

TETON COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Teton County's population increased from 21,294 in 2010 to 21,675 in 2012, or by 1.8 percent. This compares to a statewide population growth of 2.3 percent over the period.¹⁴⁵ The number of people from 25 to 44 years of age increased by 1.8 percent, and the number of people from 55 to 64 years of age increased by 6.5 percent. The white population increased by 0.8 percent, while the black population increased by 198.4 percent. The Hispanic population increased from 3,191 to 3,382 people between 2010 and 2012 or by 6.0 percent. These data are presented in Table II.20.1, below.

Table II.20.1						
Profile of Population Characteristics						
Wyoming vs. Teton County						
2010 Census and 2012 Current Census Estimates						
Subject	Teton County			Wyoming		
	2010 Census	Jul-12	% Change	2010 Census	Jul-12	% Change
Population	21,294	21,675	1.8%	563,626	576,412	2.3%
Age						
Under 14 years	3,422	3,571	4.4%	113,371	113,773	0.4%
15 to 24 years	2,353	2,056	-12.6%	78,460	79,861	1.8%
25 to 44 years	7,526	7,663	1.8%	144,615	149,367	3.3%
45 to 54 years	3,114	2,997	-3.8%	83,577	78,964	-5.5%
55 to 64 years	2,781	2,962	6.5%	73,513	78,939	7.4%
65 and Over	2,098	2,426	15.6%	70,090	75,508	7.7%
Race						
White	20,500	20,654	0.8%	529,110	536,450	1.4%
Black	61	182	198.4%	5,135	8,555	66.6%
American Indian and Alaskan Native	204	216	5.9%	14,457	15,003	3.8%
Asian	242	276	14.0%	4,649	5,183	11.5%
Native Hawaiian or Pacific Islander	27	22	-18.5%	521	575	10.4%
Two or more races	260	325	25.0%	9,754	10,646	9.1%
Ethnicity (of any race)						
Hispanic or Latino	3,191	3,382	6.0%	50,231	54,770	9.0%

Table II.20.2, on the following page, presents the population of Teton County by age and gender from the 2000 and 2010 Census counts. The 2010 Census count showed a total of 11,191 males, who accounted for 52.6 percent of the population, and the remaining 47.4 percent, or 10,103 persons, were female. In 2012 the number of females increased to 10,330 persons, which accounted for 47.7 percent of the population while the remaining 52.3 percent, or 11,345 persons were male.

¹⁴⁵ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

Table II.20.2							
Population by Age and Gender							
Teton County							
2010 Census and 2012 Current Census Estimates							
Age	2010 Census			2012 Current Census Estimates			% Change 10-12
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,726	1,696	3,422	1,831	1,740	3,571	4.4%
15 to 24 years	1,263	1,090	2,353	1,070	986	2,056	-12.6%
25 to 44 years	4,126	3,400	7,526	4,200	3,463	7,663	1.8%
45 to 54 years	1,574	1,540	3,114	1,514	1,483	2,997	-3.8%
55 to 64 years	1,469	1,312	2,781	1,530	1,432	2,962	6.5%
65 and Over	1,033	1,065	2,098	1,200	1,226	2,426	15.6%
Total	11,191	10,103	21,294	11,345	10,330	21,675	1.8%
% of Total	52.6%	47.4%	.	52.3%	47.7%	.	.

At the time of the 2010 Census, there were 271 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters increased by 99.3 percent, as shown in Table II.20.3, below.

Table II.20.3			
Group Quarters Population			
Teton County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹⁴⁶	31	.	-100.0%
Juvenile Facilities	.	23	100.0%
Nursing Homes	49	34	-30.6%
Other Institutions	.	47	100.0%
Total	80	104	30.0%
Noninstitutionalized			
College Dormitories	.	51	100.0%
Military Quarters	.	.	.
Other Noninstitutions	56	116	107.1%
Total	56	167	198.2%
Group Quarters Population	136	271	99.3%

In the 1980, 1990, and 2000 Decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 Decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 Census.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year

¹⁴⁶ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

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. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

Table II.20.4, below, shows data on household type by tenure in the 2012 5-year ACS data. Household type is broken down by family households and non-family households. In 2012, there were an estimated 4,398 family households, of which 3,852 housed married couple families and 546 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 178 families, or a female householder with no husband present, of which there were 368 families. There were also an estimated 2,929 "non-family households," which refers to households of unrelated people or one person living alone. When compared to the state, the percentage of family households in Teton County was 60.0 percent, which compared to the statewide rate of 65.9 percent. Of the family households in Teton County, 87.6 percent were married households, which compared to 80.5 percent in the State of Wyoming.

Family Type	Teton County		State of Wyoming	
	Teton County	% of Total	State of Wyoming	% of Total
Family households	4,398	60.0%	145,992	65.9%
Married-couple family	3,852	87.6%	117,493	80.5%
Owner-occupied housing units	2,851	74.0%	98,110	83.5%
Renter-occupied housing units	1,001	26.0%	19,383	16.5%
Other family	546	12.4%	28,499	19.5%
Male householder, no wife present	178	4.0%	9,246	32.4%
Owner-occupied housing units	139	78.1%	5,485	59.3%
Renter-occupied housing units	39	21.9%	3,761	40.7%
Female householder, no husband present	368	8.4%	19,253	67.6%
Owner-occupied housing units	155	42.1%	10,177	52.9%
Renter-occupied housing units	213	57.9%	9,076	47.1%
Nonfamily households	2,929	40.0%	75,487	34.1%
Owner-occupied housing units	1,316	44.9%	41,887	55.5%
Renter-occupied housing units	1,613	55.1%	33,600	44.5%
Total	7,327	100.0%	221,479	100.0%

Table II.20.5, on the following page, displays the 2012 5-year ACS census data for household type by household size. In 2012, there were 2,167 two-person family households, 1,030 three-person family households and 824 four-person family households. One-person non-family households made up 71.8 percent of all non-family households or an estimated 2,103 households. Teton County's two persons households made up 40.0 percent of total housing units and four person households made up an additional 11.4 percent, which compares to 37.8 and 12.1 percent, respectively, for the State of Wyoming.

Table II.20.5				
Household Type by Household Size				
Teton County				
2008-2012 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Teton County				
One Person	.	2,103	2,103	28.7%
Two Person	2,167	762	2,929	40.0%
Three Person	1,030	52	1,082	14.8%
Four Person	824	12	836	11.4%
Five Person	217	0	217	3.0%
Six Person	123	0	123	1.7%
Seven Person	37	0	37	.5%
Total	4,398	2,929	7,327	100.0%
State of Wyoming				
One Person	.	61,207	61,207	27.6%
Two Person	71,901	11,872	83,773	37.8%
Three Person	29,567	1,663	31,230	14.1%
Four Person	26,129	580	26,709	12.1%
Five Person	11,395	74	11,469	5.2%
Six Person	4,420	91	4,511	2.0%
Seven Person	2,580	0	2,580	1.2%
Total	145,992	75,487	221,479	100.0%

The 2012 5-Year ACS census estimates also provided information on tenure by household size. According to the 2012 ACS estimates, of the 2,929 two-person households, 2,149 were owner-occupied and 780 were renter-occupied. Of the 836 four-person households, 541 were owner-occupied and 295 were renter-occupied. Further household size data by tenure are presented in Table II.20.6, below.

Table II.20.6				
Tenure by Household Size				
Teton County				
2008-2012 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Teton County				
One Person	985	1,118	2,103	28.7%
Two Person	2,149	780	2,929	40.0%
Three Person	654	428	1,082	14.8%
Four Person	541	295	836	11.4%
Five Person	31	186	217	3.0%
Six Person	101	22	123	1.7%
Seven Person or more	0	37	37	.5%
Total	4,461	2,866	7,327	100.0%
State of Wyoming				
One Person	35,444	25,763	61,207	27.6%
Two Person	65,905	17,868	83,773	37.8%
Three Person	21,929	9,301	31,230	14.1%
Four Person	19,413	7,296	26,709	12.1%
Five Person	7,927	3,542	11,469	5.2%
Six Person	3,406	1,105	4,511	2.0%
Seven Person or more	1,635	945	2,580	1.2%
Total	155,659	65,820	221,479	100.0%

As seen in Table II.20.7, on the following page, Teton County had a total of 12,821 housing units of which 7,327 or 57.1 percent were occupied. Of these occupied units, 60.9 percent, or 4,461 units were owner occupied, which compares to a statewide rate of 70.3. A total of 5,494 units or 42.9 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.20.7 Housing Units by Tenure Teton County 2008-2012 5-Year ACS Data				
Tenure	Teton County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	7,327	57.1%	221,479	84.7
Owner-Occupied	4,461	60.9%	155,659	70.3
Renter-Occupied	2,866	39.1%	65,820	29.7
Vacant Housing Units	5,494	42.9%	39,951	15.3
Total Housing Units	12,821	100.0%	261,430	100.0

Table II.20.8, below, shows that of the 5,494 housing units in Teton County as reported in the 2012 ACS data, 706 or 12.9 percent were for rent and 115 or 2.1 percent were for sale. An estimated 4,118 units were for seasonal, recreational, or occasional use, and 343 or 6.2 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 25.8 percent for “other vacant” units.

Table II.20.8 Disposition of Vacant Housing Units Teton County 2008-2012 5-Year ACS Data				
Disposition	Teton County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	706	12.9%	5,825	14.6%
Rented, but not occupied	81	1.5%	1,811	4.5%
For sale only	115	2.1%	2,711	6.8%
Sold, but not occupied	65	1.2%	799	2.0%
For seasonal, recreational, or occasional use	4,118	75.0%	18,027	45.1%
For migrant workers	66	1.2%	488	1.2%
Other vacant	343	6.2%	10,290	25.8%
Total	5,494	100.0%	39,951	100.0%

Table II.20.9, at right, presents different income statistics for Teton County. According to the 2012 ACS data averages, median family income for Teton County was \$86,184 compared to the statewide average of \$70,013. Per capita income for Teton County, which is calculated by dividing total income by population, was \$41,755, which compared to \$28,858 for the State of Wyoming.

Table II.20.9 Median and Per Capita Income Teton County 2008-2012 5-Year ACS Data		
Income Type	Teton County	Wyoming
Median Family Income	86,184	70,013
Median Household Income	69,020	56,573
Per Capita Income	41,755	28,858

Table II.20.10, on the following page, shows households by income for Teton County and the State of Wyoming. In Teton County, there were a total of 389 households or 5.3 percent with incomes under \$15,000 compared to 9.9 percent of households in Wyoming. There were another 1,053 households that had incomes between \$35,000 and \$49,999, which accounted for 14.4 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 31.5 percent of total households and numbered 2,306 in Teton County.

Table II.20.10 Households by Income Teton County 2008-2012 5-Year ACS Data				
Income	Teton County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	389	5.3%	21,996	9.9%
15,000 - 19,999	123	1.7%	10,608	4.8%
20,000 - 24,999	304	4.1%	10,519	4.7%
25,000 - 34,999	574	7.8%	22,992	10.4%
35,000 - 49,999	1,053	14.4%	31,395	14.2%
50,000 - 74,999	1,505	20.5%	44,135	19.9%
75,000 - 99,999	1,073	14.6%	31,949	14.4%
100,000 and above	2,306	31.5%	47,885	21.6%
Total	7,327	100.0%	221,479	100.0%

Poverty statistics were also reported in the 2012 5-year ACS estimates, and these data are displayed in Table II.20.11, below. In total, the poverty rate in Teton County was 7.7 percent, which compared to a statewide poverty rate of 11.0 percent in Wyoming. The male population in Teton County had a poverty rate of 8.5 percent and the female population had a poverty rate of 6.8 percent. There were 206 males and 83 females in poverty under the age of 5. Overall, 17.7 percent of persons in poverty in Teton County were under the age of five, which compared to 13.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 16 individuals with incomes below the poverty level which represented 1.0 percent of the total population in poverty. In the State of Wyoming there were 4,264 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

Table II.20.11 Poverty by Age Teton County 2008-2012 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Teton County				
5 and Below	206	83	289	17.7%
6 to 18	343	0	343	21.0%
18 to 64	380	609	989	60.4%
65 and Older	16	0	16	1.0%
Total	945	692	1,637	100.0%
Poverty Rate	8.5%	6.8%	7.7%	.
State of Wyoming				
5 and Below	3,990	3,909	7,899	13.0%
6 to 18	6,156	5,415	11,571	19.1%
18 to 64	15,273	21,629	36,902	60.9%
65 and Older	1,453	2,811	4,264	7.0%
Total	26,872	33,764	60,636	100.0%
Poverty Rate	10%	12%	11.0%	.

Table II.20.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2008 and 2012, Teton County saw an average of 3,724 owner-occupied single-family units compared to 1,181 single-family rental units. In Teton County, single-family units comprised 66.9 percent of all households compared with 71.5 percent statewide. Teton County

had a total of 659 apartment rental units and total apartment units accounted for 12.0 percent of all households. In the State of Wyoming, apartment units accounted for 7.9 percent of total households. There were also an estimated 309 mobile homes in Teton County, which comprised 4.2 percent of all occupied housing units and compared to 13.6 statewide.

Table II.20.12				
Households by Unit Type				
Teton County				
2008-2012 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Teton County				
Single-Family Unit	3,724	1,181	4,905	66.9%
Duplex	136	292	428	5.8%
Tri- or Four-Plex	151	616	767	10.5%
Apartments	218	659	877	12.0%
Mobile Homes	191	118	309	4.2%
Boat, RV, Van, Etc.	41	0	41	.6%
Total	4,461	2,866	7,327	100.0%
State of Wyoming				
Single-Family Unit	130,636	27,673	158,309	71.5%
Duplex	771	4,940	5,711	2.6%
Tri- or Four-Plex	529	8,887	9,416	4.3%
Apartments	776	16,716	17,492	7.9%
Mobile Homes	22,624	7,565	30,189	13.6%
Boat, RV, Van, Etc.	323	39	362	.2%
Total	155,659	65,820	221,479	100.0%

Table II.20.13, below, shows the number of households by year of construction. As shown, 4.8 percent, or 352 units, were built in 1939 or earlier in the county, and another 84 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 988, which accounted for 13.5 percent of all households, and an additional 0 households, or 0.0 percent, were built in 2005 or later. These figures compare to 1,270 households, or 0.6 percent, that were built from 2005 or later statewide.

Table II.20.13				
Households by Year Built				
Teton County				
2008-2012 5-Year ACS Data				
Year Built	Teton County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	352	4.8%	24,899	11.2%
1940 to 1949	84	1.1%	10,352	4.7%
1950 to 1959	293	4.0%	22,395	10.1%
1960 to 1969	411	5.6%	19,254	8.7%
1970 to 1979	1,618	22.1%	50,875	23.0%
1980 to 1989	1,627	22.2%	34,715	15.7%
1990 to 1999	1,954	26.7%	26,905	12.1%
2000 to 2004	988	13.5%	30,814	13.9%
Built 2005 or Later	0	.0%	1,270	.6%
Total	7,327	100.0%	221,479	100.0%

Table II.20.14, below, displays housing units for Teton County and the State of Wyoming. The number of rooms in Teton County varied between households. Households with one room accounting for only 7.1 percent of total housing units, while households with five and six rooms accounted for 15.2 and 11.3 percent, respectively. The median number of rooms in Teton County was 5 rooms, which compared to 6 statewide.

Table II.20.14				
Housing Units by Number of Rooms				
Teton County				
2008-2012 5-Year ACS Data				
Number of Rooms	Teton County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	913	7.1%	4,323	1.7%
Two	1,356	10.6%	6,841	2.6%
Three	1,507	11.8%	19,299	7.4%
Four	2,287	17.8%	44,488	17.0%
Five	1,943	15.2%	51,437	19.7%
Six	1,448	11.3%	40,208	15.4%
Seven	1,054	8.2%	32,481	12.4%
Eight	947	7.4%	25,835	9.9%
Nine or more	1,366	10.7%	36,518	14.0%
Total	12,821	100.0%	261,430	100.0%
Median Rooms	5	.	6	.

Table II.20.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 221 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 30.9 percent of total households in Teton County, which compared to 24.6 percent statewide. In Teton County, the 2,437 households with three bedrooms accounted for 33.3 percent of all households, and there were only 338 five-bedroom or more households, which accounted for 4.6 percent of all households.

Table II.20.15				
Households by Number of Bedrooms				
Teton County				
2008-2012 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Teton County				
None	0	221	221	3.0%
One	119	772	891	12.2%
Two	1,153	1,108	2,261	30.9%
Three	2,057	380	2,437	33.3%
Four	889	290	1,179	16.1%
Five or more	243	95	338	4.6%
Total	4,461	2,866	7,327	100.0%
State of Wyoming				
None	318	1,699	2,017	.9%
One	4,121	13,132	17,253	7.8%
Two	28,396	26,012	54,408	24.6%
Three	71,945	17,775	89,720	40.5%
Four	36,199	4,889	41,088	18.6%
Five or more	14,680	2,313	16,993	7.7%
Total	155,659	65,820	221,479	100.0%

The age of a structure influences its value. As shown in Table II.20.16, at right, structures built in 1939 or earlier had a median value of \$282,400, while structures built between 1950 and 1959 had a median value of \$426,100 and those built between 1990 to 1999 had a median value of \$757,600. The newest structures tended to have the highest values and those built between 2000 and 2004 and from 2005 or later had median values of \$903,100 and \$, respectively. The total average median value in Teton County was \$692,700, which compared to \$184,400 in the State of Wyoming.

Table II.20.16		
Median Value by Year Structure Built		
Teton County 2008-2012 5-Year ACS Data		
Year Built	Teton County	State of Wyoming
1939 or earlier	282,400	153,500
1940 to 1949	277,300	136,800
1950 to 1959	426,100	156,600
1960 to 1969	487,900	173,700
1970 to 1979	622,200	181,700
1980 to 1989	664,500	196,100
1990 to 1999	757,600	228,400
2000 to 2004	903,100	248,900
Built 2005 or Later		221,600
Total	692,700	184,400

Household mortgage status is reported in Table II.20.17, below. In Teton County, households with a mortgage accounted for 67.8 percent of all households or 3,024 housing units, and the remaining 32.2 percent or 1,437 units had no mortgage. Of those units with a mortgage, 466 had either a second mortgage or home equity loan, 13 had both a second mortgage and home equity loan, and 2,545 or 84.2 percent had no second mortgage or no home equity loan.

Table II.20.17				
Mortgage Status				
Teton County 2008-2012 5-Year ACS Data				
Mortgage Status	Teton County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	3,024	67.8%	94,301	60.6%
With either a second mortgage or home equity loan, but not both	466	15.4%	15,069	16.0%
Second mortgage only	138	29.6%	7,440	49.4%
Home equity loan only	328	70.4%	7,629	50.6%
Both second mortgage and home equity loan	13	.4%	645	.7%
No second mortgage and no home equity loan	2,545	84.2%	78,587	83.3%
Housing units without a mortgage	1,437	32.2%	61,358	39.4%
Total	4,461	100.0%	155,659	100.00%

The median rent in Teton County was \$962 as compared to \$618 statewide, as seen in Table II.20.18, below.

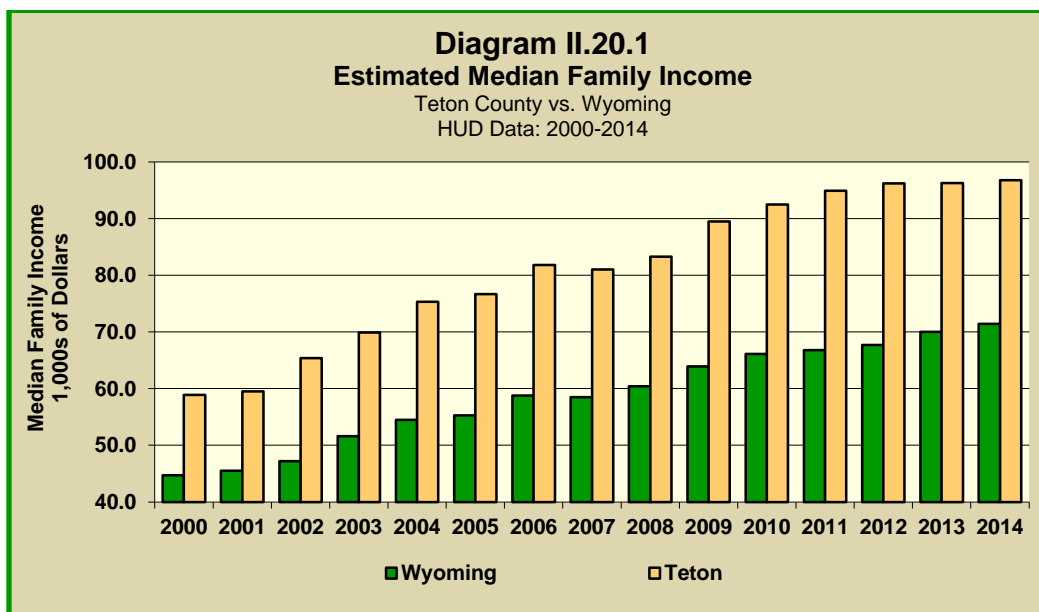
Table II.20.18	
Median Rent	
Teton County 2008-2012 5-Year ACS Data	
Place	Rent
Teton County	\$962
State of Wyoming	\$618

The Wyoming driver’s license data provided by the WYDOT indicated a net change of 503 persons during 2013. The driver’s license total exchanges since 2000 for Teton County are presented in Table II.20.19, below, and indicate a net increase of 6,255 persons over the period.

Year	In-Migrants	Out-Migrants	Net Change
2000	1,485	874	611
2001	1,399	827	572
2002	1,305	729	576
2003	1,082	655	427
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
Total	17,071	10,816	6,255

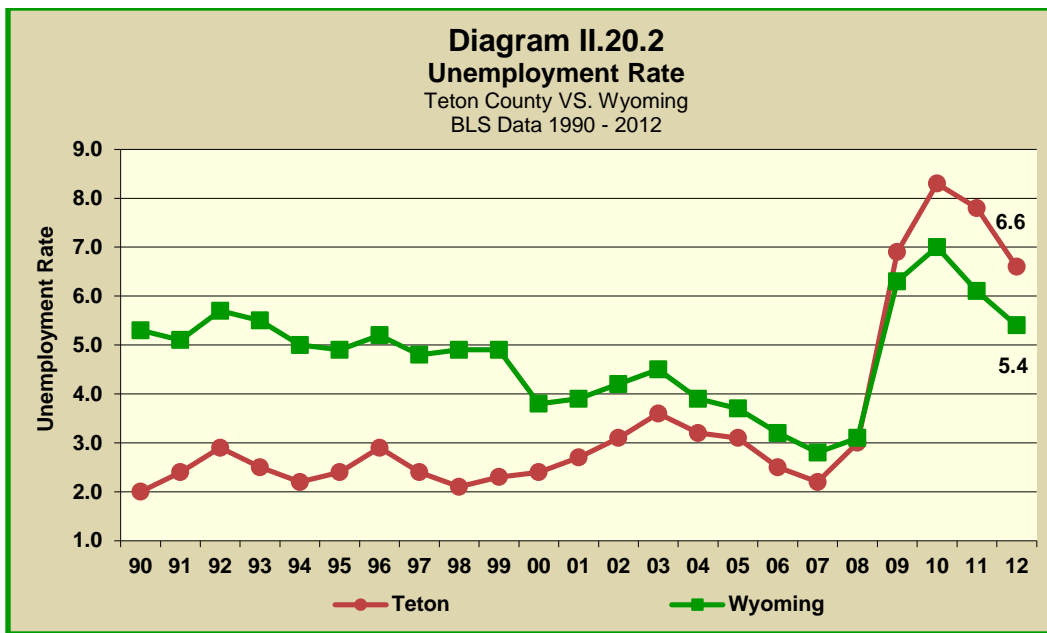
Economics

The HUD estimated MFI for Teton County was \$96,800 in 2014.¹⁴⁷ This compares to Wyoming’s MFI of \$71,400. Diagram II.20.1, below, illustrates the estimated MFI for 2000 through 2014.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Teton County’s labor force, defined as the number of persons working or actively seeking work, increased by 142 persons, from 13,516 in 2011 to 13,658 in 2012. Employment increased by 282 persons; unemployment decreased by 140 persons; and the unemployment rate, or the number of unemployed persons as a percentage of the labor force, decreased from 7.8 percent in 2011 to 6.6 percent in 2012, as shown on the following page in Diagram II.20.2.

¹⁴⁷ Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), 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 the number of workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. As shown in Table II.20.20, below, annual total monthly employment increased by 2.79 percent between 2011 and 2012, from a total of 16,946 to 17,419 workers.

Year	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013(p)
Jan	15,436	15,457	15,750	16,580	17,341	17,945	17,123	15,930	15,808	16,235	16,635
Feb	15,372	15,365	15,756	16,671	17,287	18,061	16,822	15,931	15,806	16,263	16,688
Mar	15,252	15,292	15,741	16,718	17,292	17,896	16,600	15,650	15,677	16,058	16,633
Apr	14,661	14,912	15,291	15,704	16,097	16,575	15,176	14,425	13,891	14,916	15,571
May	15,656	15,556	16,112	16,668	17,182	18,209	16,572	15,968	15,423	15,938	16,481
Jun	18,975	19,136	19,583	20,591	20,836	21,860	19,770	19,404	19,208	19,896	20,688
Jul	19,993	20,138	20,630	21,605	21,794	22,404	20,395	20,400	20,561	20,750	.
Aug	19,847	19,994	20,542	21,300	21,576	22,113	20,194	20,180	20,410	20,669	.
Sep	18,052	18,358	18,989	19,492	20,207	20,373	18,886	18,793	19,053	19,173	.
Oct	15,305	16,137	17,001	17,172	17,763	18,061	16,628	16,371	16,875	17,311	.
Nov	14,378	14,516	15,014	15,599	16,172	16,024	14,407	13,867	14,110	15,076	.
Dec	15,626	15,900	16,601	17,211	17,790	17,353	16,405	16,332	16,524	16,739	.
Annual	16,546	16,730	17,251	17,943	18,445	18,906	17,415	16,938	16,946	17,419	.
% Change	-0.85	1.11	3.11	4.01	2.80	2.50	-7.89	-2.74	0.05	2.79	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. As shown in Table II.20.21, on the following page, annual average weekly wages increased by 2.80 percent between 2011 and 2012, from a total of \$750 to \$771. In the second quarter of 2013, preliminary estimates show average weekly wages fell to \$731.

Table II.20.21 Average Weekly Wages Teton County BLS QCEW Data, 2001–2012(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	513	491	497	700	544	.
2002	535	514	521	667	556	2.21
2003	562	535	552	716	588	5.76
2004	599	568	563	701	604	2.72
2005	614	596	639	688	634	4.97
2006	659	636	663	775	682	7.57
2007	690	685	679	811	713	4.55
2008	745	717	732	799	746	4.63
2009	742	702	686	806	731	-2.01
2010	704	682	702	850	732	0.14
2011	750	726	710	826	750	2.46
2012	746	728	718	903	771	2.80
2013(p)	825	731

Total business establishments reported by the QCEW are displayed below in Table II.20.22. Annual establishments increased by 2.11 percent between 2011 and 2012, from a total of 2,135 to 2,180 establishments. Preliminary estimates indicate the total number of establishments decreased to 2,177 in the second quarter of 2013.

Table II.20.22 Number of Establishments Teton County BLS QCEW Data, 2001–2013(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	2.25
2003	1,914	1,932	1,963	1,975	1,946	2.10
2004	1,967	1,997	1,995	2,010	1,992	2.36
2005	1,997	2,037	2,056	2,061	2,038	2.31
2006	2,058	2,095	2,120	2,121	2,099	2.99
2007	2,114	2,145	2,148	2,157	2,141	2.00
2008	2,155	2,183	2,179	2,180	2,174	1.54
2009	2,153	2,152	2,147	2,157	2,152	-1.01
2010	2,119	2,129	2,144	2,144	2,134	-0.84
2011	2,119	2,130	2,133	2,156	2,135	0.05
2012	2,154	2,174	2,188	2,205	2,180	2.11
2013(p)	2,157	2,177

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2011, the most recent year for which data are available, Teton County recorded 26,870 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, adjusted for place of residence, was \$2,102,075,000, and real per capita income was \$97,553 in 2011. Average earnings per job in the county was \$45,336 in 2011. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, average apartment rent in Teton County decreased from \$1,275 in second quarter 2012 to \$1,233 in second quarter 2013, or by 3.3 percent. Detached single-family home rents increased by 2.8 percent, rents for mobile homes on a lot increased by 4.2, and rents for mobile home lots remained unchanged.

Teton County rental prices experienced average annualized increases of 4.6 percent for apartments, 5.2 percent for houses, 3.3 percent for mobile homes plus a lot, and 4.0 percent for mobile home lots since fourth quarter 1986 through second quarter 2013. These figures compare to state average annualized increases in rental prices of 3.1 percent for apartments, 3.7 percent for houses, 3.3 percent for mobile homes plus a lot, and 2.9 percent for mobile home lots over the same period. Table II.20.23, at right, presents the Teton County data for each rental type.¹⁴⁸

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 60 authorized units in 2011 to 91 in 2012. Total residential authorizations increased from 118 units in 2011 to 122 in 2012.

The real value of single-family building permits decreased from \$1,569,200 in 2011 to \$1,007,700 in 2012. The value over the past decade, in real 2012 dollars, fluctuated from a high of \$1,569,200 in 2011 to a low of \$499,700 in 2003. These figures compare to the state average high of \$275,723 in 2000 and low of \$187,359 in 2003. Additional details of permit activity and per unit valuations are given in Table II.20.24, on the following page.

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	353	114	431	326
Q2.87	367	128	478	270
Q4.87	366	128	431	331
Q2.88	387	142	501	315
Q4.88	407	140	457	349
Q2.89	425	137	475	371
Q4.89	438	147	585	374
Q2.90	475	148	716	579
Q4.90	542	153	886	475
Q2.91	496	167	928	568
Q4.91	590	195	992	405
Q2.92	569	190	1,042	475
Q4.92	656	170	906	475
Q2.93	643	173	1,009	523
Q4.93	656	173	1,159	.
Q2.94	713	208	1,130	693
Q4.94	705	211	1,061	638
Q2.95	684	211	1,051	.
Q4.95	711	211	1,029	691
Q2.96	721	208	1,077	.
Q4.96	701	212	1,034	748
Q2.97	682	248	1,053	785
Q4.97	750	240	1,152	610
Q2.98	728	269	1,078	728
Q4.98	766	285	1,257	610
Q2.99	674	288	1,247	638
Q4.99	699	309	1,435	621
Q2.00	625	313	1,426	618
Q4.00	817	294	1,451	599
Q2.01	883	294	1,473	602
Q4.01	905	313	1,463	640
Q2.02	973	319	1,447	630
Q4.02	1,019	295	1,386	634
Q2.03	955	363	1,369	632
Q4.03	965	367	1,422	629
Q2.04	963	295	1,491	669
Q4.04	1,084	307	1,397	657
Q2.05	1,126	300	1,477	654
Q4.05	1,015	300	1,464	638
Q2.06	1,074	308	1,549	641
Q4.06	1,024	308	1,667	671
Q2.07	1,046	320	1,782	697
Q4.07	1,004	333	1,703	671
Q2.08	1,413	320	2,041	705
Q4.08	1,359	333	2,006	704
Q2.09	1,328	328	1,881	744
Q4.09	1,265	328	1,744	715
Q2.10	1,219	328	1,675	715
Q4.10	1,199	338	1,727	719
Q2.11	1,259	325	1,788	768
Q4.11	1,231	321	1,846	765
Q2.12	1,275	344	1,742	768
Q4.12	1,218	344	1,732	824
Q2.13	1,233	344	1,790	800

¹⁴⁸ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

Table II.20.24 Building Permits and Valuation Teton County Census Bureau Data, 1980–2012								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	172	8	32	56	268	.	.	111.3
1981	129	6	8	37	180	.	.	134.7
1982	81	2	.	51	134	.	.	206.2
1983	113	2	4	47	166	.	.	168.5
1984	113	4	53	.	170	.	.	140.0
1985	38	.	.	25	63	.	.	198.9
1986	67	8	10	.	85	.	.	178.8
1987	89	6	.	.	95	.	.	207.4
1988	162	4	4	28	198	.	.	184.7
1989	253	12	.	.	265	27	.	193.5
1990	245	8	26	54	333	.	.	205.7
1991	134	.	8	16	158	.	.	248.9
1992	243	4	8	.	255	.	.	229.4
1993	255	4	13	.	272	.	.	284.1
1994	235	8	.	34	277	.	.	298.4
1995	140	8	3	36	187	.	.	285.7
1996	150	2	19	6	177	.	10	275.0
1997	198	6	.	.	204	25	.	392.1
1998	300	4	.	.	304	.	.	447.6
1999	241	2	37	52	332	.	.	588.9
2000	257	18	3	48	326	.	4	799.0
2001	150	.	6	55	211	.	.	683.3
2002	131	6	16	44	197	.	.	601.5
2003	172	50	25	45	292	.	.	499.7
2004	204	18	31	48	301	24	6	689.9
2005	208	10	35	55	308	25	6	750.0
2006	180	10	36	65	291	.	6	818.6
2007	179	4	3	46	232	.	.	1,040.0
2008	166	4	6	40	216	.	.	1,038.3
2009	62	2	.	25	89	.	.	1,151.9
2010	73	.	6	36	115	.	.	1,101.0
2011	60	.	.	58	118	.	.	1,569.2
2012	91	.	.	31	122	.	.	1,007.7

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2012, the average sales price in Teton County was \$1,496,711. This represented an increase of 22.3 percent from the previous year. In contrast, Wyoming’s weighted average was \$266,406, an increase of 10.4 percent over the previous year. A comparison of average sales prices between 1999 and 2012 is displayed in Table II.20.25, below.

Table II.20.25 Average Sales Prices Teton County vs. Wyoming DOR Data, 1999–2012				
Year	Teton County Average Price (\$)	Teton County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	422,897	.	131,207	.
2001	460,240	8.83	128,771	-1.86
2002	434,110	-5.68	138,295	7.40
2003	463,015	6.66	148,276	7.22
2004	495,500	7.02	159,558	7.61
2005	551,265	11.25	178,183	11.67
2006	806,287	46.26	219,438	23.15
2007	1,441,115	78.7	265,044	20.78
2008	1,829,237	26.9	256,045	-3.40
2009	1,453,628	-20.5	241,622	-5.63
2010	1,974,629	35.84	250,958	3.86
2011	1,223,911	-38.0	241,301	-3.85
2012	1,496,711	22.3	266,406	10.40

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent conducted in December 2013.¹⁴⁹ During December 2013, a total of 82 surveys were completed by property managers in Teton County. Of the 1,271 rental units surveyed, 4 were vacant, indicating a vacancy rate of 0.31 percent, as shown in Table II.20.26, below. This rate compares to a 1.64 percent vacancy rate one year ago and a statewide December 2013 vacancy rate of 5.57 percent. Additional calls were made to verify and discern the large drop in the vacancy rate. The additional comments point to a large increase in jobs over the past year. Three years ago when the recession hit, many tenants left due to lack of employment, which increased the vacancy rate to a high of 16.87 in December of 2010. Now there appears to be many jobs available, which is drawing more people back into the county increasing the demand for rental units.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	7	529	3	0.57%
2001b	7	580	29	5.00%
2002a	6	517	2	0.39%
2002b	13	621	44	7.09%
2003a	17	768	26	3.39%
2003b	22	1,071	78	7.28%
2004a	25	1,114	23	2.06%
2004b	20	1,066	90	8.44%
2005a	15	800	13	1.63%
2005b	16	692	43	6.21%
2006a	16	717	5	0.70%
2006b	18	807	8	0.99%
2007a	14	776	14	1.80%
2007b	19	955	28	2.93%
2008a	21	453	0	0.00%
2008b	31	947	70	7.39%
2009a	48	983	114	11.60%
2009b	68	941	147	15.62%
2010a	81	1,061	179	16.87%
2010b	91	1,525	208	13.64%
2011a	98	1,268	134	10.57%
2011b	98	1,518	152	10.01%
2012a	106	1,315	13	0.99%
2012b	100	1,585	26	1.64%
2013a	96	1,428	8	0.56%
2013b	82	1,271	4	0.31%

¹⁴⁹Those signified as a in the “year” column of Table II.20.10 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.

Diagram II.20.3, below, shows the historical vacancy rate for Teton County and Wyoming. As can be seen, over the period from 2001 to 2008 the vacancy rate in Teton County has been similar to the statewide vacancy rate, until it began to rise and jumped to a high of 16.87 percent in the first half of 2010. However, since then, the vacancy rate has been decreasing, falling to a low of 0.31 percent in December of 2013.

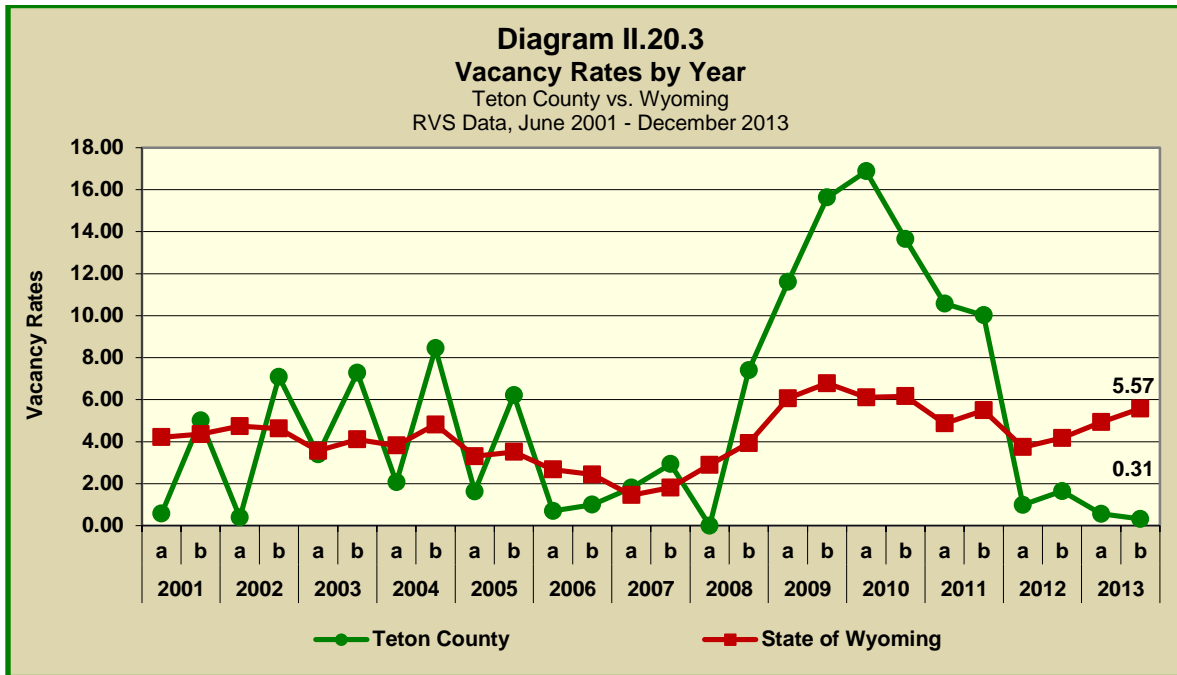


Diagram II.20.4, below, shows the average rent of single-family and apartment units in Teton County. In the second half of 2013, rents for single-family units fell to \$1,912 and average rents for apartments decreased to \$1,373.

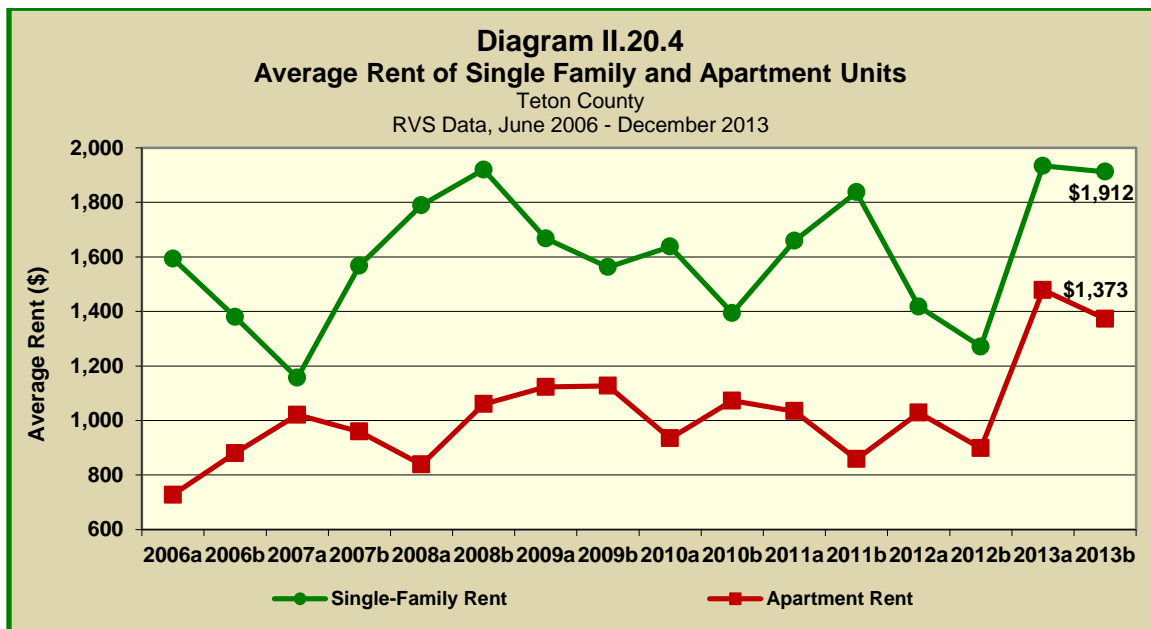


Table II.20.27, below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 226 single family units in Teton County, with 0 of them available. This translates into a vacancy rate of .0 percent in Teton County, which compares to a single family vacancy rate of 4.41 percent for the State of Wyoming. There were 805 apartment units reported in the survey, with 4 of them available, which resulted in a vacancy rate of 0.5 percent. This compares to a statewide vacancy rate of 5.79 percent for apartment units across the state.

Table II.20.27			
Rental Vacancy Survey by Type			
Teton County			
RVS Data, December 2013			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	226	0	.0%
Duplex units	47	0	.0%
Apartments	805	4	.5%
Mobile Homes	24	0	.0%
“Other” Units	7	0	.0%
Don't Know	162	0	.0%
Total	1,271	4	.3%

Table II.20.28, below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 42 units. The most common apartment units were two bedroom units, with 240 units. Additional details for additional unit types are reported found below.

Table II.20.28							
Rental Units by Bedroom Size							
Teton County							
RVS Data, December 2013							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	24	0	32	0	0	.	56
One	11	7	130	0	0	.	148
Two	15	23	240	0	3	.	281
Three	42	9	8	0	4	.	63
Four	4	0	1	0	0	.	5
Five	5	0	0	0	0	.	5
Don't Know	125	8	394	24	0	162	713
Total	226	47	805	24	7	162	1,271

Average market-rate rents by unit type are shown in Table II.20.29, on the following page. 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. Single family units also normally command higher rents than apartment units.

Table II.20.29						
Average Market Rate Rents by Bedroom Size						
Teton County						
RVS Data, December 2013						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$765	\$	\$754	\$	\$	\$756
One	\$1,025	\$940	\$1,138	\$	\$580	\$1,061
Two	\$1,494	\$1,170	\$1,293	\$715	\$1,250	\$1,285
Three	\$1,903	\$1,531	\$1,936	\$900	\$1,733	\$1,816
Four	\$2,215	\$1,200	\$2,400	\$	\$	\$2,096
Five	\$2,525	\$	\$	\$	\$	\$2,525
Total	\$1,912	\$1,191	\$1,373	\$808	\$1,449	\$1,492

Table II.20.30, below shows vacancy rates for single family units by average rental rates for Teton County. Single family units with the lowest vacancy rate had an average rent of above 1,500 dollars, indicating there may be more of a demand for units within this rental range.

Table II.20.30			
Single Family Market Rate Rents by Vacancy Status			
Teton County			
RVS Data, December 2013			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	3	0	.0%
\$1,000 to \$1,500	39	0	.0%
Above \$1,500	157	0	.0%
Missing	27	0	.0%
Total	226	0	.0%

The average rent and availability of apartment units is displayed in Table II.20.31, below. The lowest vacancy rate was seen in apartment units renting for above 1,500 dollars, with a vacancy rate of 0.0 percent.

Table II.20.31			
Apartment Market Rate Rents by Vacancy Status			
Teton County			
RVS Data, December 2013			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	49	2	4.1%
\$1,000 to \$1,500	642	2	.3%
Above \$1,500	14	0	.0%
Missing	100	0	.00%
Total	805	4	.5%

Table II.20.32, below, shows the availability of mobile home units by vacancy status. The lowest vacancy rate was seen in mobile home units renting for 500 to 1,000, with a vacancy rate of 0.0 percent.

Table II.20.32 Mobile Home Market Rate Rents by Vacancy Status Teton County RVS Data, December 2013			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	22	0	.0%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	2	0	.0%
Total	24	0	.0%

Table II.20.33, below, 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 wish to comment on the condition of their units. As reported below, most single family units were in good condition, with most apartments being in excellent condition. Details on the conditions of additional unit types are displayed below.

Table II.20.33 Condition by Unit Type Teton County RVS Data, December 2013							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	0	6	0	0	0	.	6
Average	0	8	4	0	2	.	14
Good	146	16	260	24	2	.	448
Excellent	74	17	499	0	3	.	593
Don’t Know	6	0	42	0	0	162	210
Total	226	47	805	24	7	162	1,271

The availability of single family units based on their condition is displayed in Table II.20.34, on the following page. As can be seen the single family units with the lowest vacancy rates were in excellent condition, with a vacancy rate of 0.0 percent.

Table II.20.34			
Condition of Single Family Units by Vacancy Status			
Teton County			
RVS Data, December 2013			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	0	0	%
Good	146	0	.0%
Excellent	74	0	.0%
Don't Know	6		%
Total	226	0	.0%

Table II.20.35, below, shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in average condition, and had a vacancy rate of 0.0 percent.

Table II.20.35			
Condition of Apartment Units by Vacancy Status			
Teton County			
RVS Data, December 2013			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	4	0	.0%
Good	260	3	1.2%
Excellent	499	1	.2%
Don't Know	42		%
Total	805	4	.5%

Table II.20.36, at right, shows the availability of mobile homes units based on their condition. As can be seen the mobile home units with the lowest vacancy rates were in average quality, with a vacancy rate of 0.0 percent.

Table II.20.36			
Condition of Mobile Home Units by Vacancy Status			
Teton County			
RVS Data, December 2013			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair	0	0	%
Average	0	0	%
Good	24	0	.0%
Excellent	0	0	%
Don't Know	0		%
Total	24	0	.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.20.37, on the following page, respondents in Teton County said they would prefer 70 more single family units, 95 more apartment units, and 4 units of all types. In total respondents indicated they wished to own or manage an additional 175 units.

Unit Type	More Units
Single family units	70
Duplex Units	4
Apartments	95
Mobile homes	
Other	2
Don't Know	
All types	4
Total	175

The calendar year 2013 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 104 respondents in Teton County. Of the incoming persons who were unsatisfied with their current housing, 62.5 percent said they sought to own a home and 37.5 percent wished to rent. Of those seeking to own a home, 60.0 percent wished to buy existing units, of which 66.7 percent sought homes between \$100,000 and \$250,000, and 33.3 percent anticipated spending above \$250,000. The remainder of those seeking to own a home, 40.0 percent, wished to build, of which 100.0 percent for above \$250,000.

Of those persons currently renting or seeking to rent, 33.3 percent anticipated spending between \$475 to \$849, and 66.7 percent hoped to spend above \$850 per month. Additional survey data are presented in **Volume II. Technical Appendix**.

Housing Problems

While the ACS data do not report significant details regarding the physical condition of housing units, some information can be derived from data relating to overcrowding, incomplete plumbing or kitchen facilities, and cost burdens.

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. According to 2012 5-year ACS data, 204 or 2.8 percent of households in Teton County were overcrowded and another 102 or 1.4 percent of units were severely overcrowded, as shown in Table II.20.38, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.20.38				
Overcrowding and Severe Overcrowding				
Teton County				
2008-2012 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Teton County				
Owner				
Households	4,450	11	0	4,461
Percentage	99.8%	.2%	.0%	100.0%
Renter				
Households	2,571	193	102	2,866
Percentage	89.7%	6.7%	3.6%	100.0%
Total				
Households	7,021	204	102	7,327
Percentage	95.8%	2.8%	1.4%	100.0%
State of Wyoming				
Owner				
Households	153,576	1,642	441	155,659
Percentage	98.7%	1.1%	.3%	100.0%
Renter				
Households	63,203	2,045	572	65,820
Percentage	96.0%	3.1%	.9%	100.0%
Total				
Households	216,779	3,687	1,013	221,479
Percentage	97.9%	1.7%	.5%	100.0%

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.

At the time of the 2012 5-year ACS, a total of 501 units or 3.9 percent of all housing units in Teton County were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.20.39, at right.

Table II.20.39		
Housing Units with Incomplete Kitchen Facilities		
Teton County		
2008-2012 5-Year ACS Data		
Facilities	Teton County	State of Wyoming
Complete Kitchen Facilities	12,320	253,942
Lacking Complete Kitchen Facilities	501	7,488
Total Housing Units	12,821	261,430
Percent Lacking	3.9%	2.9%

At the time of the 2012 ACS, a total of 199 units or 1.6 percent of all housing units in Teton County were lacking complete plumbing facilities. This compared to 2.3 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.20.40, on the following page.

Table II.20.40 Housing Units with Incomplete Plumbing Facilities Teton County 2008-2012 5-Year ACS Data		
Facilities	Teton County	State of Wyoming
Complete Plumbing Facilities	12,622	255,465
Lacking Complete Plumbing Facilities	199	5,965
Total Households	12,821	261,430
Percent Lacking	1.6%	2.3%

The third type of housing problem reported in the 2012 ACS data is cost burden. 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.

In Teton County, 20.3 percent of households had a cost burden and 15.8 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 20.5 percent of homeowners with a mortgage in Teton County experienced a cost burden and 18.1 percent experienced a severe cost burden, while 27.8 percent of renters had a cost burden and 14.9 percent had a severe cost burden, as seen in Table II.20.41, on the following page.

Table II.20.41					
Cost Burden and Severe Cost Burden by Tenure					
Teton County					
2008-2012 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Teton County					
Owner With a Mortgage					
Households	1,815	619	548	42	3,024
Percent	60.0%	20.5%	18.1%	1.4%	100.0%
Owner Without a Mortgage					
Households	1,181	71	185	0	1,437
Percent	82.2%	4.9%	12.9%	.0%	100.0%
Renter					
Households	1,332	796	428	310	2,866
Percent	46.5%	27.8%	14.9%	10.8%	100.0%
Total					
Households	4,328	1,486	1,161	352	7,327
Percent	59.1%	20.3%	15.8%	4.8%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,166	16,223	8,723	189	94,301
Percent	73.3%	17.2%	9.3%	.2%	100.0%
Owner Without a Mortgage					
Households	55,107	3,594	2,253	404	61,358
Percent	89.8%	5.9%	3.7%	.7%	100.0%
Renter					
Households	35,072	12,067	11,011	7,670	65,820
Percent	53.3%	18.3%	16.7%	11.7%	100.0%
Total					
Households	159,345	31,884	21,987	8,263	221,479
Percent	71.9%	14.4%	9.9%	3.7%	100.0%

2014 HOUSING NEEDS FORECAST

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the *2014 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income as a percentage of Median Household Income (MHI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent, and more than 95 percent of MHI.

The household forecast indicated a total increase of 5,843 households in Teton County, from 8,973 in 2010 to 14,816 in 2040. Homeowners are expected to increase from 5,083 households in 2010 to 8,060 by 2040. Renters are anticipated to increase from 3,890 households in 2010 to 6,757 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 155 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 31 to 50 percent of MHI is expected to increase by 213 households and by 357 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 328 households for renters with extremely low incomes or 30 percent or less of MHI. Further, rental demand for those with 31 to 50 percent of MHI is expected to increase by 487 households over the period. Table II.20.42, below, provides details of the household forecast by tenure and income.

Table II.20.42						
Household Forecast by Tenure and Income						
Teton County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	265	364	610	384	3,459	5,083
2015	272	374	626	395	3,550	5,216
2020	295	406	680	428	3,854	5,664
2025	324	445	746	470	4,227	6,212
2030	354	487	816	514	4,624	6,794
2035	386	531	890	560	5,042	7,409
2040	420	577	968	610	5,485	8,060
Renters by Percent of Median Household Income						
2010	445	661	1,167	384	1,234	3,890
2015	472	700	1,236	407	1,308	4,123
2020	518	768	1,357	446	1,435	4,524
2025	577	855	1,510	497	1,597	5,035
2030	639	947	1,672	550	1,769	5,577
2035	704	1,045	1,844	607	1,951	6,150
2040	774	1,148	2,026	666	2,143	6,757
Total Households by Percent of Median Household Income						
2010	710	1,025	1,777	768	4,693	8,973
2015	744	1,074	1,863	801	4,858	9,340
2020	813	1,174	2,037	875	5,289	10,188
2025	900	1,300	2,256	966	5,824	11,247
2030	993	1,434	2,488	1,064	6,392	12,371
2035	1,090	1,575	2,734	1,167	6,993	13,560
2040	1,194	1,725	2,994	1,276	7,628	14,816

