-95% HAMFI	350	235	585
95 – 115% HAMFI	410	335	745
115.1% HAMFI or more	2,565	770	3,335
Total	3,805	1,955	5,760
Not Computed			
30% HAMFI or less	0	0	0
30.1-50% HAMFI	0	0	0
50.1-80% HAMFI	0	0	0
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	0	0	0
Total			
30% HAMFI or less	375	380	755
30.1-50% HAMFI	245	750	995
50.1-80% HAMFI	505	720	1,225
80.1-95% HAMFI	435	340	775
95 – 115% HAMFI	660	385	1,045
115.1% HAMFI or more	2,920	870	3,790
Total	5,140	3,445	8,585

Table II.20.91, shows the total estimated housing by tenure for Teton County. As can be seen, in 2030 there are estimated to be a total of 6,715 owner and 4,358 renter occupied households or a total of 11,073 households. By 2050 there are estimated to be 9,330 owner, 5,993 renter for a total of 15,323 households in Teton County.

Table II.20.91 Total Estimated Housing Forecast Teton County Strong Growth Scenario			
Year	Owner	Renter	Total
2018	5,270	3,478	8,748
2020	5,498	3,613	9,111
2025	6,094	3,976	10,070
2030	6,715	4,358	11,073
2035	7,347	4,751	12,098
2040	7,988	5,154	13,142
2045	8,646	5,567	14,213
2050	9,330	5,993	15,323

Table II.20.92, shows the incremental housing demand for Teton County. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 2017, the base year, the incremental housing demand is set at zero and all future years show the estimated stock needed in addition to the current housing supply to satisfy future demand.

As can be seen in 2030 an estimated additional 1,445 owner-occupied and 880 renter occupied households will be needed above current 2016 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated Teton County will see an additional 6,575 households, of which 574 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 925 household's above current 2018 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.20.92 Incremental Housing Demand Forecast Teton County Strong Growth Scenario								
Income (% of MFI)	2018	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	17.0	60.0	105	152	198	246	296
30.1-50%	0	11.0	39	69	99	130	161	194
50.1-80%	0	22.0	81	142	204	267	332	399
80.1-95%	0	19.0	70.0	122	176	230	286	344
95.1-115%	0	29.0	106	186	267	349	433	521
115+%	0	130	468	821	1,180	1,544	1,918	2,306
Total	0	228	824	1,445	2,077	2,718	3,376	4,060
Renter								
0-30%	0	15.0	55	97	140	185	230	277
30.1-50%	0	29.0	108	192	277	365	455	548
50.1-80%	0	28.0	104	184	266	350	437	526
80.1-95%	0	13.0	49.0	87.0	126	165	206	248
95.1-115%	0	15.0	56.0	98.0	142	187	233	281
115+%	0	34.0	126	222	321	423	528	635
Total	0	135	498	880	1,273	1,676	2,089	2,515
Total								
0-30%	0	32.0	115	202	292	383	477	574
30.1-50%	0	40.0	148	260	376	494	616	741
50.1-80%	0	51.0	185	326	470	617	768	925
80.1-95%	0	33.0	119	209	301	395	492	592
95.1-115%	0	44.0	161	284	409	536	667	802
115+%	0	164	594	1,043	1,501	1,967	2,445	2,942
Total	0	363	1,322	2,325	3,350	4,394	5,465	6,575

Table II.20.93 shows the Incremental Total Housing Need Forecast for Teton County. The incremental total housing need forecast is calculated by adding the incremental housing demand forecast with current un-met housing need. Un-met housing need is defined as any household experiencing a housing problem as defined by HUD. The total housing need shows the broadest measure of future housing need because it takes into account future housing demand as well as the current need among existing housing stock. Total housing need does not necessarily mean the constructions of new units. Unmet housing needs can be alleviated through the rehabilitation of existing units or by focusing on creating more affordable housing options.

In 2017, the base year, the total housing need set at the 2,873 households, which represents all households with an unmet housing need that needs to be addressed, such as cost burden or sub-standard living conditions. In all future years, the incremental housing need forecast shows both existing need and need based on future demand by income. In 2050, there will be an estimated

need for 5,429 owner and 4,019 renter occupied households for a total of 9,448 quality households.

Table II.20.93 Incremental Total Housing Need Forecast Teton County Strong Growth Scenario								
Income (% of MFI)	2018	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	308	324	368	413	459	506	554	604
30.1-50%	164	175	203	233	263	294	325	358
50.1-80%	190	212	271	332	394	457	521	589
80.1-95%	87	106	157	209	263	317	373	431
95.1-115%	256	286	362	442	523	605	690	778
115+%	364	494	832	1,185	1,544	1,908	2,282	2,670
Total	1,369	1,597	2,193	2,814	3,446	4,087	4,745	5,429
Renter								
0-30%	298	313	353	395	438	483	528	575
30.1-50%	555	585	664	747	832	920	1,010	1,103
50.1-80%	394	422	498	578	660	744	830	919
80.1-95%	106.0	119.0	155	193	232	271	312	354
95.1-115%	50.0	66.0	106.0	149	193	238	284	332
115+%	101.0	135.0	227	323	422	524	629	736
Total	1,504	1,639	2,002	2,384	2,777	3,180	3,593	4,019
Total								
0-30%	605	637	720	808	897	989	1,082	1,179
30.1-50%	719	760	867	980	1,095	1,214	1,335	1,460
50.1-80%	583	634	768	909	1,054	1,201	1,352	1,508
80.1-95%	193	226	312	402	495	589	685	785
95.1-115%	307	351	468	591	716	843	974	1,109
115+%	465	629	1,059	1,508	1,966	2,432	2,910	3,407
Total	2,873	3,236	4,195	5,198	6,223	7,267	8,338	9,448