

City of Jackson

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

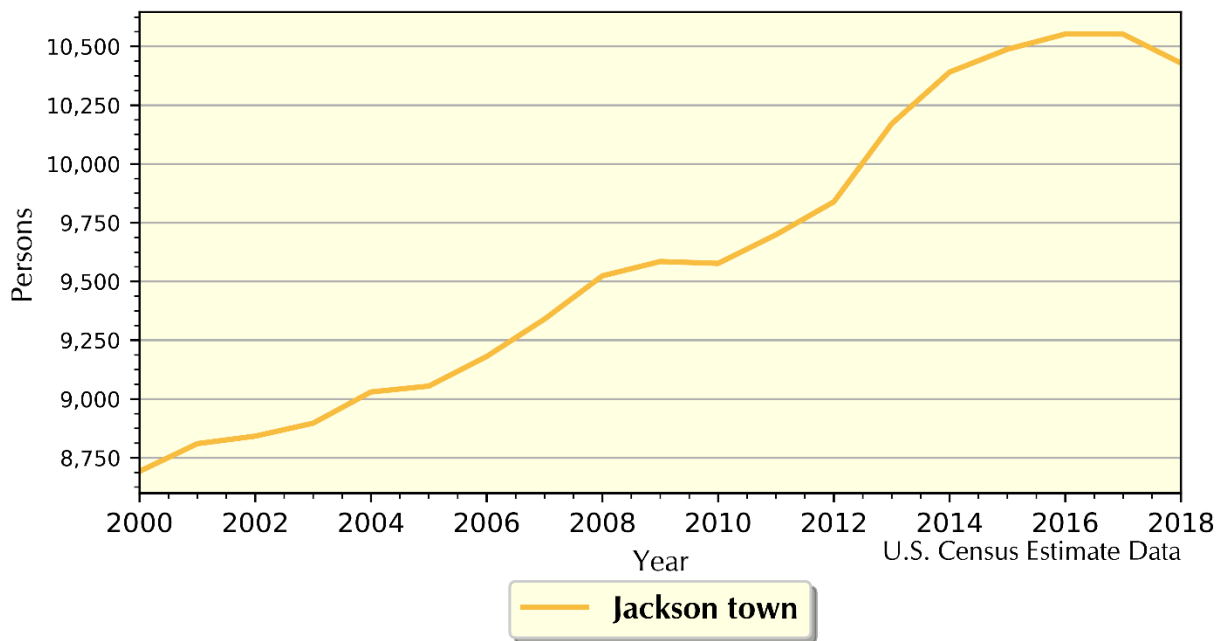
Population Estimates

Table III.11.1 shows the population estimates for the City of Jackson. In 2018, the city's population was 10,429, a -1.2% change from 2017. The population increased 8.9 percent since 2010, from 9,577 people to 10,429 people in 2018. This data is also displayed in Diagram III.11.1 on the following page.

Several pieces of data presented in the profile are only available at the county level. A sub-set of the county level data are presented here to give a more complete view of City of Jackson. Although a city may span several counties, for the county level data pieces, Teton County was selected. For a more in-depth county level view, please refer to Teton County in Volume II of this profile.

Table III.11.1 Population Estimates City of Jackson Census Population Estimates		
Year	Population	Percent Yearly Change
2000	8,692	.
2001	8,810	1.4%
2002	8,842	0.4%
2003	8,897	0.6%
2004	9,030	1.5%
2005	9,055	0.3%
2006	9,181	1.4%
2007	9,340	1.7%
2008	9,524	2.0%
2009	9,585	0.6%
2010	9,577	-0.1%
2011	9,699	1.3%
2012	9,839	1.4%
2013	10,171	3.4%
2014	10,391	2.2%
2015	10,488	0.9%
2016	10,553	0.6%
2017	10,552	0%
2018	10,429	-1.2%

Diagram III.11.1
Population Estimates
City of Jackson



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.

Table III.11.2 shows in-migration between 2011 and 2019 for City of Jackson by age cohort. Because out-migration is not tracked at the city level, we use county level data from Teton County to display net- and out-migration.

Table III.11.2 In-Migration by Age Cohort City of Jackson Wyoming DOT Data									
Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
In									
14-17	2	7	11	8	3	3	6	13	7
18-22	25	51	42	51	51	57	59	57	26
23-25	208	161	199	178	176	162	187	132	89
26-35	154	319	318	326	379	343	381	347	166
36-45	63	121	121	143	142	144	141	152	76
46-55	38	93	99	98	93	105	96	108	43
56-65	33	48	66	87	104	84	94	86	35
66 +	12	31	45	19	43	37	48	52	22
Total	407	831	901	910	991	935	1,012	947	464

The shaded areas in Diagram III.11.2 and Diagram III.11.3 represents in and out- migration, with the white 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 III.11.2

In-Migration

City of Jackson
2011 – 2019 First Half

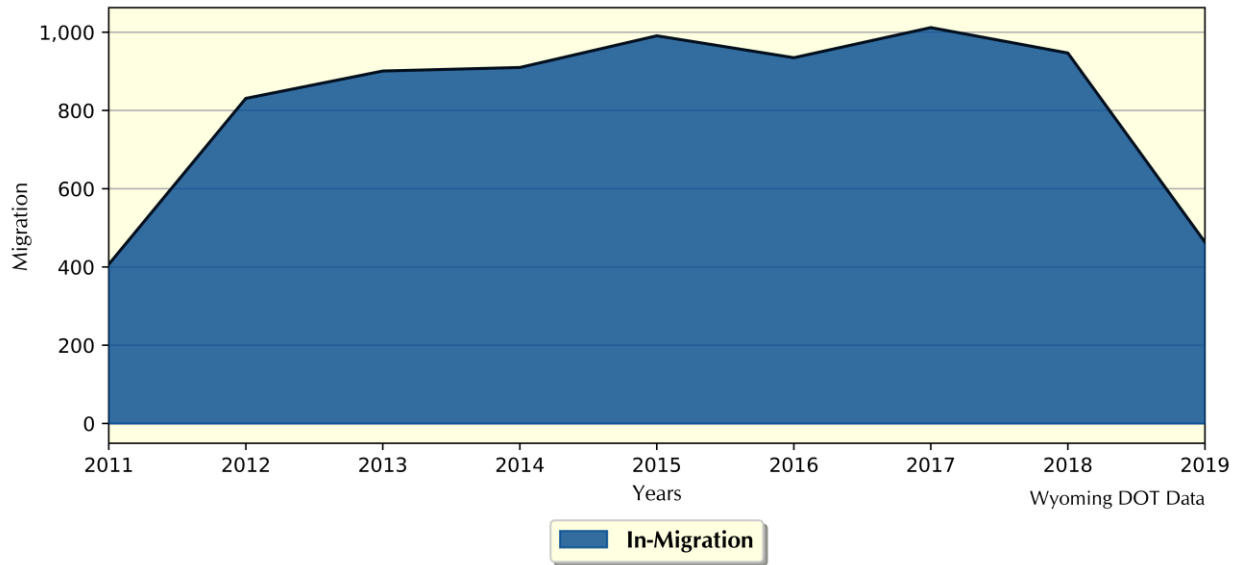


Diagram III.11.3

Migration Trends

Teton County
2000 – 2019 First Half

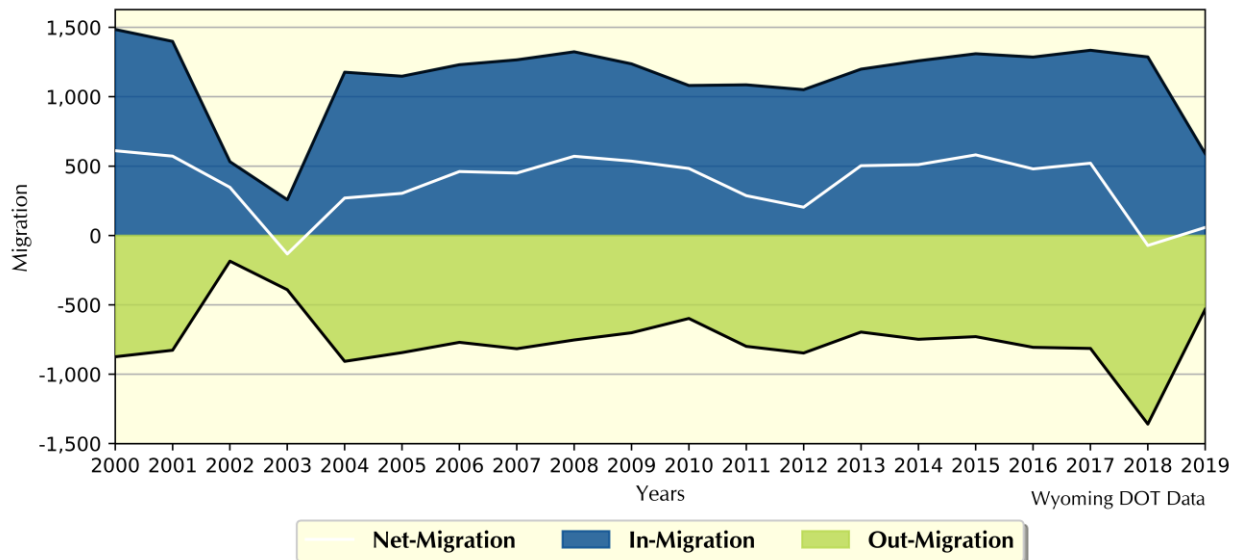


Table III.11.3 shows net-migration for Teton County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 23 to 25, with 70.0 persons entering Teton County. Those in the age range of 46 to 55 had the lowest levels of net migration, with 3 persons leaving Teton County.

Table III.11.3 Net-Migration by Age Range Teton County Wyoming DOT Data												
Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
	Net											
14-17	-1	4	0	-1	7	8	3	1	3	-1	14	0
18-22	27	49	36	15	11	23	31	23	35	35	17	6
23-25	210	181	161	147	104	188	165	160	157	152	68	70
26-35	222	149	126	96	78	167	186	213	150	209	-40	1
36-45	45	33	47	-7	-7	40	64	93	64	56	-10	6
46-55	54	51	54	26	27	37	65	32	50	50	-67	-3
56-65	23	48	48	18	-10	21	23	45	42	34	-7	-6
66 +	-9	21	11	-7	-6	19	-26	14	-21	-14	-47	-16
Total	571	536	483	287	204	503	511	581	480	521	-72	58

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 data¹¹, 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 City of Jackson population by race and ethnicity is shown in Table III.11.4. The white population increased by 7.2 percent, representing 87.4 percent of the population in 2017, compared with the black population, which increased by 186.9 percent and accounted for 0.1 percent of the population. The Hispanic population represented 25.3 percent of the population, which increased from 3,191 to 3,434 people between 2010 and 2017, or by 7.6 percent.

Table III.11.4 Population by Race and Ethnicity City of Jackson 2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	7,645	79.8%	9,098	87.4%
Black	35	0.4%	7	0.1%
American Indian	78	0.8%	30	0.3%
Asian	138	1.4%	241	2.3%
Native Hawaiian/ Pacific Islander	12	0.1%	0	0%
Other	1,451	15.2%	980	9.4%
Two or More Races	218	2.3%	57	0.5%
Total	9,577	100.0%	10,413	100.0%
Non-Hispanic	6,970	72.8%	7,778	74.7%
Hispanic	2,607	27.2%	2,635	25.3%

The change in race and ethnicity between 2010 and 2017 is shown in Table III.11.5. During this time, the total non-Hispanic population was 7,778 persons in 2017. The Hispanic population was 2,635.

Table III.11.5 Population by Race and Ethnicity City of Jackson 2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	6,628	95.1%	7,469	96.0%
Black	19	0.3%	7	0.1%
American Indian	46	0.7%	0	0%
Asian	132	1.9%	241	3.1%
Native Hawaiian/ Pacific Islander	11	0.2%	0	0%
Other	35	0.5%	4	0.1%
Two or More Races	99	1.4%	57	0.7%
Total Non-Hispanic	6,970	100.0%	7,778	100.0%
Hispanic				
White	1,017	39.0%	1,629	61.8%
Black	16	0.6%	0	0%
American Indian	32	1.2%	30	1.1%
Asian	6	0.2%	0	0%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	1,416	54.3%	976	37.0%
Two or More Races	119	4.6%	0	0%
Total Non-Hispanic	2,607	100.0	2,635	100.0%
Total Population	9,577	100.0%	10,413	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 III.11.6, between 2000 and 2010, the institutionalized population changed -30.0 percent in City of Jackson, from 80 people in 2000 to 56 in 2010. The non-institutionalized population changed 68.6%, from 35 in 2000 to 59 in 2010.

Table III.11.6 Group Quarters Population City of Jackson 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	.	.	9	16.1%	.
Nursing Homes	49	61.3%	0	0%	-100.0%
Other Institutions	0	0%	47	83.9%	inf%
Total	80	100.0%	56	100.0%	-30.0%
Non-Institutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	35	100.0%	59	100.0%	68.6%
Total	35	100.0%	59	100.0%	68.6%
Group Quarters Population	115	100.0%	115	100.0%	0%

Foreign Born Populations

The number of foreign born persons is shown in Table III.11.7. An estimated 10.4 percent of the population was born in Mexico, some 1.5 percent were born in El Salvador, and another 1.0 percent were born in Ukraine .

Table III.11.7 Place of Birth for the Foreign-Born Population City of Jackson 2017 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	1,081	10.4%
#2 country of origin	El Salvador	159	1.5%
#3 country of origin	Ukraine	109	1.0%
#4 country of origin	Chile	46	0.4%
#5 country of origin	Philippines	43	0.4%
#6 country of origin	England	42	0.4%
#7 country of origin	Kazakhstan	42	0.4%
#8 country of origin	U K excluding England Scotland	36	0.3%
#9 country of origin	Canada	31	0.3%
#10 country of origin	Greece	16	0.2%

Limited English Proficiency and the language spoken at home are shown in Table III.11.8. An estimated 11.5 percent (1,109 people) of the population speaks Spanish at home, followed by 0.4 percent (43 people) speaking Tagalog

Table III.11.8 Limited English Proficiency and Language Spoken at Home City of Jackson 2017 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	1,109	11.5%
#2 LEP Language	Tagalog	43	0.4%
#3 LEP Language	German or other West Germanic languages	24	0.2%
#4 LEP Language	Russian, Polish, or other Slavic languages	23	0.2%
#5 LEP Language	Arabic	0	0%
#6 LEP Language	Chinese	0	0%
#7 LEP Language	French, Haitian, or Cajun	0	0%
#8 LEP Language	Korean	0	0%
#9 LEP Language	Other Asian and Pacific Island languages	0	0%
#10 LEP Language	Other Indo-European languages	0	0%

Disability

Disability by age, as estimated by the 2017 ACS, is shown in Table III.11.9. The disability rate for females was 5.6 percent, compared to 9.2 percent for males. The disability rate grew precipitously higher with age, with 39.0 percent of those over 75 experiencing a disability.

Table III.11.9 Disability by Age City of Jackson 2017 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	68	8.2%	16	3.1%	84	6.2%
18 to 34	86	3.6%	17	1.1%	103	2.7%
35 to 64	340	15.9%	163	10.2%	503	13.5%
65 to 74	28	13.6%	0	0%	28	6.1%
75 or Older	30	30.3%	46	47.9%	76	39.0%
Total	552	9.2%	242	5.6%	794	7.7%

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.11.10. Some 4.9 percent have an ambulatory disability, 3.9 percent have an independent living disability, and 2.5 percent have a self-care disability.

Table III.11.10 Total Disabilities Tallied: Aged 5 and Older City of Jackson 2017 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	410	4.0%
Vision disability	308	3.0%
Cognitive disability	474	4.9%
Ambulatory disability	468	4.9%
Self-Care disability	243	2.5%
Independent living disability	323	3.9%

Education and Employment

Education and employment data from the City of Jackson 2017 Five-Year ACS is presented in Table III.11.11, Table III.11.12, and Table III.11.13. In 2017, 7,035 people were in the labor force, including 6,879 employed and 156 unemployed people. The unemployment rate for City of Jackson was estimated at 2.2 percent in 2017.

Table III.11.11 Employment, Labor Force and Unemployment City of Jackson 2017 Five-Year ACS Data	
Employment Status	2017 Five-Year ACS
Employed	6,879
Unemployed	156
Labor Force	7,035
Unemployment Rate	2.2%

Table III.11.12 and Table III.11.13 show educational attainment in City of Jackson. In 2017, 94.1 percent of households had a high school education or greater, including 17.1 percent with a high school diploma or equivalent, 27.1 percent with some college, 37.5 percent with a Bachelor's Degree, and 9.7 percent with a graduate or professional degree.

Table III.11.12 High School or Greater Education City of Jackson 2017 Five-Year ACS Data	
Education Level	Households
High School or Greater	3,573
Total Households	3,799
Percent High School or Above	94.1%

Table III.11.13 Educational Attainment City of Jackson 2017 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	702	8.5%
High School or Equivalent	1,422	17.1%
Some College or Associates Degree	2,250	27.1%
Bachelor's Degree	3,116	37.5%
Graduate or Professional Degree	809	9.7%
Total Population Above 18 years	8,299	100.0%

ECONOMICS

Labor Force

Table III.11.14 shows the labor force statistics for Jackson city from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.1 percent. The highest level of unemployment occurred during 2010 rising to a rate of 7.7 percent. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 percent in 2010. Over the last year, the unemployment rate in Jackson city remained unchanged from 2.8 percent in 2017 to 2.8 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.11.14 Labor Force Statistics City of Jackson 1990 - 2018 BLS Data					
Year	City of Jackson				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	235	9,797	10,032	2.3%	5.3%
1991	280	10,178	10,458	2.7%	5.2%
1992	340	10,760	11,100	3.1%	5.6%
1993	313	11,229	11,542	2.7%	5.3%
1994	306	12,161	12,467	2.5%	5.0%
1995	328	12,769	13,097	2.5%	4.8%
1996	419	12,875	13,294	3.2%	4.9%
1997	387	13,084	13,471	2.9%	4.8%
1998	333	13,624	13,957	2.4%	4.7%
1999	355	14,407	14,762	2.4%	4.6%
2000	458	17,377	17,835	2.6%	3.9%
2001	474	17,597	18,071	2.6%	3.8%
2002	549	17,266	17,815	3.1%	4.0%
2003	629	17,248	17,877	3.5%	4.3%
2004	555	17,386	17,941	3.1%	3.8%
2005	546	17,728	18,274	3.0%	3.6%
2006	450	18,218	18,668	2.4%	3.2%
2007	403	19,041	19,444	2.1%	2.8%
2008	578	19,186	19,764	2.9%	3.1%
2009	1,332	17,837	19,169	6.9%	6.3%
2010	1,470	17,588	19,058	7.7%	6.4%
2011	1,382	17,583	18,965	7.3%	5.8%
2012	1,238	17,882	19,120	6.5%	5.3%
2013	1,062	18,500	19,562	5.4%	4.7%
2014	892	19,146	20,038	4.5%	4.1%
2015	778	19,764	20,542	3.8%	4.3%
2016	722	20,530	21,252	3.4%	5.3%
2017	593	20,961	21,554	2.8%	4.2%
2018	608	21,139	21,747	2.8%	4.1%

Diagram III.11.4 shows the employment and labor force for Jackson city. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 21,139 persons, with the labor force reaching 21,747, indicating there were a total of 608 unemployed persons.

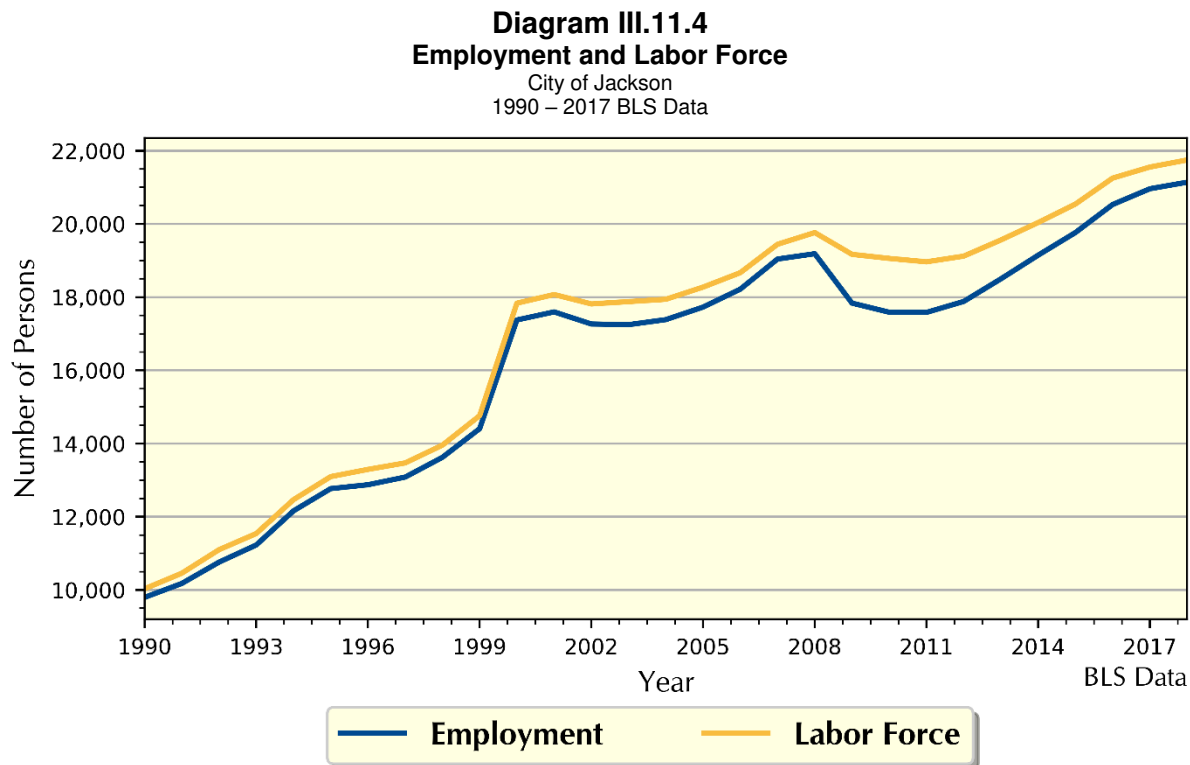
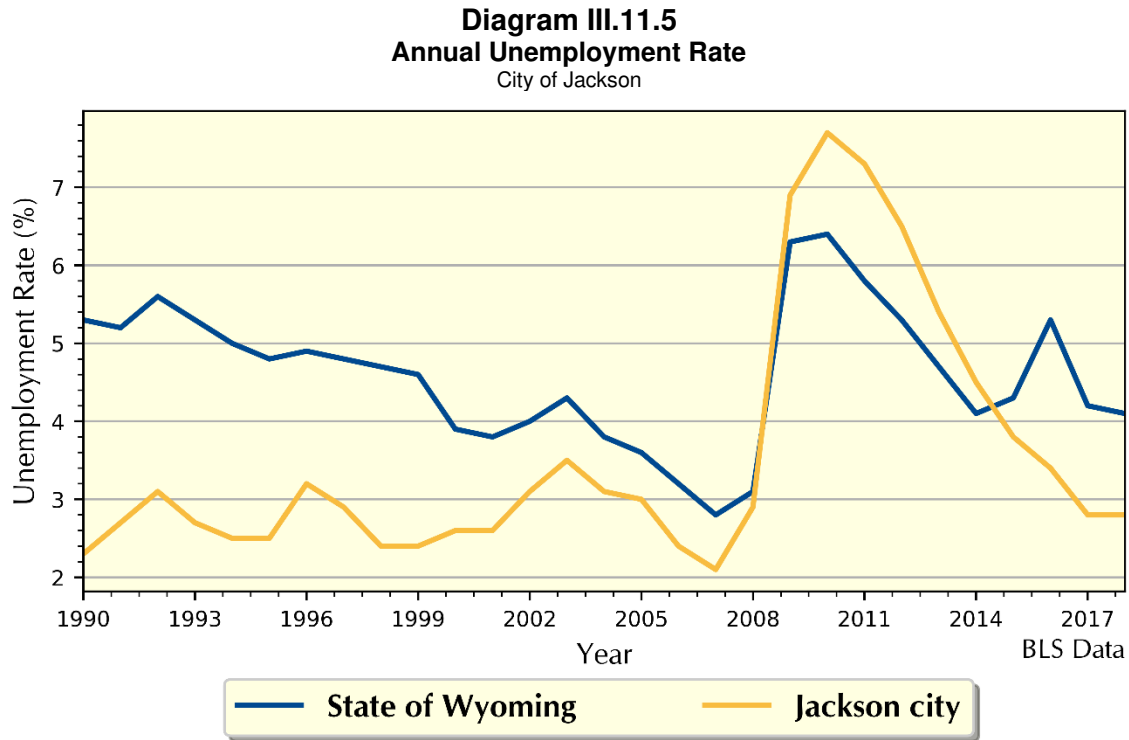


Diagram III.11.5 shows the unemployment rate for both the State and Jackson city. During the 1990's the average rate for Jackson city was 2.7 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.2 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 4.8 percent. Over the course of the entire period the Jackson city had an average unemployment rate that lower than the State, 3.7 percent for Jackson city, versus 4.6 statewide.



County Level 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 III.11.15 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 7,529 jobs in 2017. Between 2016 and 2017 the arts, entertainment, and recreation industry saw the largest percentage increase, rising by 11.6 percent to 1,614 jobs.

Table III.11.15
Employment by Industry
Teton County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	181	190	193	192	191	198	199	208	4.5
Forestry, fishing, related activities, and other	141	0	0	157	0	127	144	139.0	-3.5
Mining	223	0	0	242	0	234	198	214	8.1
Utilities	0	0	0	0	0	0	0	0	0
Construction	2,200	2,206	2,321	2,452	2,567	2,672	2,846	2,859	0.5
Manufacturing	257	286	271	287	286	315	332	356	7.2
Wholesale trade	0	0	0	0	0	0	0	0	0
Retail trade	2,131	2,141	2,169	2,348	2,487	2,641	2,674	2,615	-2.2
Transportation and warehousing	483	460	494	539	513	566	583	612	5.0
Information	332	349	352	364	377	347	362	350	-3.3
Finance and insurance	1,798	2,015	2,067	2,222	2,292	2,356	2,457	2,577	4.9
Real estate and rental and leasing	2,922	2,940	2,911	3,088	3,272	3,268	3,387	3,517	3.8
Professional and technical services	1,852	1,813	1,869	1,997	2,144	2,226	2,269	2,345	3.3
Management of companies and enterprises	86	88	93	74	147	163	300	307	2.3
Administrative and waste services	1,123	1,109	1,185	1,317	1,308	1,347	1,551	1,469	-5.3
Educational services	361	362	360	459	487	508	574	581	1.2
Health care and social assistance	972	975	1,025	1,076	1,092	1,123	1,168	1,193	2.1
Arts, entertainment, and recreation	1,217	1,267	1,307	1,324	1,442	1,329	1,446	1,614	11.6
Accommodation and food services	6,252	6,264	6,446	6,540	6,813	7,091	7,328	7,529	2.7
Other services, except public administration	1,068	1,110	1,191	1,247	1,241	1,285	1,297	1,320	1.8
Government and government enterprises	2,386	2,394	2,397	2,415	2,475	2,521	2,599	2,648	1.9
Total	26,308	26,607	27,348	28,650	29,893	30,696	32,060	32,805	2.3

Table III.11.16 shows the real average earnings per job by industry for Teton County. In 2017, the transportation and warehousing industry had the highest average earnings reaching 125,140 dollars. Between 2016 and 2017 the mining industry saw the largest percentage increase, rising by 93.6 percent to 58,479 dollars.

Table III.11.16
Real Earnings Per Job by Industry
 Teton County
 BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	22,056	48,185	13,670	22,211	24,091	19,382	18,279	16,160	-11.6
Forestry, fishing, related activities, and other	291,956	0	0	51,215	0	48,614	31,585	5,930	-81.2
Mining	8,853	0	0	10,167	0	9,112	30,213	58,479	93.6
Utilities	0	0	0	0	0	0	0	0	0
Construction	55,507	49,466	49,265	53,318	57,760	62,665	64,598	68,547	6.1
Manufacturing	-23,895	-43,501	13,809	8,698	20,291	328	25,780	7,072	-72.6
Wholesale trade	0	0	0	0	0	0	0	0	0
Retail trade	38,933	37,364	40,679	40,151	36,963	36,742	36,224	40,417	11.6
Transportation and warehousing	69,462	80,539	78,625	84,836	102,976	169,275	148,613	125,140	-15.8
Information	76,220	67,135	71,927	60,092	50,952	57,430	50,643	55,922	10.4
Finance and insurance	199,964	68,582	53,830	31,257	15,006	12,851	11,597	13,009	12.2
Real estate and rental and leasing	11,947	13,744	11,550	9,702	15,745	23,623	31,713	32,381	2.1
Professional and technical services	64,828	72,165	78,562	76,965	88,487	85,039	86,023	89,247	3.7
Management of companies and enterprises	291,839	321,810	172,917	152,067	146,563	108,520	-62,280	-1,685	-97.3
Administrative and waste services	32,057	34,913	37,824	45,729	47,997	51,764	46,571	52,261	12.2
Educational services	26,145	27,966	28,406	26,962	26,793	26,609	25,331	25,028	-1.2
Health care and social assistance	68,303	65,585	63,739	61,194	59,220	58,056	59,328	59,710	0.6
Arts, entertainment, and recreation	30,660	30,868	36,011	35,055	47,259	36,360	29,937	28,011	-6.4
Accommodation and food services	36,110	36,487	38,636	39,188	39,453	39,983	40,821	41,589	1.9
Other services, except public administration	37,487	34,601	35,726	34,129	37,915	38,615	44,036	44,067	0.1
Government and government enterprises	73,971	73,450	74,558	78,119	79,949	81,804	83,982	84,990	1.2
Total	55,376	45,379	45,419	44,270	45,182	46,633	47,428	48,881	3.1

Diagram III.11.6 shows real average earnings per job for Teton County from 1990 to 2017. Over this period the average earning per job for Teton County was 43,000 dollars, which was lower than the statewide average of 46,885 dollars over the same period.

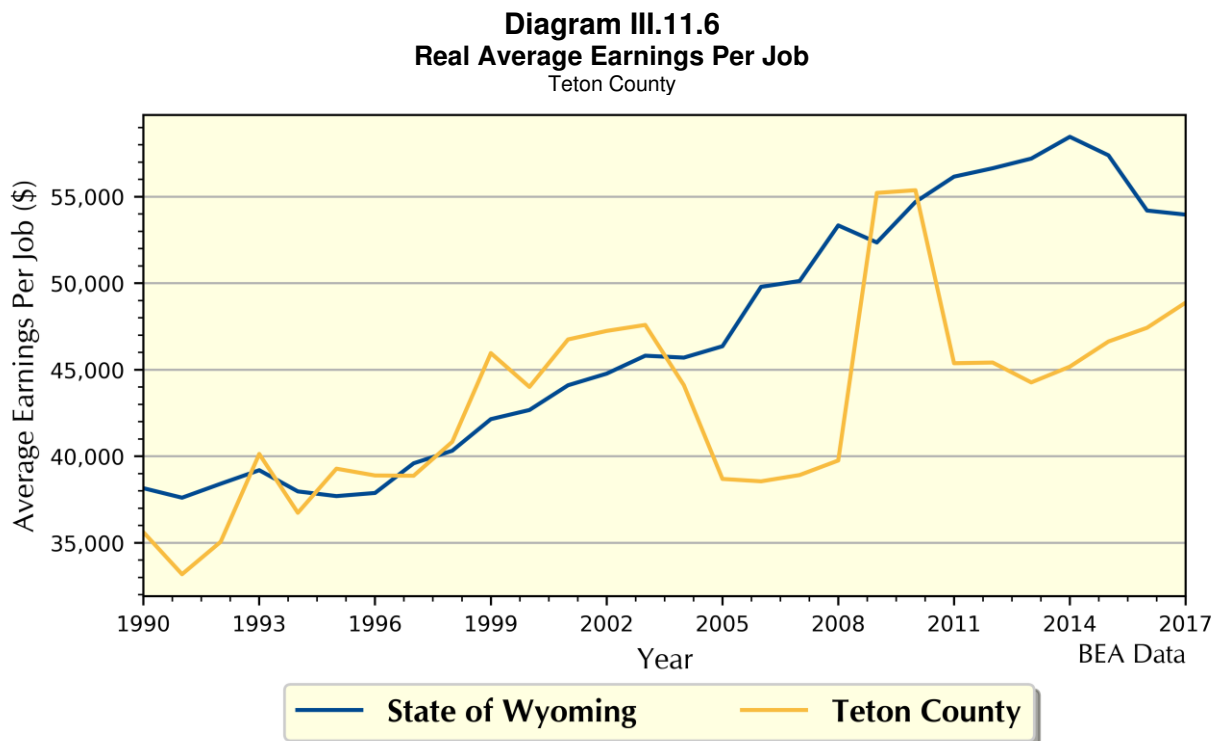
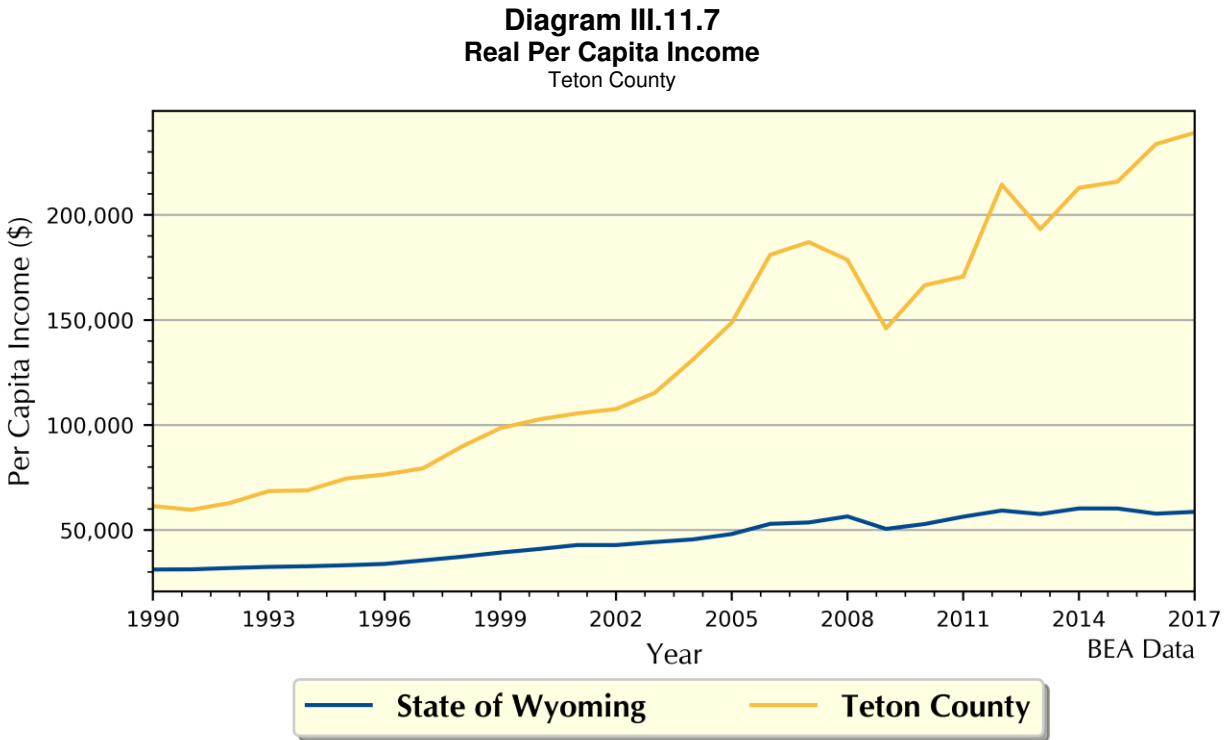


Diagram III.11.7 shows real per capita income for the Teton County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Teton County was 135,362 dollars, which was higher than the statewide average of 45,699 dollars over the same period.



Poverty

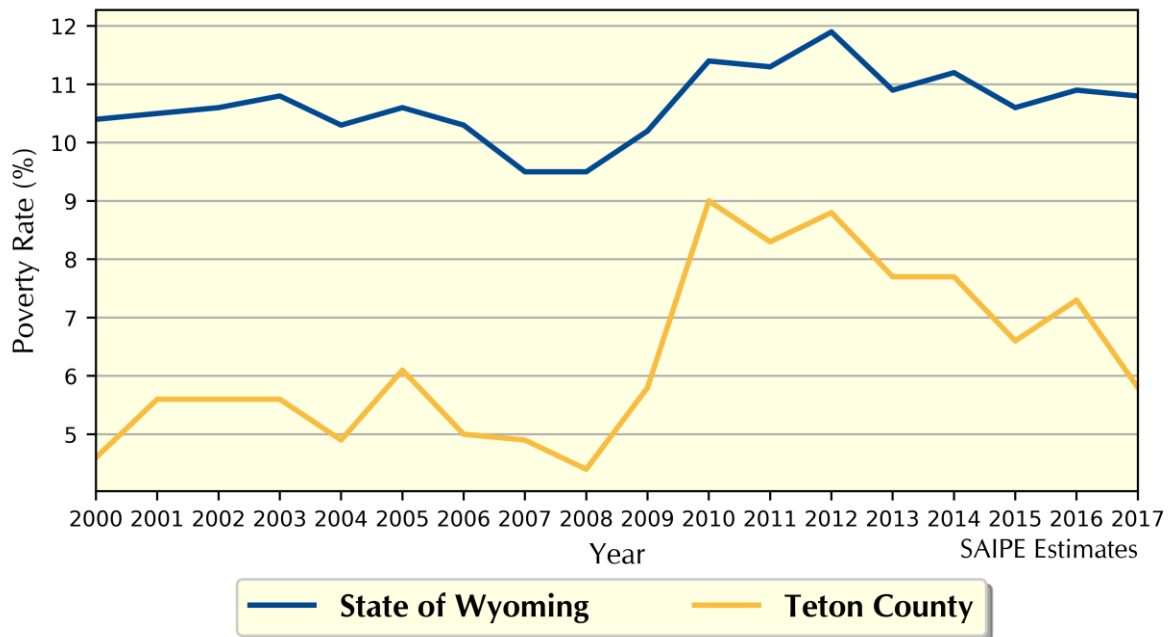
Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 1,902 in 2010 to 1,348 in 2017, with the poverty rate reaching 5.8 percent in 2017. This compared to a state poverty rate of 10.8 percent and a national rate of 13.4 percent in 2017. Table III.11.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.11.8 on the following page.

The rate of poverty for Teton County is shown in Table III.11.18. In 2017, there were an estimated 857 people (8.3 percent) living in poverty, compared to 6.8 percent living in poverty in 2000. In 2017, some 0 percent of those in poverty were under age 6 and 7.1 percent were 65 or older.

Table III.11.17 Persons in Poverty Teton County 2000–2017 SAIPE Estimates		
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%

Table III.11.18 Poverty by Age City of Jackson 2000 Census SF3 & 2017 Five-Year ACS Data				
Age	2000 Census		2017 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	38	6.4%	0	0%
6 to 17	86	14.5%	58	6.8%
18 to 64	431	72.4%	738	86.1%
65 or Older	40	6.7%	61	7.1%
Total	595	100.0%	857	100.0%
Poverty Rate	6.8%	.	8.3%	.

Diagram III.11.8
Poverty Rates
Teton County



HOUSING

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 City of Jackson increased from 21 authorizations in 2017 to 23 in 2018.

The real value of single-family building permits decreased from 590,051 dollars in 2016 to 529,226 dollars in 2017. This compares to an increase in permit value statewide, with values rising from 331,348 dollars in 2017 to 367,953 dollars in 2018. Additional details are given in Table III.11.19, as well as in Diagram III.11.9 and Diagram III.11.10.

Table III.11.19 Building Permits and Valuation City of Jackson 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	19	8	0	0	27	104,164	0
1981	10	6	8	0	24	115,785	0
1982	7	2	0	51	60	121,308	87,499
1983	12	0	4	47	63	140,468	73,813
1984	20	0	10	0	30	108,669	0
1985	4	0	0	0	4	125,214	0
1986	4	2	0	0	6	172,331	0
1987	2	6	0	0	8	206,463	0
1988	1	4	0	0	5	199,439	0
1989	3	6	0	0	9	181,894	inf
1990	35	6	26	49	116	183,566	82,221
1991	1	0	0	0	1	191,969	0
1992	75	2	8	0	85	138,057	inf
1993	66	2	6	0	74	134,821	0
1994	58	8	0	34	100	198,354	86,142
1995	39	8	3	36	86	194,681	84,049
1996	42	2	0	6	50	175,099	111,835
1997	39	6	0	0	45	178,628	0
1998	44	2	0	0	46	216,414	0
1999	21	0	4	52	77	426,358	60,848
2000	48	6	0	48	102	318,750	54,971
2001	31	0	0	42	73	355,503	81,338
2002	28	6	16	44	94	259,702	60,709
2003	34	8	25	45	112	278,443	65,943
2004	40	18	31	48	137	267,122	62,923
2005	46	10	35	55	146	259,820	61,364
2006	40	10	36	65	151	252,043	59,480
2007	36	4	3	46	89	241,763	128,826
2008	21	0	6	40	67	237,834	100,285
2009	12	0	0	25	37	235,981	99,527
2010	11	0	6	36	53	233,286	98,384
2011	12	0	0	58	70	228,506	96,370
2012	24	0	0	31	55	234,777	94,561
2013	32	0	0	35	67	231,325	92,930
2014	37	2	0	8	47	554,051	243,976
2015	25	20	30	12	87	380,866	113,834
2016	16	6	0	12	34	590,051	216,817
2017	21	10	11	5	47	529,226	212,782
2018	23	6	6	5	40	526,007	208,080

Diagram III.11.9
Single-Family Permits
City of Jackson

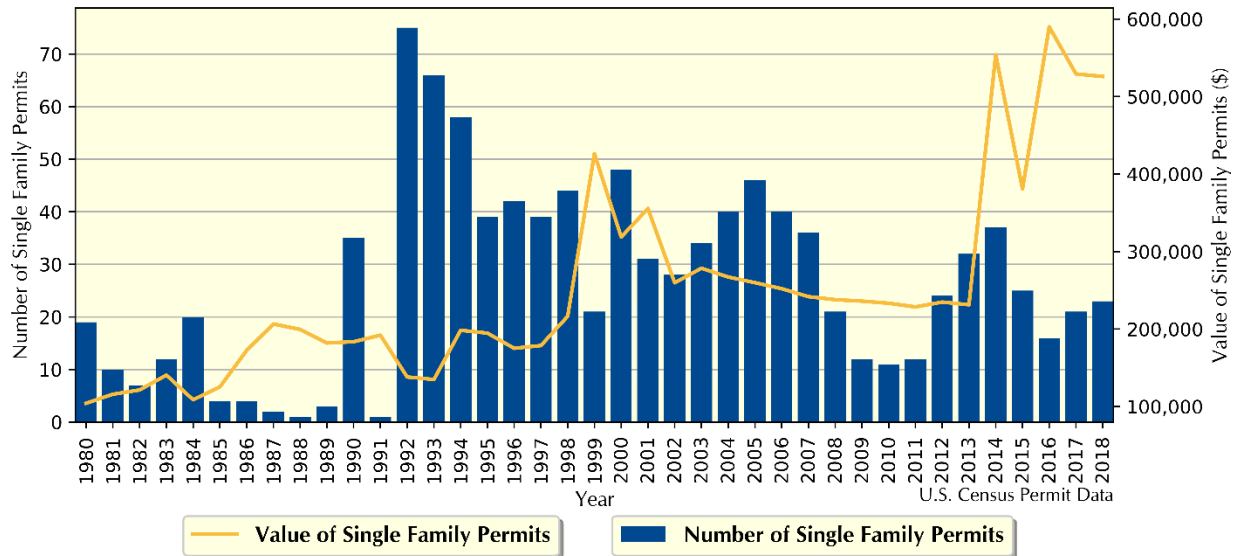
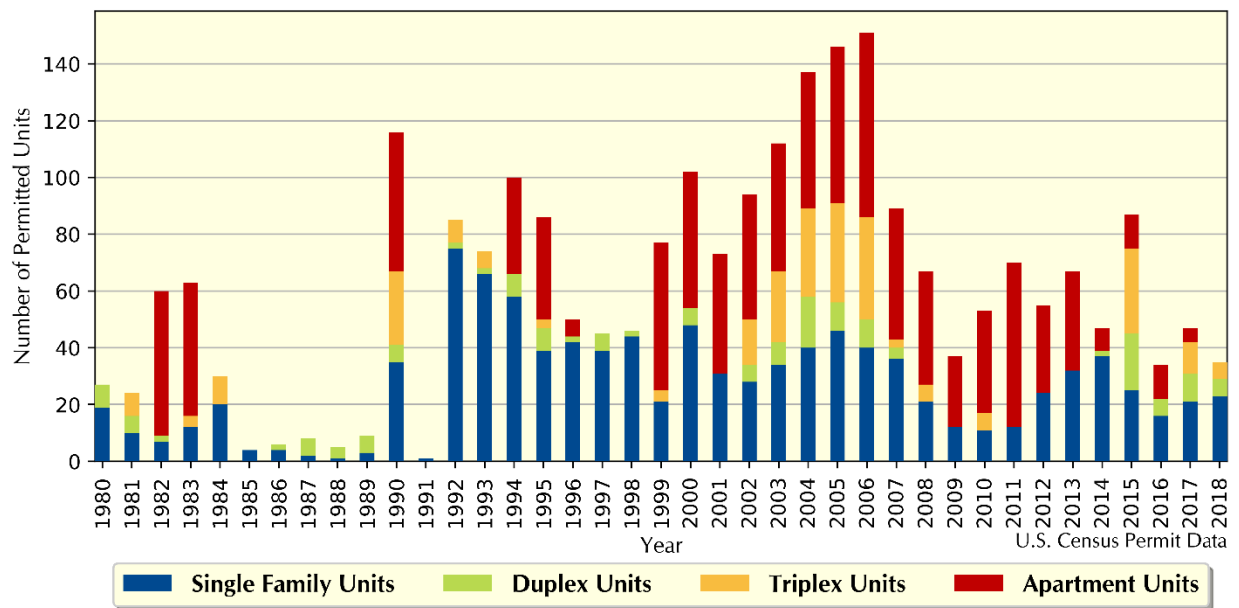


Diagram III.11.10
Total Permits by Unit Type
City of Jackson



Housing Characteristics

Households by type and tenure are shown in Table III.11.20. Family households represented 50.2 percent of households, while non-family households accounted for 49.8 percent. These changed from 46.9 percent and 53.1 percent, respectively.

Table III.11.20 Household Type by Tenure City of Jackson 2010 Census SF1 & 2017 Five-Year ACS Data				
Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	1,858	46.9%	1,906	50.2%
Married-Couple Family	1,396	75.1%	1,422	74.6%
Owner-Occupied	780	55.9%	903	63.5%
Renter-Occupied	616	44.1%	519	36.5%
Other Family	462	24.9%	484	24.2%
Male Householder, No Spouse Present	199	43.1%	281	41.1%
Owner-Occupied	44	22.1%	21	7.5%
Renter-Occupied	155	77.9%	260	92.5%
Female Householder, No Spouse Present	263	56.9%	203	54.3%
Owner-Occupied	109	41.4%	42	20.7%
Renter-Occupied	154	58.6%	161	79.3%
Non-Family Households	2,106	53.1%	1,893	49.8%
Owner-Occupied	708	33.6%	444	23.5%
Renter-Occupied	1,398	66.4%	1,449	76.5%
Total	3,964	100.0%	3,799	100.0%

Table III.11.21 below shows housing units by type in 2010 and 2017. In 2010, there were 4,110 housing units, compared with 4,684 in 2017. Single-family units accounted for 47.1 percent of units in 2017, compared to 42.4 in 2010. Apartment units accounted for 27.7 percent in 2017, compared to 28.5 percent in 2010.

Table III.11.21 Housing Units by Type City of Jackson 2010 & 2017 Five-Year ACS Data				
Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,741	42.4%	2,205	47.1%
Duplex	454	11.0%	288	6.1%
Tri- or Four-Plex	545	13.3%	666	14.2%
Apartment	1,172	28.5%	1,299	27.7%
Mobile Home	198	4.8%	226	4.8%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	4,110	100.0%	4,684	100.0%

Table III.11.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 4,684 housing units. An estimated 37.1 percent were owner-occupied, and 18.9 percent were vacant.

Table III.11.22 Housing Units by Tenure City of Jackson 2010 Census & 2017 Five-Year ACS Data				
Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,964	83.7%	3,799	81.1%
Owner-Occupied	1,641	41.4%	1,410	37.1%
Renter-Occupied	2,323	58.6%	2,389	62.9%
Vacant Housing Units	772	16.3%	885	18.9%
Total Housing Units	4,736	100.0%	4,684	100.0%

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.11.23. Households earning more than 100,000 dollars per year represented 31.2 percent of households in 2017, compared to 20.9 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 4.4 percent of households in 2017, compared to 4.3 percent in 2000.

Table III.11.23 Households by Income City of Jackson 2010 & 2017 Five-Year ACS Data				
Income	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	135	4.3%	166	4.4%
\$15,000 to \$19,999	122	3.9%	149	3.9%
\$20,000 to \$24,999	234	7.4%	96	2.5%
\$25,000 to \$34,999	194	6.2%	227	6.0%
\$35,000 to \$49,999	674	21.5%	440	11.6%
\$50,000 to \$74,999	711	22.6%	803	21.1%
\$75,000 to \$99,999	415	13.2%	734	19.3%
\$100,000 or More	657	20.9%	1,184	31.2%
Total	3,142	100.0%	3,799	100.0%

Table III.11.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 2.8 percent of households in 2010 and 18.1 percent of households in 2017. Housing units built in 1939 or earlier represented 3.4 percent of households in 2017 and 3.8 percent of households in 2010.

Table III.11.24 Households by Year Home Built City of Jackson 2010 & 2017 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	119	3.8%	129	3.4%
1940 to 1949	69	2.2%	122	3.2%
1950 to 1959	148	4.7%	98	2.6%
1960 to 1969	168	5.3%	350	9.2%
1970 to 1979	910	29.0%	538	14.2%
1980 to 1989	671	21.4%	906	23.8%
1990 to 1999	970	30.9%	911	24.0%
2000 to 2009	87	2.8%	687	18.1%
2010 or Later	.	.	58	1.5%
Total	3,142	100.0%	3,799	100.0%

The distribution of unit types by race are shown in Table III.11.25. An estimated 50.5 percent of white households occupy single-family homes, while 0 percent of black households do. Some 27.9 percent of white households occupied apartments, while 0 percent of black households do. An estimated 0 percent of Asian, and 0 percent of American Indian households occupy single-family homes.

Table III.11.25 Distribution of Units in Structure by Race City of Jackson 2017 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	50.5%	0%	0%	0%	0%	80.2%	0%
Duplex	5.8%	0%	0%	0%	0%	7.3%	0%
Tri- or Four-Plex	10.6%	0%	100.0%	0%	0%	0%	100.0%
Apartment	27.9%	0%	0%	0%	0%	12.4%	0%
Mobile Home	5.2%	0%	0%	100.0%	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 2017 are shown in Table III.11.26. By 2017, for rent units accounted for 29.0 percent of vacant units, while for sale units accounted for 1.1 percent. “Other” vacant units accounted for 22.8 percent of vacant units, representing a total of 202 “other” vacant units.

Table III.11.26 Disposition of Vacant Housing Units City of Jackson 2010 Census & 2017 Five-Year ACS Data				
Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	392	50.8%	257	29.0%
For Sale	50	6.5%	10	1.1%
Rented Not Occupied	16	2.1%	108	12.2%
Sold Not Occupied	8	1.0%	22	2.5%
For Seasonal, Recreational, or Occasional Use	242	31.3%	286	32.3%
For Migrant Workers	3	0.4%	0	0%
Other Vacant	61	7.9%	202	22.8%
Total	772	100.0%	885	100.0%

Table III.11.27, below shows the number of households in the county by number of bedrooms and tenure. There were 202 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 21.8 percent of total households in City of Jackson. In City of Jackson the 1,085 households with three bedrooms accounted for 27.0 percent of all households, and there were only 178 five-bedroom or more households, which accounted for 17.3 percent of all households.

Table III.11.27 Households by Number of Bedrooms City of Jackson 2017 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	42	202	326	100.0
One	98	765	1,023	7.0
Two	291	745	1,264	21.8
Three	494	445	1,085	27.0
Four	359	223	808	23.2
Five or more	126	9	178	17.3
Total	3,799	2,389	4,684	100.0

The age of a structure influences its value. As shown in Table III.11.28, structures built in 1939 or earlier had a median value of, 809,800 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 709,100. 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 City of Jackson was 524,400.

Table III.11.28 Owner Occupied Median Value by Year Structure Built City of Jackson 2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	809,800
1940 to 1949	0
1950 to 1959	0
1960 to 1969	477,900
1970 to 1979	634,000
1980 to 1989	490,000
1990 to 1999	709,100
2000 to 2009	0
2010 to 2013	0
2014 or later	0
Median Value	524,400

Household mortgage status is reported in Table III.11.29. In, City of Jackson households with a mortgage accounted for 67.6 percent of all households or 953 housing units, and the remaining 61.5 percent or 867 units had no mortgage. Of those units with a mortgage, 86 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 867 or 61.5 percent had no second mortgage or no home equity loan.

Table III.11.29 Mortgage Status City of Jackson 2017 5-Year ACS Data		
Mortgage Status	City of Jackson	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	953	67.6
With either a second mortgage or home equity loan, but not both	86	6.1
Second mortgage only	0	0
Home equity loan only	86	6.1
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	867	61.5
Housing units without a mortgage	457	32.4
Total	1,410	100.0%

Table III.11.30 lists the City of Jackson median rent as \$1,163 and the median home value as \$524,400.

Table III.11.30 Median Rent City of Jackson 2017 5-Year ACS Data	
Place	Rent
Median Rent	\$1,163
Median Home Value	\$524,400

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 III.11.31. In 2017, an estimated 4.4 percent of households were overcrowded, and an additional 3.8 percent were severely overcrowded.

Table III.11.31 Overcrowding and Severe Overcrowding City of Jackson 2010 & 2017 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	1,268	99.1%	11	0.9%	0	0%	1,279
2017 Five-Year ACS	1,410	100.0%	0	0%	0	0%	1,410
Renter							
2010 Five-Year ACS	1,607	86.3%	117	6.3%	139	7.5%	1,863
2017 Five-Year ACS	2,076	86.9%	167	7.0%	146	6.1%	2,389
Total							
2010 Five-Year ACS	2,875	91.5%	128	4.1%	139	4.4%	3,142
2017 Five-Year ACS	3,486	91.8%	167	4.4%	146	3.8%	3,799

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.

There were a total of 21 households with incomplete plumbing facilities in 2017, representing 0.6 percent of households in City of Jackson. This is compared to 0 percent of households lacking complete plumbing facilities in 2010.

Table III.11.32 Households with Incomplete Plumbing Facilities City of Jackson 2010 and 2017 Five-Year ACS Data		
Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	3,142	3,778
Lacking Complete Plumbing Facilities	0	21
Total Households	3,142	3,799
Percent Lacking	0%	0.6%

There were 96 households lacking complete kitchen facilities in 2017, compared to 15 households in 2010. This was a change from 0.5 percent of households in 2010 to 2.5 percent in 2017.

Table III.11.33 Households with Incomplete Kitchen Facilities City of Jackson 2010 and 2017 Five-Year ACS Data		
Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	3,127	3,703
Lacking Complete Kitchen Facilities	15	96
Total Households	3,142	3,799
Percent Lacking	0.5%	2.5%

Cost burden is defined as gross housing costs that range from 30 to 50 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50 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 City of Jackson 21.9 percent of households had a cost burden and 8.5 percent had a severe cost burden. Some 29.1 percent of renters were cost burdened, and 7.7 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 0 percent and a severe cost burden rate of 6.3 percent. Owner occupied households with a mortgage had a cost burden rate of 14.5 percent, and severe cost burden at 11.5 percent.

Table III.11.34
Cost Burden and Severe Cost Burden by Tenure

City of Jackson
 2010 & 2017 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	582	59.6%	192	19.7%	203	20.8%	0	0%	977
2017 Five-Year ACS	705	74.0%	138	14.5%	110	11.5%	0	0%	953
Owner Without a Mortgage									
2010 Five-Year ACS	274	90.7%	0	0%	28	9.3%	0	0%	302
2017 Five-Year ACS	415	90.8%	0	0%	29	6.3%	13	2.8%	457
Renter									
2010 Five-Year ACS	1,090	58.5%	486	26.1%	205	11.0%	82	4.4%	1,863
2017 Five-Year ACS	1,441	60.3%	695	29.1%	183	7.7%	70	2.9%	2,389
Total									
2010 Five-Year ACS	1,946	61.9%	678	21.6%	436	13.9%	82	2.6%	3,142
2017 Five-Year ACS	2,561	67.4%	833	21.9%	322	8.5%	83	2.2%	3,799

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 III.11.35 shows that the HUD estimated MFI for Teton County was \$98,500 in 2018. This compared to Wyoming's MFI of \$79,600. Diagram III.11.11, illustrates the estimated MFI for 2000 through 2018 in Teton County.

Table III.11.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 230 owner-occupied and 399 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 185 owner-occupied 95 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 2,215 households without a housing problem.

Table III.11.35
Median Family Income
Teton County
2000–2018 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

Diagram III.11.11
Estimated Median Family Income
Teton County vs. Wyoming
HUD Data: 2000 - 2019

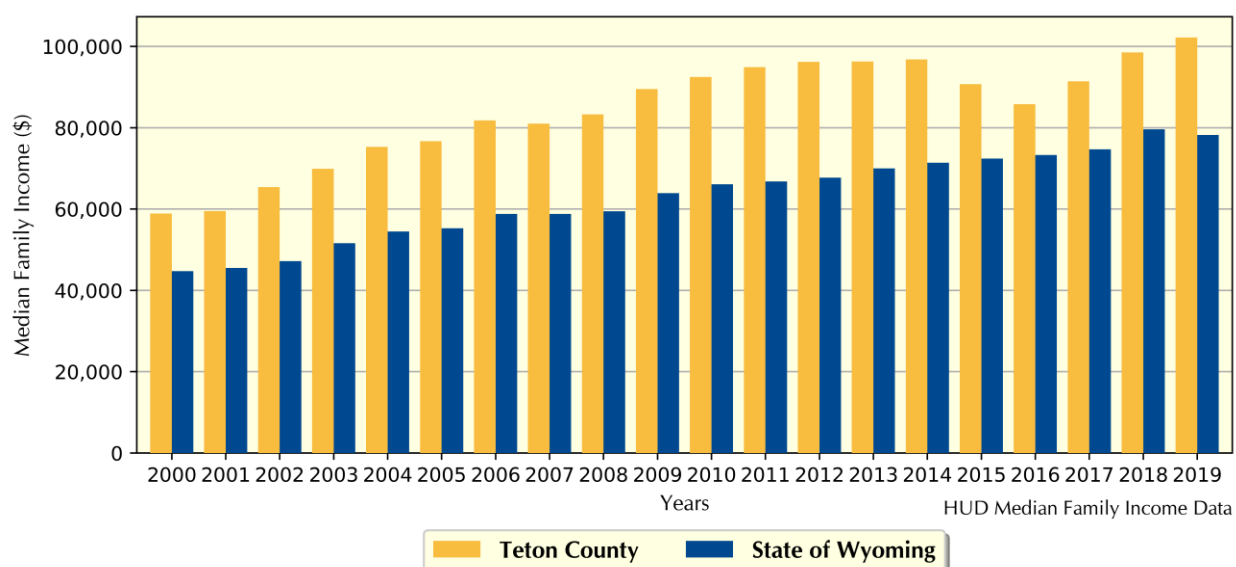


Table III.11.36
Housing Problems by Income and Tenure
 City of Jackson
 2010–2018 HUD CHAS Data

Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
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)	50	0	90	0	45	185
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	0	0	85	70	75	230
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	10	65	60	80	815	1,030
Total	60	65	235	150	935	1,445
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	45	0	15	60
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	35	0	75	0	0	110
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	30	65	40	0	0	135
Housing cost burden greater than 50% of income (and none of the above problems)	95	0	0	0	0	95
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	4	145	145	80	25	399
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	50	180	215	205	535	1,185
Total	214	390	520	285	575	1,984
Total						
Lacking complete plumbing or kitchen facilities	0	0	45	0	15	60
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	35	0	75	0	0	110
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	30	65	40	0	0	135
Housing cost burden greater than 50% of income (and none of the above problems)	145	0	90	0	45	280
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	4	145	230	150	100	629
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	60	245	275	285	1,350	2,215
Total	274	455	755	435	1,510	3,429

Survey of Rental Properties

From May through June of 2019, a telephone survey was conducted with landlords and rental property managers throughout Wyoming. Table III.11.37 presents some basic statistics about the completed surveys.

Table III.11.37 Survey of Rental Properties City of Jackson 2019 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	27	491	0.4	2

Table III.11.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 14 single-family units in City of Jackson, with 0 of them available. This translates into a vacancy rate of 0 percent in City of Jackson, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 457 apartment units reported in the survey, with 1 of them available, which resulted in a vacancy rate of 0.2 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

Table III.11.38 Rental Vacancy Survey by Type City of Jackson 2019 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	14	0	0%
Apartments	457	1	0.2%
Mobile Homes	0	0	0%
"Other" Units	8	1	12.5%
Don't Know	3	0	0%
Total	491	2	0.4%

Table III.11.39, reports units by bedroom size. As can be seen there were 251 two bedroom apartment units and 16 three bedroom units. Overall, the 261 two bedroom units accounted for 53.2 percent of all units, and the 33 three bedroom units accounted for 6.7 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 28 units listed as "Don't Know". Additional details for additional unit types are reported.

Table III.11.39 Rental Units by Bedroom Size City of Jackson 2019 Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	5	0	0	.	5
One	0	160	0	0	.	160
Two	2	251	0	2	.	261
Three	10	16	0	4	.	33
Four	1	0	0	2	.	3
Don't Know	0	25	0	0	3	28
Total	14	457	0	8	3	491

Table III.11.40 displays the vacancy rate of single-family units by the number of bedrooms. Three-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table III.11.41 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 0 percent.

Table III.11.40 Single-Family Units by Bedroom Size City of Jackson 2019 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	0	0	0%
Two	2	0	0%
Three	10	0	0%
Four	1	0	0%
Don't know	0	0	0%
Total	14	0	0%

Table III.11.41 Apartment Units by Bedroom Size City of Jackson 2019 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	5	0	0%
One	160	1	0.6%
Two	251	0	0%
Three	16	0	0%
Four	0	0	0%
Don't know	25	0	0%
Total	457	1	0.2%

Average market-rate rents by unit type are shown in Table III.11.42. 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 III.11.42 Average Market Rate Rents by Bedroom Size City of Jackson 2019 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$.	\$1,200	\$.	\$.	\$1,200
One	\$.	\$1,237	\$.	\$.	\$1,237
Two	\$2,725	\$1,988	\$.	\$2,350	\$2,055
Three	\$2,721	\$1,688	\$.	\$2,550	\$2,429
Four	\$3,500	\$.	\$.	\$2,800	\$3,150
Total	\$2727.3	\$1527.9	\$0	\$2481.2	\$2182.0

Table III.11.43 shows vacancy rates for single-family units by average rental rates for City of Jackson. 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 III.11.43 Single-Family Market Rate Rents by Vacancy Status City of Jackson 2019 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$749	0	0	0%
\$750 to \$999	0	0	0%
\$1,000 to \$1,249	0	0	0%
\$1,250 to \$1,499	0	0	0%
Above \$1,500	14	0	0%
Missing	0	0	0%
Total	14	0	0%

The average rent and availability of apartment units is displayed in Table III.11.44. The most common rent for apartment rents was 0 dollars and the units in this price range had a vacancy rate of 0.3 percent.

Table III.11.44 Apartment Market Rate Rents by Vacancy Status City of Jackson 2019 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$749	0	0	0%
\$750 to \$999	82	0	0%
\$1,000 to \$1,249	9	0	0%
\$1,250 to \$1,499	1	0	0%
Above \$1,500	332	1	0.3%
Missing	33	0	0%
Total	457	1	0.2%

Respondents were asked if utilities are included in the rent and as shown in Table III.11.45, 17 respondents, or 73.9 percent, included some sort of utility in the rent.

Table III.11.45 Are there any utilities included with the rent? City of Jackson 2019 Survey of Rental Properties	
Period	Respondent
Yes	17
No	6
% Offering Utilities	73.9%

The type of utility included in the rent is shown in Table III.11.46. There were 8 respondents who included electricity, 14 respondents who included natural gas, 444 respondents who included water and sewer and 435 respondents included trash collection in the rent.

Table III.11.46 Which utilities are included with the rent? City of Jackson 2019 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	8
Natural Gas	14
Water/Sewer	444
Trash Collection	435

Perceived Need for Housing Units

Table III.11.47 shows the number of survey respondents who keep a waiting list. As can be seen 6 respondents said they keep a waitlist, with an estimated 75 number of persons on the wait list.

Table III.11.47 Do you keep a waiting list? City of Jackson 2019A Survey of Rental Properties	
Period	Respondent
Yes	6
No	17
Waitlist Size	75

Table III.11.48 shows the condition of rental units by unit type for City of Jackson. 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 73 units were in good condition, or 14.9 percent and 9 units, or 1.8 percent, being in average condition. Details by unit type and condition are displayed.

Table III.11.48 Condition by Unit Type City of Jackson 2019A Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	9	1.8%
Good	73	14.9%
Excellent	380	77.4%
Don't Know	0	0%
Total	491	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 III.11.49, 1 respondent said they would prefer more single family units, 0 respondents wanted more apartment units, and 7 respondents indicated they would prefer more units of any type.

Table III.11.49 If you had the opportunity to own/manage more units, how many would you prefer City of Jackson 2019A Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	1
Duplex Units	0
Apartments	0
Mobile homes	0
Other	0
All types	7
Total	8

2018 Household Forecast

The 2018 Housing Needs Forecast reports housing demand projections from 2018 to 2050, with 2017 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 2017 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 III.11.50 shows the current CHAS housing problem estimates for the period of 2011-2015. 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

Table III.11.50 Households with Housing Problems by Income City of Jackson 2011-2015 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	45	165	210
30.1-50% HAMFI	0	210	210
50.1-80% HAMFI	175	300	475
80.1-95% HAMFI	70	80.0	150
95 – 115% HAMFI	70	10.0	80
115.1% HAMFI or more	55	25.0	80
Total	415	790	1,205
Without Housing Problems			
30% HAMFI or less	10	50	60
30.1-50% HAMFI	65	180	245
50.1-80% HAMFI	60	220	280
80.1-95% HAMFI	25	125	150
95 – 115% HAMFI	155	285	440
115.1% HAMFI or more	710	330	1,040
Total	1,025	1,190	2,215
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	55	215	270
30.1-50% HAMFI	65	390	455
50.1-80% HAMFI	235	520	755
80.1-95% HAMFI	95	205	300
95 – 115% HAMFI	225	295	520
115.1% HAMFI or more	765	355	1,120
Total	1,440	1,980	3,420

horizon. As can be seen there were a total of 415 owner occupied and 790 renter occupied households experiencing a housing problem.

Table III.11.51 shows the total estimated housing by tenure for City of Jackson. As can be seen, in 2030 there are estimated to be a total of 2,131 owner and 2,677 renter occupied households or a total of 4,808 households. By 2050 there are estimated to be 2,970 owner, 3,705 renter for a total of 6,675 households in City of Jackson.

Table III.11.51 Total Estimated Housing Forecast City of Jackson Strong Growth Scenario			
Year	Owner	Renter	Total
2017	1,619	2,170	3,789
2020	1,743	2,209	3,952
2025	1,932	2,437	4,369
2030	2,131	2,677	4,808
2035	2,334	2,925	5,259
2040	2,540	3,178	5,718
2045	2,751	3,437	6,188
2050	2,970	3,705	6,675

Table III.11.52, below shows the incremental housing demand for City of Jackson. 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 512 owner-occupied and 507 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 City of Jackson will see an additional 2,886 households, of which 218 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 624 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.11.52
Incremental Housing Demand Forecast
 City of Jackson
 Strong Growth Scenario

Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	5.0	12.0	20	27	35	43	52
30.1-50%	0	6.0	14.0	23	32	42	51	61
50.1-80%	0	20.0	51	84	117	150	185	220
80.1-95%	0	8.0	21.0	34	47	61	75	89
95.1-115%	0	19.0	49	80	112	144	177	211
115+%	0	66	166	272	380	489	601	718
Total	0	124	313	512	715	921	1,132	1,351
Renter								
0-30%	0	4.0	29	55	82	109	138	167
30.1-50%	0	8.0	53	100	149	199	250	302
50.1-80%	0	10.0	70	133	198	265	333	403
80.1-95%	0	4.0	28.0	52.0	78	104	131	159
95.1-115%	0	6.0	40.0	76.0	112	150	189	229
115+%	0	7.0	48	91	135	181	227	275
Total	0	37	267	507	755	1,008	1,267	1,535
Total								
0-30%	0	9.0	41	75	109	145	181	218
30.1-50%	0	13.0	67	123	181	240	301	363
50.1-80%	0	30	121	217	315	415	517	624
80.1-95%	0	12.0	48	86	125	165	206	248
95.1-115%	0	25.0	89	156	224	294	366	440
115+%	0	73	214	363	515	670	829	993
Total	0	161	580	1,019	1,470	1,929	2,399	2,886

Table III.11.53 shows the Incremental Total Housing Need Forecast for City of Jackson. 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 1,332 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 1,818 owner and 2,401 renter occupied households for a total of 4,218 quality households.

Table III.11.53
Incremental Total Housing Need Forecast
 City of Jackson
 Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	51	55	63	70	78	86	94	102
30.1-50%	0	6	14	23	32	42	51	61
50.1-80%	197	217	248	280	313	347	381	417
80.1-95%	79	87	99	112	126	139	153	168
95.1-115%	79	98	128	159	190	223	256	290
115+%	62	128	228	334	442	551	663	780
Total	467	591	780	979	1,182	1,388	1,599	1,818
Renter								
0-30%	181	185	210	236	263	290	318	348
30.1-50%	230	238	283	330	379	429	480	533
50.1-80%	329	339	399	462	527	594	662	732
80.1-95%	88.0	92.0	115	140	166	192	219	247
95.1-115%	11.0	17.0	51.0	86	123	161	200	240
115+%	27.0	34	75	118	163	208	255	303
Total	866	903	1,133	1,373	1,621	1,874	2,133	2,401
Total								
0-30%	231	240	272	306	341	376	412	450
30.1-50%	230	243	297	353	411	470	531	593
50.1-80%	526	556	647	742	841	941	1,043	1,149
80.1-95%	166	179	215	253	292	332	372	414
95.1-115%	90	115	178	245	314	384	455	529
115+%	89	162	303	452	604	759	918	1,082
Total	1,332	1,493	1,912	2,351	2,802	3,261	3,731	4,218