# Jackson town

Jackson town

DEMOGRAPHICS

Population Estimates

Table III.11.1, at right shows the population for Jackson town. As can be seen, the population in Jackson town increased from 9,577 persons in 2010 to 10,559 persons in 2019, or by 10.3 percent.

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 Jackson town. Although a city may span several counties, for the county level data pieces, Teton County was selected.

Table III.11.1 Population Estimates Jackson town 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	9,698	1.3%
2012	9,838	1.4%
2013	10,167	3.3%
2014	10,386	2.2%
2015	10,499	1.1%
2016	10,582	0.8%
2017	10,602	0.2%
2018	10,509	-0.9%
2019	10,559	0.5%

Diagram III.11.1
Population

Jackson town | 2019 U.S. Census Estimates
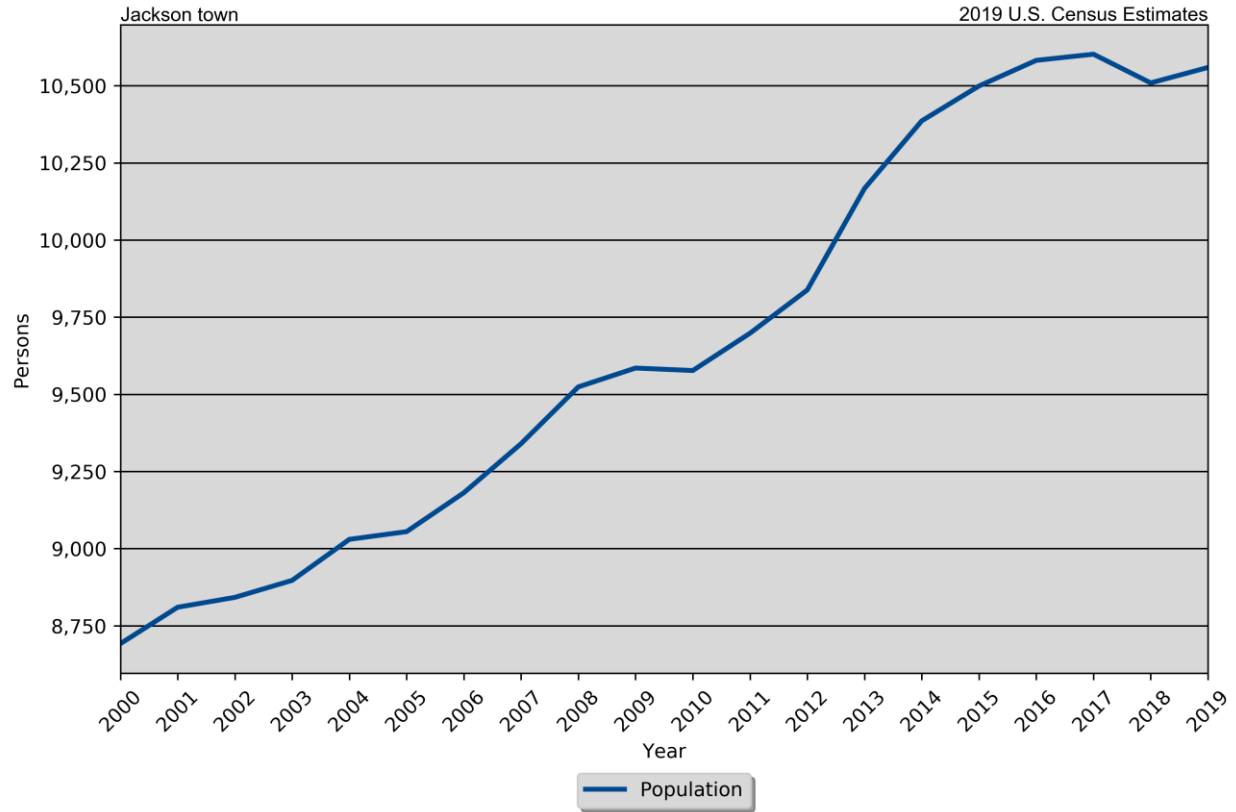
Population Migration Trends

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 2020 for Jackson town 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 Jackson town Wyoming DOT Data									
Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020(p)
In										
14-17	2	7	11	8	3	3	6	13	11	2
18-22	25	51	42	51	51	57	59	57	63	36
23-25	80	161	199	178	176	162	187	132	140	75
26-35	154	319	318	326	379	343	381	347	322	150
36-45	63	121	121	143	142	144	141	152	152	56
46-55	38	93	99	98	93	105	96	108	106	47
56-65	33	48	66	87	104	84	94	86	92	45
66 +	12	31	45	19	43	37	48	52	65	26
Total	**407**	**831**	**901**	**910**	**991**	**935**	**1,012**	**947**	**951**	**437**

The shaded area in Diagram III.11.2 represents in-migration, as seen, the maximum net migration occurred in 2017 with 1,012 people entering Jackson town.

Diagram III.11.2
In-Migration
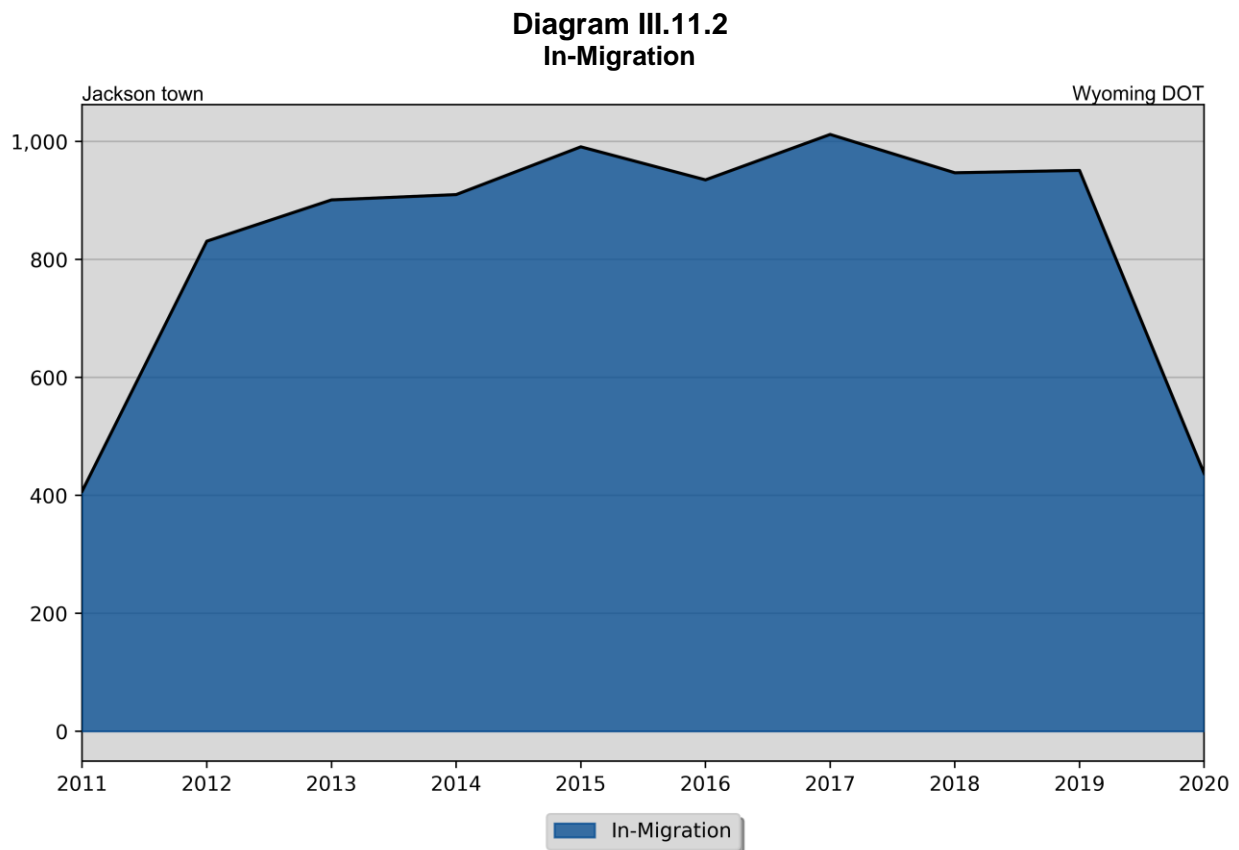
The driver's license total exchanges since 2000 for Teton County are presented in Diagram III.11.3, which shows a net migration of 7,669 persons over the time period. In 2008, there were a total of 1,324 in-migrations and 753 out-migrations, for a net-migration of 571 people. In 2019, there were 615 in-migrants, 433 out-migrants for a net in-migration of 182 people. The maximum net migration occurred in 2000 with 611 people entering and the lowest net migration occurred in 2003 with 133 entering Teton County.

Over the past five years, there was only one year with negative net-migration in Teton County, which could indicate a generally healthy inflow of people into the county. Since 2016, Teton County has experienced a net growth of 1,692 persons, creating an overall positive net-migration trend. Wyoming DOT data indicates that there was a net increase of 182 people in the most recent year.

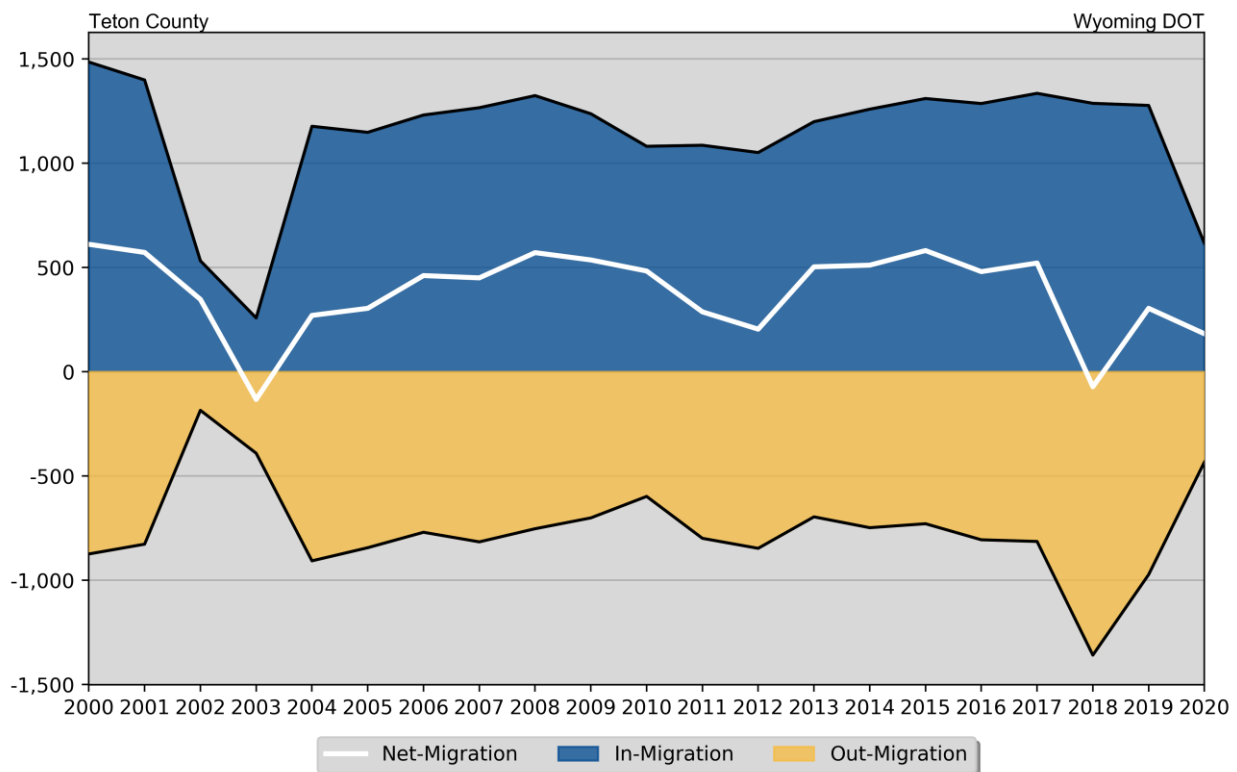**Diagram III.11.3**
Migration Trends

Table III.11.3, shows net-migration for Teton County by age range. The largest age cohort in the most recent 2020 net migration data was those in the age range of 23 to 25, with 54 persons entering Teton County. Those in the age range of 16 to 17 had the lowest levels of net migration, with 4 persons entering Teton County.

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Table III.11.3 **Net-Migration by Age Range** Teton County Wyoming DOT Data													
Net													
14-17	-1	4	0	-1	7	8	3	1	3	-1	14	3	4
18-22	27	49	36	15	11	23	31	23	35	35	17	43	34
23-25	210	181	161	147	104	188	165	160	157	152	68	107	54
26-35	222	149	126	96	78	167	186	213	150	209	-40	49	16
36-45	45	33	47	-7	-7	40	64	93	64	56	-10	37	12
46-55	54	51	54	26	27	37	65	32	50	50	-67	46	33
56-65	23	48	48	18	-10	21	23	45	42	34	-7	34	36
66 +	-9	21	11	-7	-6	19	-26	14	-21	-14	-47	-15	-7
Total	**571**	**536**	**483**	**287**	**204**	**503**	**511**	**581**	**480**	**521**	**-72**	**304**	**182**

Census Demographic Data

To study 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.

Population by race and ethnicity through 2018 in shown in Table III.11.4. In 2018 the white population represented 88.9 percent of the population, while the black population represented 0.1 percent of the population. The Hispanic population represented 24.9 percent of the population in 2018, compared to 27.2 percent in 2010.

Table III.11.4 **Population by Race and Ethnicity** Jackson town 2010 Census & 2018 Five-Year ACS				
Race	**2010 Census**		**2018 Five-Year ACS**	
	Population	**% of Total**	**Population**	**% of Total**
White	7,645	79.8%	9,324	88.9%
Black	35	0.4%	9	0.1%
American Indian	78	0.8%	0	0%
Asian	138	1.4%	0	0%
Native Hawaiian/ Pacific Islander	12	0.1%	0	0%
Other	1,451	15.2%	1,056	10.1%
Two or More Races	218	2.3%	94	0.9%
Total	**9,577**	**100.0%**	**10,483**	**100.0%**
Non-Hispanic	6,970	72.8%	7,872	75.1%
Hispanic	2,607	27.2%	2,611	24.9%

The change in race and ethnicity between 2010 and 2018 is shown in Table III.11.5. During this time, the total non-Hispanic population was 7,872 persons in 2018. The Hispanic population was 2,611.

Table III.11.5 **Population by Race and Ethnicity** Jackson town 2010 Census & 2018 Five-Year ACS				
Race	**2010 Census**		**2018 Five-Year ACS**	
	Population	**% of Total**	**Population**	**% of Total**
Non-Hispanic				
White	6,628	95.1%	7,764	98.6%
Black	19	0.3%	9	0.1%
American Indian	46	0.7%	0	0%
Asian	132	1.9%	0	0%
Native Hawaiian/ Pacific Islander	11	0.2%	0	0%
Other	35	0.5%	5	0.1%
Two or More Races	99	1.4%	94	1.2%
Total Non-Hispanic	**6,970**	**100.0%**	**7,872**	**100.0%**
Hispanic				
White	1,017	39%	1,560	59.7%
Black	16	0.6%	0	0%
American Indian	32	1.2%	0	0%
Asian	6	0.2%	0	0%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	1,416	54.3%	1,051	40.3%
Two or More Races	119	4.6%	0	0%
Total Hispanic	**2,607**	**100.0**	**2,611**	**100.0%**
Total Population	**9,577**	**100.0%**	**10,483**	**100.0%**

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 group quarters population was 115 in 2010, compared to 115 in 2000. Institutionalized populations experienced a -30 percent change between 2000 and 2010. Non-Institutionalized populations experienced a 68.6 percent change during this same time period.

Table III.11.6 **Group Quarters Population** Jackson town 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%
Juvenile Facilities	.	.	9	16.1%	.
Nursing Homes	49	61.3%	0	0%	-100%
Other Institutions	0	0%	47	83.9%	inf%
Total	**80**	**100.0%**	**56**	**100.0%**	**-30%**
Non-Institutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	35	100%	59	100%	68.6%
Total	**35**	**100.0%**	**59**	**100.0%**	**68.6%**
Group Quarters Population	**115**	**100.0%**	**115**	**100.0%**	**0%**

The number of foreign-born persons is shown in Table III.11.7. An estimated 10.7 percent of the population was born in Mexico, some 1.4 percent were born in El Salvador, and another 1 percent were born in UK excluding England Scotland.

Table III.11.7 Place of Birth for the Foreign-Born Population Jackson town 2018 Five-Year ACS			
Number	**Country**	**Number of Persons**	**Percent of Total Population**
#1 country of origin	Mexico	1,126	10.7%
#2 country of origin	El Salvador	148	1.4%
#3 country of origin	UK excluding England Scotland	108	1%
#4 country of origin	Ukraine	75	0.7%
#5 country of origin	Chile	51	0.5%
#6 country of origin	Canada	39	0.4%
#7 country of origin	Australia	16	0.2%
#8 country of origin	Greece	13	0.1%
#9 country of origin	Afghanistan	0	0%
#10 country of origin	Africa n.e.c	0	0%

Limited English Proficiency and the language spoken at home are shown in Table III.11.8. An estimated 12.7 percent of the population speaks Spanish at home, followed by 0.3 percent speaking German or other West Germanic languages.

Table III.11.8 Limited English Proficiency and Language Spoken at Home Jackson town 2018 Five-Year ACS			
Number	**Country**	**Number of Persons**	**Percent of Total Population**
#1 LEP Language	Spanish	1,239	12.7%
#2 LEP Language	German or other West Germanic languages	25	0.3%
#3 LEP Language	Russian, Polish, or other Slavic languages	22	0.2%
#4 LEP Language	Arabic	0	0%
#5 LEP Language	Chinese	0	0%
#6 LEP Language	French, Haitian, or Cajun	0	0%
#7 LEP Language	Korean	0	0%
#8 LEP Language	Other Asian and Pacific Island languages	0	0%
#9 LEP Language	Other Indo-European languages	0	0%
#10 LEP Language	Other and unspecified languages	0	0%

Age Cohorts

Table III.11.9 shows the population distribution in Jackson town by age. In 2010, children under the age of 5 accounted for 6.5 percent of the total population, which compared to 7.2 percent in 2018.

Table III.11.9 Population Distribution by Age Jackson town 2018 Five-Year ACS Data				
Age	**2010 Census**		**2018 Five-Year ACS**	
	Number of Persons	**Percent**	**Number of Persons**	**Percent**
Under 5	624	6.5	750	7.2
5 to 19	1,243	13	1,578	15.1
20 to 24	969	10.1	566	5.4
25 to 34	2,602	27.2	2,893	27.6
35 to 54	2,781	29	3,126	29.8
55 to 64	768	8	823	7.9
65 or Older	590	6.2	747	7.1
Total	**9,577**	**100%**	**10,483**	**100%**

Diagram III.11.4
Population Distribution by Age
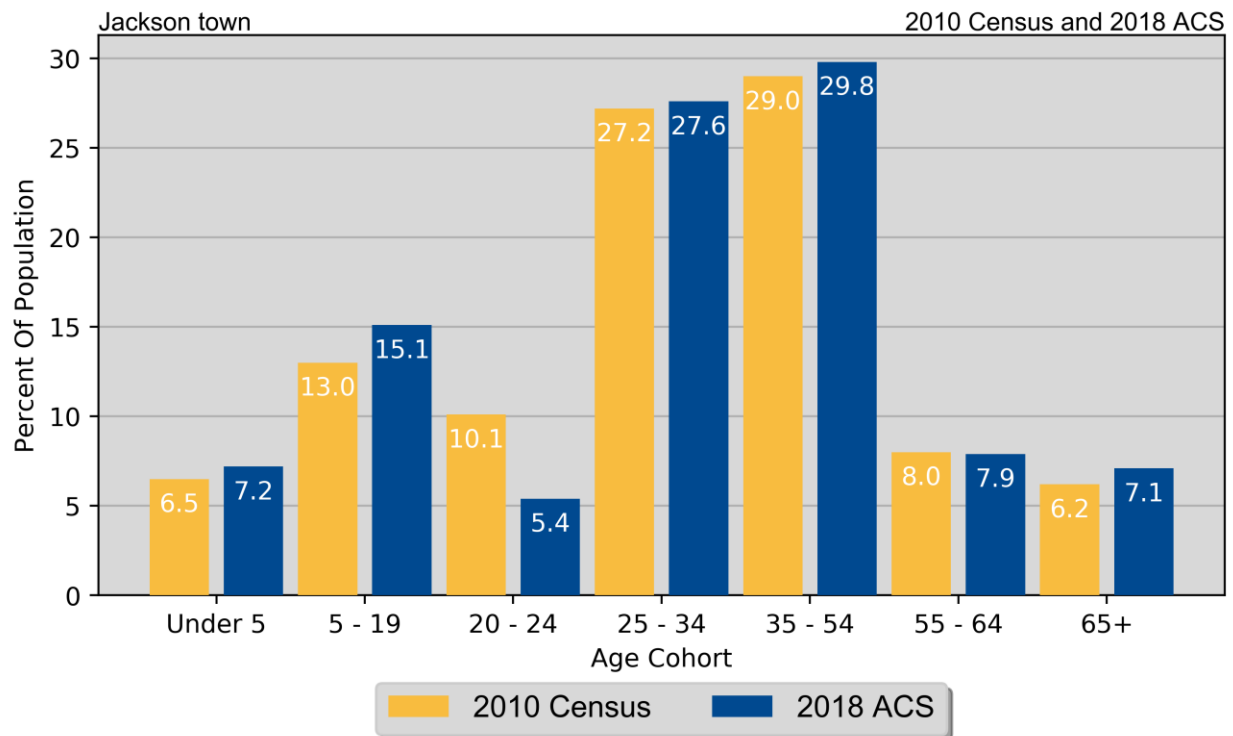
Disability

Disability by age, as estimated by the 2018 ACS, is shown in Table III.11.10. The disability rate for females was 7.4 percent, compared to 8.8 percent for males. The disability rate grew precipitously higher with age, with 23.4 percent of those over 75 experiencing a disability.

Table III.11.10 Disability by Age Jackson town 2018 Five-Year ACS Data						
	Male		**Female**		**Total**	
Age	**Disabled Population**	**Disability Rate**	**Disabled Population**	**Disability Rate**	**Disabled Population**	**Disability Rate**
Under 5	0	0%	0	0%	0	0%
5 to 17	58	7.6%	18	2.6%	76	5.3%
18 to 34	102	4.7%	18	1.3%	120	3.3%
35 to 64	312	14.4%	272	15.4%	584	14.8%
65 to 74	10	5.3%	0	0%	10	2.2%
75 or Older	23	16.9%	37	30.8%	60	23.4%
Total	**505**	**8.8%**	**345**	**7.4%**	**850**	**8.1%**

The number of disabilities by type, as estimated by the 2018 ACS, is shown in Table III.11.11. Some 4.4 percent have an ambulatory disability, 3.6 percent have an independent living disability, and 3 percent have a self-care disability.

Table III.11.11 Total Disabilities Tallied: Aged 5 and Older Jackson town 2018 Five-Year ACS		
Disability Type	**Population with Disability**	**Percent with Disability**
Hearing disability	327	3.1%
Vision disability	387	3.7%
Cognitive disability	395	4.1%
Ambulatory disability	429	4.4%
Self-Care disability	294	3%
Independent living disability	296	3.6%

Education

Education and employment data, as estimated by the 2018 ACS, is presented in Table III.11.12 through Table III.   .14. In 2018, some 6,949 people were in the Jackson town labor force, with 6,773 persons employed and 176 unemployed. The unemployment rate for Jackson town was estimated to be 2.5 percent in 2018.

Table III.11.12 Employment, Labor Force and Unemployment Jackson town 2018 Five-Year ACS Data	
Employment Status	**2018 Five-Year ACS**
Employed	6,773
Unemployed	176
Labor Force	**6,949**
Unemployment Rate	2.5%

As seen in Table III.   .13 and Table III.11.14, some 15.2 percent of the population had a high school diploma or equivalent, another 23.5 percent have some college, 36.8 percent have a Bachelor's Degree, and 14.7 percent of the population had a graduate or professional degree.

Table III.11.13 High School or Greater Education Jackson town 2018 Five-Year ACS Data	
Education Level	**Households**
High School or Greater	3,708
Total Households	4,006
Percent High School or Above	**92.6%**

| Table III.11.14 Educational Attainment Jackson town 2018 Five-Year ACS Data		
Education Level	**Population**	**Percent**
Less Than High School	816	9.8%
High School or Equivalent	1,256	15.2%
Some College or Associates Degree	1,946	23.5%
Bachelor's Degree	3,050	36.8%
Graduate or Professional Degree	1,218	14.7%
Total Population Above 18 years	**8,286**	**100.0%**

ECONOMICS

Labor Force

Table III.11.15, shows the labor force statistics for Teton County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1990 with a rate of 2.0 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 Teton County decreased from 2.9 percent in 2018 to 2.7 percent in 2019, which compared to a statewide decrease to 3.6 percent.

Table III.11.15 **Labor Force Statistics** Teton County 1990 - 2019 BLS Data				
Year	**Teton County**			**Statewide Unemployment Rate**
	Unemployment	**Employment**	**Labor Force**	**Unemployment Rate**	
1990	163	8,049	8,212	2.0%	5.3%
1991	210	8,327	8,537	2.5%	5.2%
1992	257	8,724	8,981	2.9%	5.6%
1993	234	9,300	9,534	2.5%	5.3%
1994	221	9,895	10,116	2.2%	5.0%
1995	242	10,265	10,507	2.3%	4.8%
1996	291	10,313	10,604	2.7%	4.9%
1997	260	10,427	10,687	2.4%	4.8%
1998	226	10,798	11,024	2.1%	4.7%
1999	251	11,424	11,675	2.1%	4.6%
2000	350	13,833	14,183	2.5%	3.9%
2001	373	13,865	14,238	2.6%	3.8%
2002	413	13,378	13,791	3.0%	4.0%
2003	476	13,233	13,709	3.5%	4.3%
2004	422	13,291	13,713	3.1%	3.8%
2005	412	13,344	13,756	3.0%	3.6%
2006	354	13,577	13,931	2.5%	3.2%
2007	317	14,058	14,375	2.2%	2.8%
2008	423	14,036	14,459	2.9%	3.1%
2009	965	12,917	13,882	7.0%	6.3%
2010	1,042	12,569	13,611	7.7%	6.4%
2011	1,023	12,614	13,637	7.5%	5.8%
2012	924	12,881	13,805	6.7%	5.3%
2013	789	13,318	14,107	5.6%	4.7%
2014	668	13,751	14,419	4.6%	4.1%
2015	575	14,119	14,694	3.9%	4.3%
2016	529	14,708	15,237	3.5%	5.3%
2017	434	14,994	15,428	2.8%	4.2%
2018	446	14,959	15,405	2.9%	3.9%
2019	424	15,151	15,575	2.7%	3.6%

Diagram III.11.5, shows the employment and labor force for Teton County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 15,151 persons, with the labor force reaching 15,575, indicating there were a total of 424 unemployed persons.

Diagram III.11.5
Employment and Labor Force
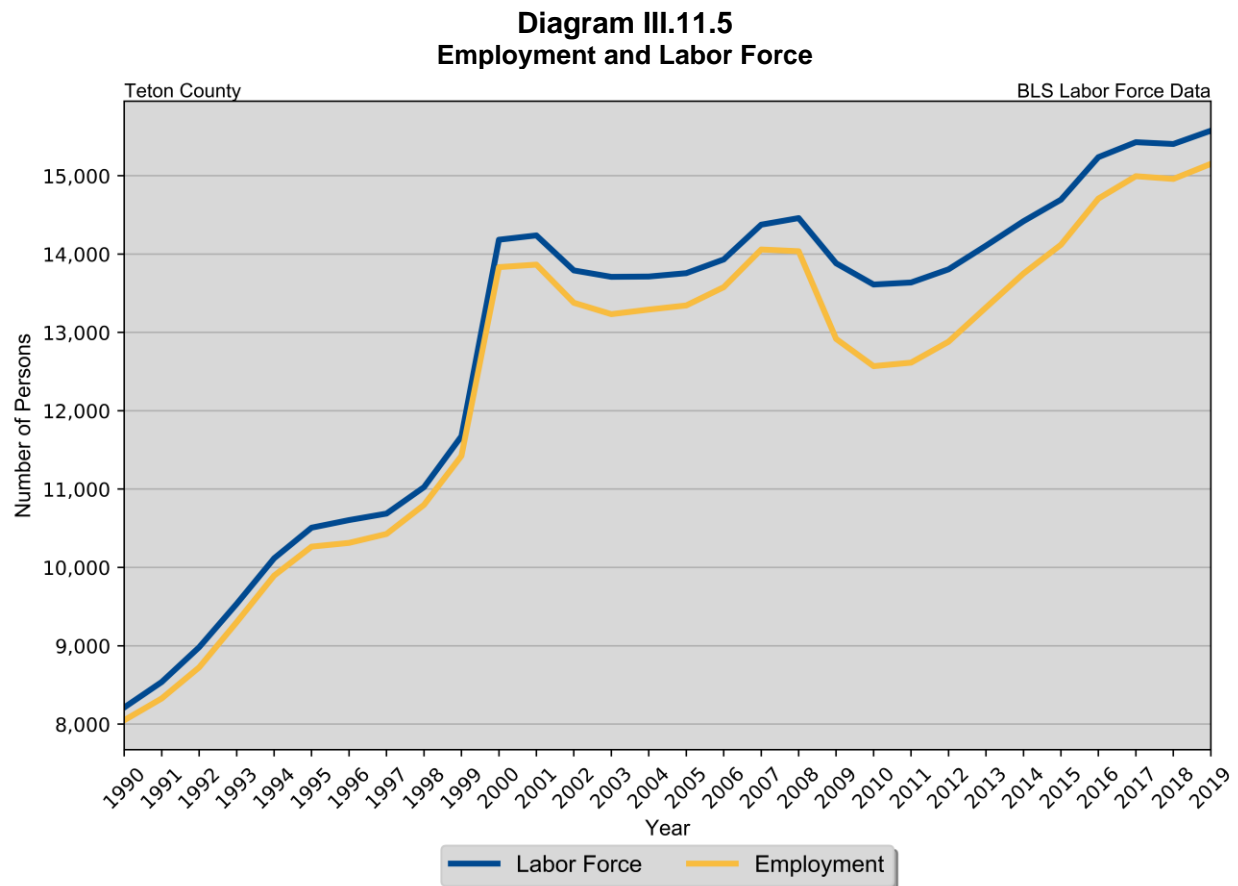
Unemployment

Diagram III.11.6, shows the unemployment rate for both the State and Teton County. During the 1990's the average rate for Teton County was 2.4 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.2 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 4.7 percent. Over the course of the entire period the Teton County had an average unemployment rate that lower than the State, 3.6 percent for Teton County, versus 4.6 percent statewide.

Diagram III.11.6
Annual Unemployment Rate
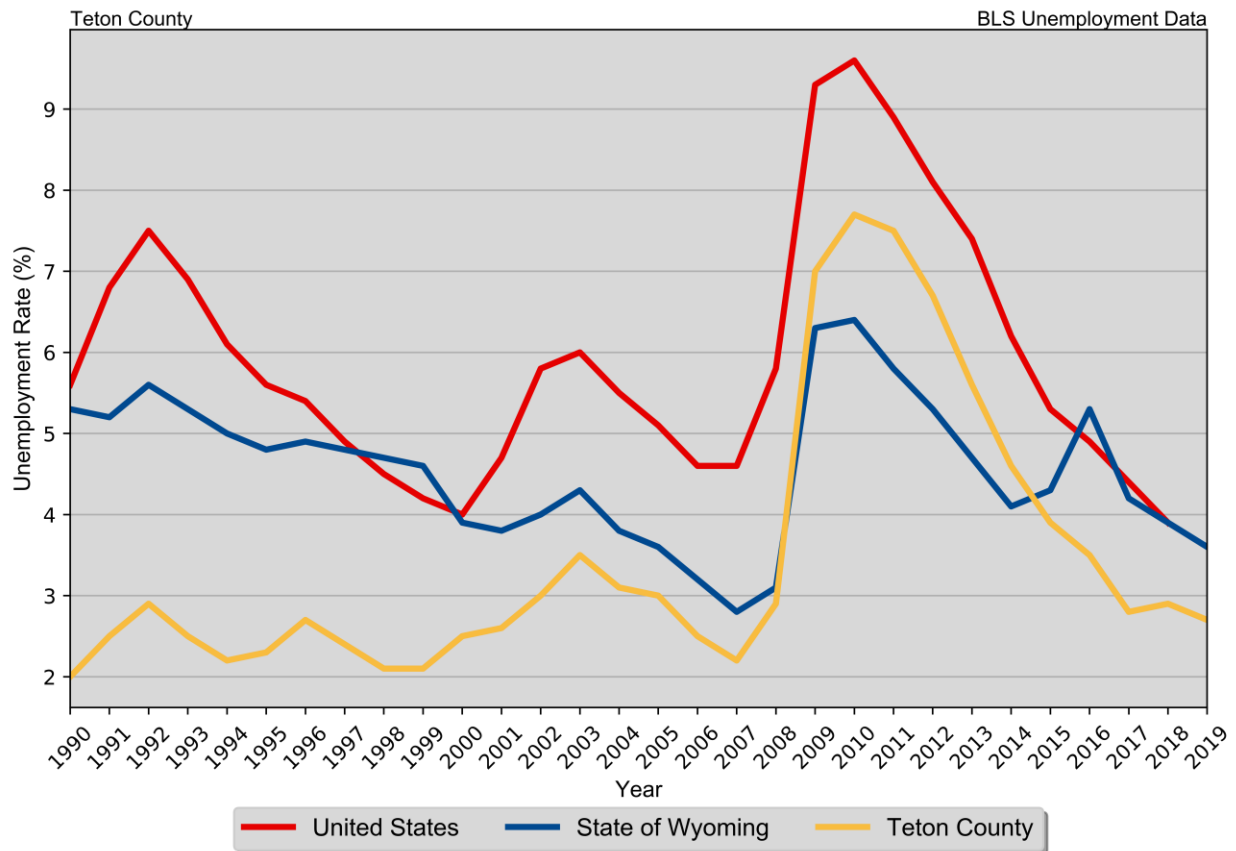
Earnings and Employment by Industry

Table III.11.16 shows earnings and employment by industry in Jackson town as reported by the 2018 five-year ACS. This data is also displayed in Diagram III.11.7.

Table III.11.16 City Level Employment by Industry Jackson town 2018 five-year ACS Data		
Industry	**Total Employment**	**Percent of Employment**	**Median Earnings**
Farming	37	1%	$45,066
Mining	57	1%	$63,170
Construction	576	13%	$42,909
Manufacturing	101	2%	$34,363
Wholesale	85	2%	$237,739
Retail	342	8%	$40,426
Transport	117	3%	$44,811
Utilities	17	0%	$0
Info	50	1%	$0
Finance	41	1%	$71,250
Real Estate	95	2%	$0
Prof Service	292	6%	$75,486
Management	0	0%	$0
Admin	306	7%	$53,261
Education	348	8%	$60,667
Health Care	299	7%	$31,688
Arts	392	9%	$38,409
Food	1,013	22%	$31,869
Other	284	6%	$41,944
Government	119	3%	$65,069

Diagram III.11.7
Earnings and Employment by Industry

Jackson town   2018 Five-Year ACS

Median Income ($)

Number of People Employed

● Farming: 0.8%	● Manufacturing: 2.2%	● Prof Service: 6.4%	● Education: 7.6%
● Finance: 0.9%	● Transport: 2.6%	● Health Care: 6.5%	● Arts: 8.6%
● Mining: 1.2%	○ Government: 2.6%	● Admin: 6.7%	● Construction: 12.6%
● Wholesale: 1.9%	● Other: 6.2%	● Retail: 7.5%	● Food: 22.2%
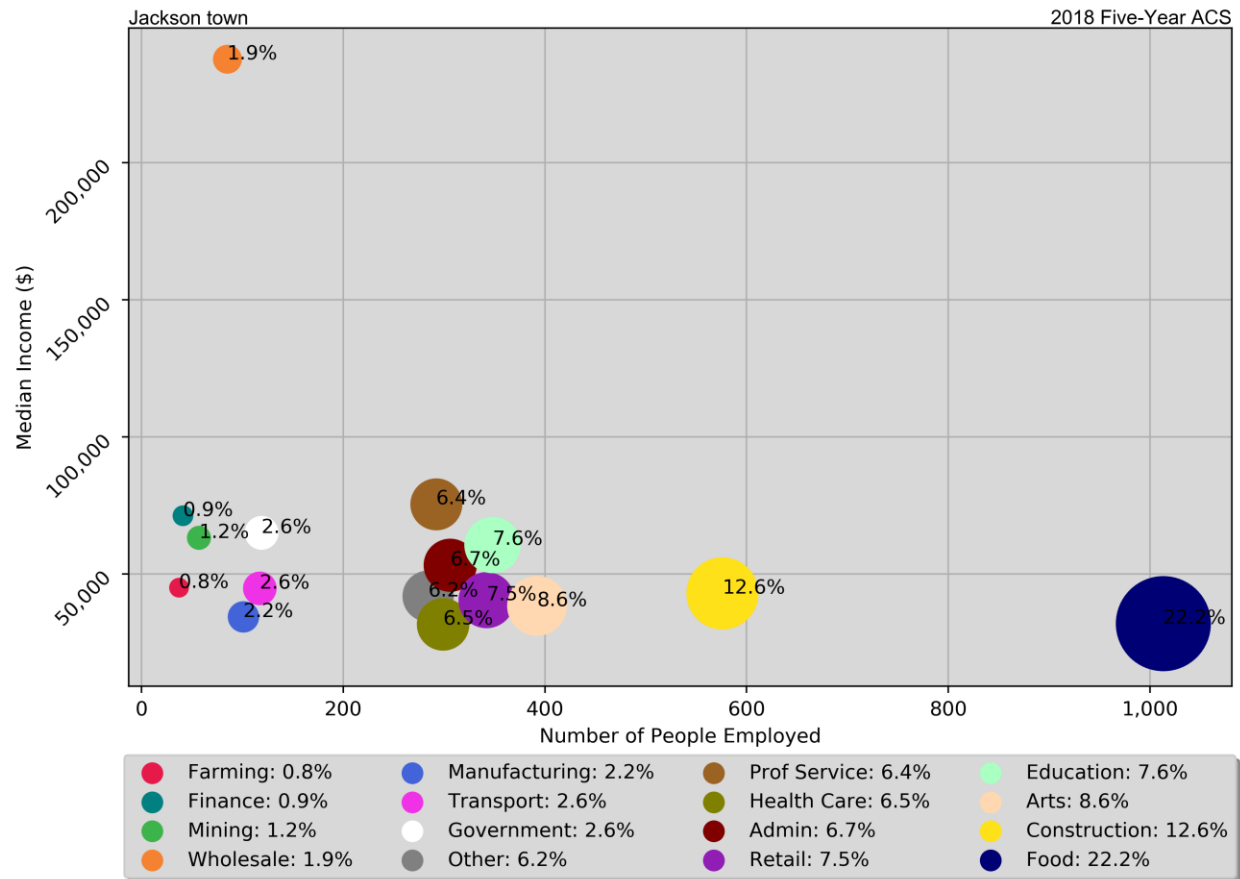
Earnings: Teton County

The Bureau of Economic Analysis (BEA) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies.

Table III.11.17, shows the total employment by industry for the Teton County. The most recent estimates show the accommodation and food services industry was the largest employer in Teton County, with employment reaching 7,586 jobs in 2018. Between 2017 and 2018 the manufacturing industry saw the largest percentage increase, rising by 11.5 percent to 407 jobs.

Table III.11.17 **Employment by Industry** Teton County BEA Table CA25 Data									
NAICS Categories	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**% Change 17-18**
Farm earnings	181	190	193	192	194	202	203	211	203	-3.8
Forestry, fishing, related activities, and other	141	0	0	157	0	127	144	144	154	6.9
Mining	223	0	0	242	0	234	197	183	178	-2.7
Utilities	0	0	0	0	0	0	0	0	0	0.0
Construction	2,200	2,206	2,321	2,452	2,567	2,672	2,846	2,831	2,766	-2.3
Manufacturing	257	286	271	287	286	315	332	365	407	11.5
Wholesale trade	0	0	0	0	0	0	0	0	0	0.0
Retail trade	2,131	2,141	2,169	2,348	2,488	2,641	2,674	2,604	2,709	4.0
Transportation and warehousing	483	460	494	539	514	566	583	720	777	7.9
Information	332	349	352	364	377	347	362	396	414	4.5
Finance and insurance	1,798	2,015	2,067	2,222	2,290	2,356	2,457	2,508	2,584	3.0
Real estate and rental and leasing	2,922	2,940	2,911	3,088	3,272	3,268	3,387	3,521	3,663	4.0
Professional and technical services	1,852	1,813	1,869	1,997	2,144	2,226	2,269	2,291	2,368	3.4
Management of companies and enterprises	86	88	93	74	147	163	300	257	278	8.2
Administrative and waste services	1,123	1,109	1,185	1,317	1,308	1,347	1,550	1,503	1,475	-1.9
Educational services	361	362	360	459	486	508	573	546	531	-2.7
Health care and social assistance	972	975	1,025	1,076	1,092	1,123	1,168	1,187	1,192	0.4
Arts, entertainment, and recreation	1,217	1,267	1,307	1,324	1,441	1,329	1,446	1,649	1,710	3.7
Accommodation and food services	6,252	6,264	6,446	6,540	6,813	7,091	7,328	7,528	7,586	0.8
Other services, except public administration	1,068	1,110	1,191	1,247	1,240	1,285	1,297	1,340	1,375	2.6
Government and government enterprises	2,386	2,394	2,397	2,415	2,474	2,522	2,599	2,645	2,620	-0.9
Total	**26,308**	**26,607**	**27,348**	**28,650**	**29,892**	**30,701**	**32,061**	**32,777**	**33,331**	**1.7**

Table III.11.18, shows the real average earnings per job by industry for Teton County. In 2018, the transportation and warehousing industry had the highest average earnings reaching 162,151 dollars. Between 2017 and 2018 the finance and insurance industry saw the largest percentage increase, rising by 15.0 percent to 24,051 dollars.

Table III.11.18 Real Earnings Per Job by Industry Teton County BEA Table CA5N and CA25 Data									
NAICS Categories	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**% Change 17-18**
Farm earnings	22,451	49,046	13,914	22,606	24,292	19,690	17,937	17,961	19,197	6.9
Forestry, fishing, related activities, and other	297,178	0	0	52,126	0	49,306	32,558	3,416	3,000	-12.2
Mining	9,012	0	0	10,348	0	9,313	30,725	82,542	79,194	-4.1
Utilities	0	0	0	0	0	0	0	0	0	0.0
Construction	56,500	50,349	50,145	54,266	58,824	63,832	65,742	69,187	69,514	0.5
Manufacturing	-24,322	-44,278	14,055	8,852	32,137	14,105	46,347	47,855	44,733	-6.5
Wholesale trade	0	0	0	0	0	0	0	0	0	0.0
Retail trade	39,629	38,031	41,406	40,865	37,642	37,436	36,916	39,807	39,585	-0.6
Transportation and warehousing	70,704	81,978	80,030	86,345	104,861	173,058	151,589	149,345	162,151	8.6
Information	77,583	68,334	73,212	61,160	51,909	58,302	51,596	50,166	43,047	-14.2
Finance and insurance	203,540	69,807	54,792	31,812	16,840	16,537	17,145	20,905	24,051	15.0
Real estate and rental and leasing	12,161	13,989	11,757	9,874	16,039	24,071	32,371	28,403	27,442	-3.4
Professional and technical services	65,987	73,454	79,965	78,333	90,114	86,532	87,782	95,261	96,458	1.3
Management of companies and enterprises	297,059	327,558	176,006	154,771	-149,256	-110,476	-62,465	-15,043	787	-105.2
Administrative and waste services	32,630	35,537	38,500	46,542	48,879	52,728	47,519	48,689	52,499	7.8
Educational services	26,613	28,466	28,914	27,442	27,244	27,116	25,858	27,465	28,078	2.2
Health care and social assistance	69,524	66,757	64,878	62,282	60,321	59,194	60,524	59,055	57,506	-2.6
Arts, entertainment, and recreation	31,209	31,420	36,654	35,678	48,315	37,281	30,637	25,057	26,613	6.2
Accommodation and food services	36,756	37,139	39,326	39,885	40,301	40,865	41,731	42,482	45,061	6.1
Other services, except public administration	38,157	35,219	36,364	34,736	38,705	39,421	44,989	44,344	44,637	0.7
Government and government enterprises	75,294	74,762	75,890	79,508	81,513	83,377	85,563	86,485	89,499	3.5
Total	**56,367**	**46,189**	**46,230**	**45,057**	**46,290**	**47,961**	**49,007**	**50,678**	**52,153**	**2.9**

Diagram III.11.8, shows real average earnings per job for Teton County from 1990 to 2018. Over this period the average earning per job for Teton County was 44,108 dollars, which was lower than the statewide average of 47,992 dollars over the same period.

Diagram III.11.8
Real Average Earnings Per Job
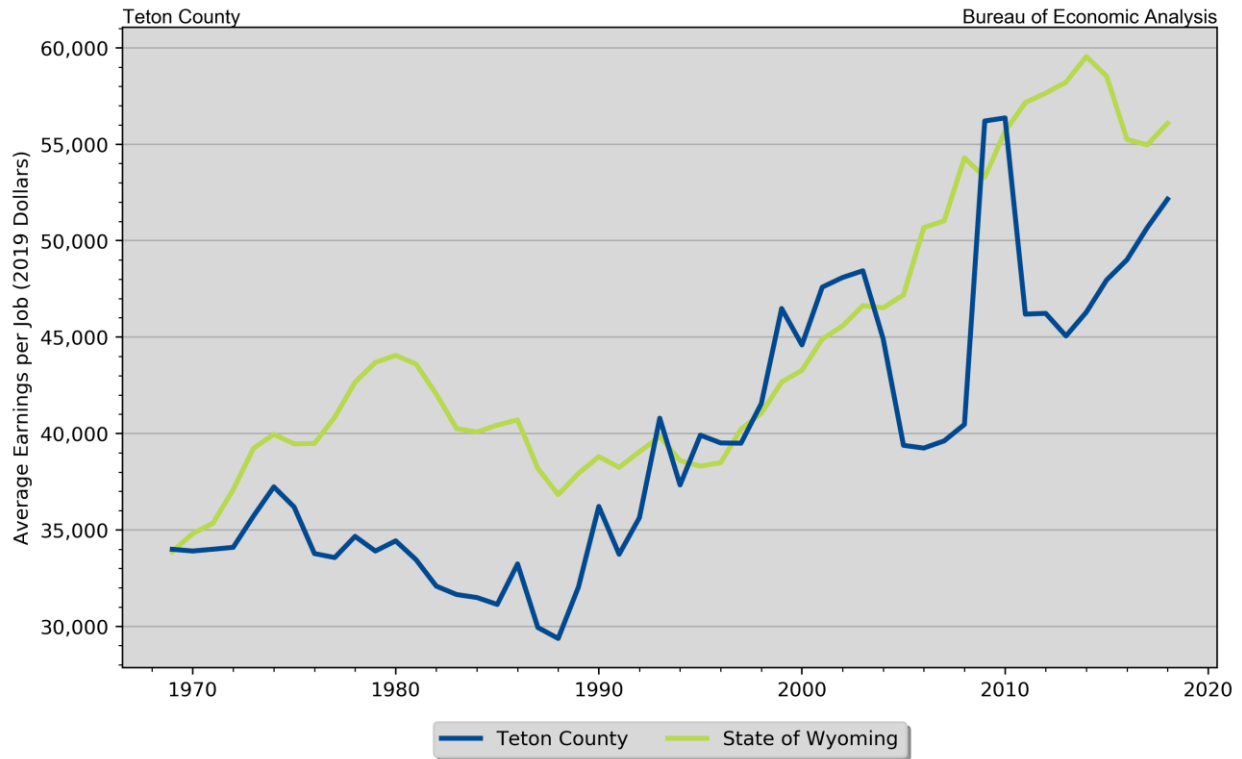
Diagram III.11.9, shows real per capita income for the Teton County from 1990 to 2018, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Teton County was 142,030 dollars, which was higher than the statewide average of 47,183 dollars over the same period.

**Diagram III.11.9**
Real Per Capita Income
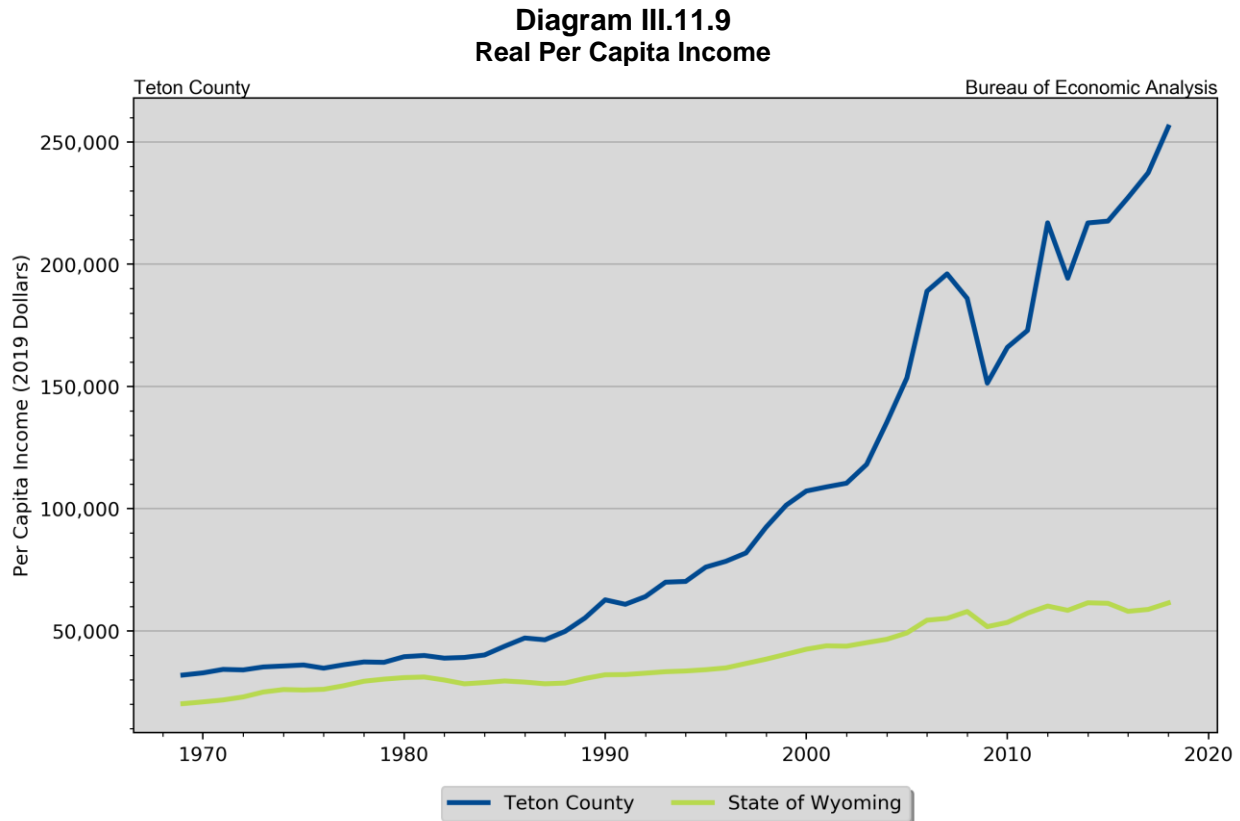
Poverty

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 1,443 in 2018, with the poverty rate reaching 6.3 percent in 2018. This compared to a state poverty rate of 10.7 percent and a national rate of 13.1 percent in 2018. Table III.11.19, at right, presents poverty data for Teton County. This data is also displayed in Diagram III.11.10.

The rate of poverty for Jackson town is shown in Table III.11.20. In 2018, there were an estimated 788 persons living in poverty. This represented a 7.6 percent poverty rate, compared to 6.8 percent poverty in 2000. In 2018, some 0 percent of those in poverty were under age 6, and 8.4 percent were 65 or older.

Table III.11.19 Persons in Poverty Teton County 2000–2018 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%
2018	1,443	6.3%

Table III.11.20 Poverty by Age Jackson town 2000 Census SF3 & 2018 Five-Year ACS Data				
Age	2000 Census		2018 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%	67	8.5%
18 to 64	431	72.4%	655	83.1%
65 or Older	40	6.7%	66	8.4%
Total	595	100.0%	788	100.0%
Poverty Rate	6.8%	.	7.6%	.

Diagram III.11.10
Poverty Rates

Teton County   Census SAIPE Data
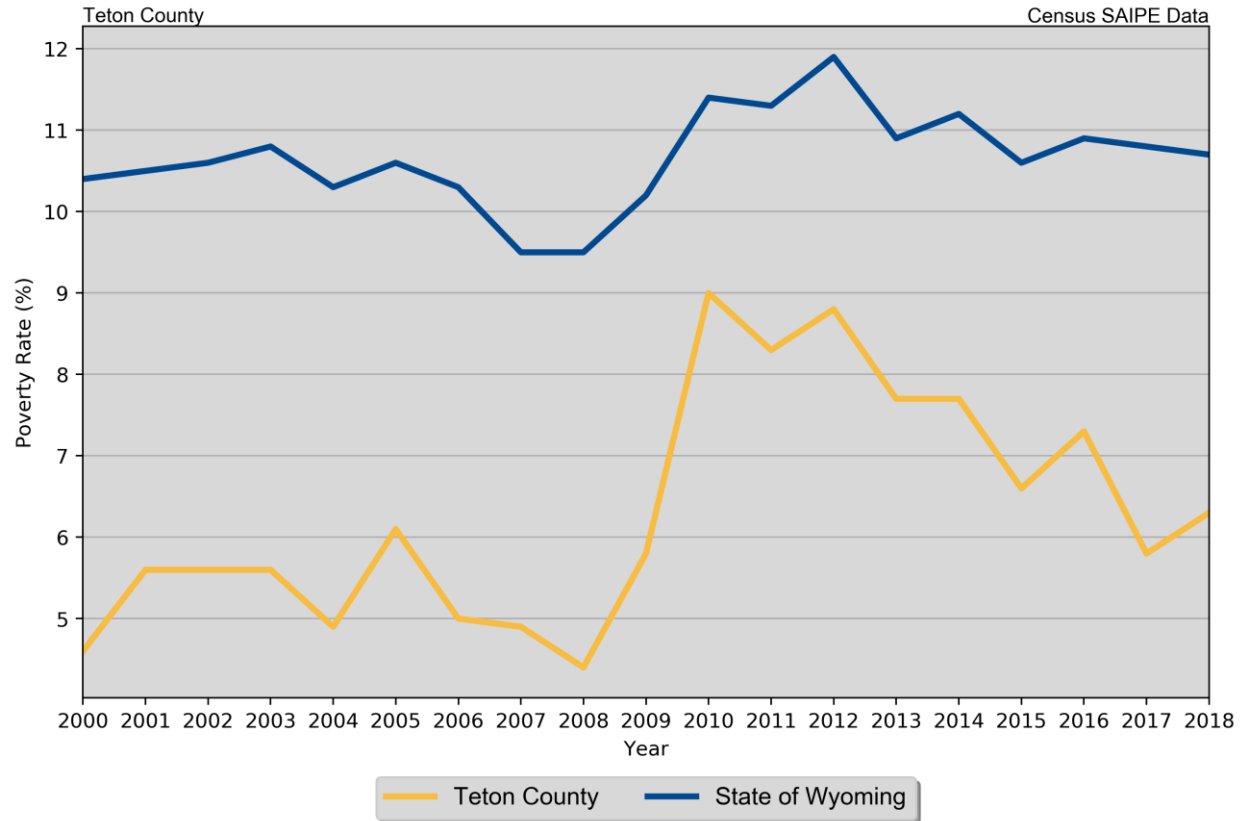
HOUSING

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 Jackson town remained unchanged from 23 authorizations in 2018 to 23 in 2019.

The real value of single-family building permits decreased from 535,213 dollars in 2018 to 522,690 dollars in 2019. This compares to an increase in permit value statewide, with values rising from 374,392 dollars in 2018 to 340,338 dollars in 2019. Additional details are given in Table III.11.21.

	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2019$)	
Year	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	106,047	0
1981	10	6	8	0	24	117,866	0
1982	7	2	0	51	60	123,472	89,059
1983	12	0	4	47	63	142,972	75,129
1984	20	0	10	0	30	110,608	0
1985	4	0	0	0	4	127,457	0
1986	4	2	0	0	6	175,392	0
1987	2	6	0	0	8	210,163	0
1988	1	4	0	0	5	203,006	0
1989	3	6	0	0	9	185,124	inf
1990	35	6	26	49	116	186,837	83,686
1991	1	0	0	0	1	195,376	0
1992	75	2	8	0	85	140,522	inf
1993	66	2	6	0	74	137,239	0
1994	58	8	0	34	100	201,900	87,682
1995	39	8	3	36	86	198,150	85,547
1996	42	2	0	6	50	178,217	113,826
1997	39	6	0	0	45	181,809	0
1998	44	2	0	0	46	220,290	0
1999	21	0	4	52	77	434,011	61,940
2000	48	6	0	48	102	324,438	55,951
2001	31	0	0	42	73	361,860	82,793
2002	28	6	16	44	94	264,346	61,795
2003	34	8	25	45	112	283,407	67,119
2004	40	18	31	48	137	271,901	64,049
2005	46	10	35	55	146	264,461	62,461
2006	40	10	36	65	151	256,540	60,542
2007	36	4	3	46	89	246,080	131,126
2008	21	0	6	40	67	242,085	102,077
2009	12	0	0	25	37	240,195	101,305
2010	11	0	6	36	53	237,459	100,144
2011	12	0	0	58	70	232,588	98,091
2012	24	0	0	31	55	238,971	96,251
2013	32	0	0	35	67	235,437	94,582
2014	37	2	0	8	47	564,202	248,446
2015	25	20	30	12	87	387,936	115,947
2016	16	6	0	12	34	601,329	220,962
2017	21	10	11	5	47	539,431	216,885
2018	23	6	6	5	40	535,213	211,721
2019	23	14	9	10	56	522,690	208,080

Table III.11.21
Building Permits and Valuation
Jackson town
Census Bureau Data, 1980–2019

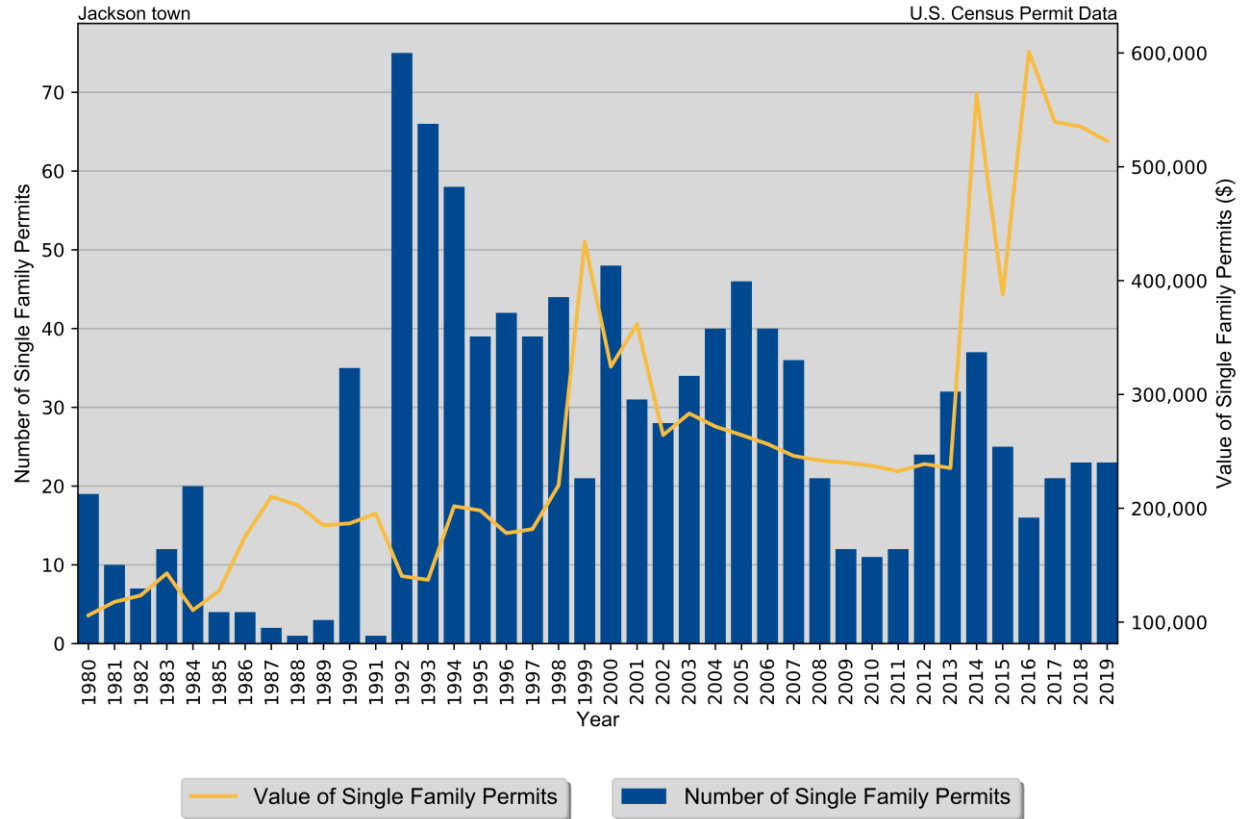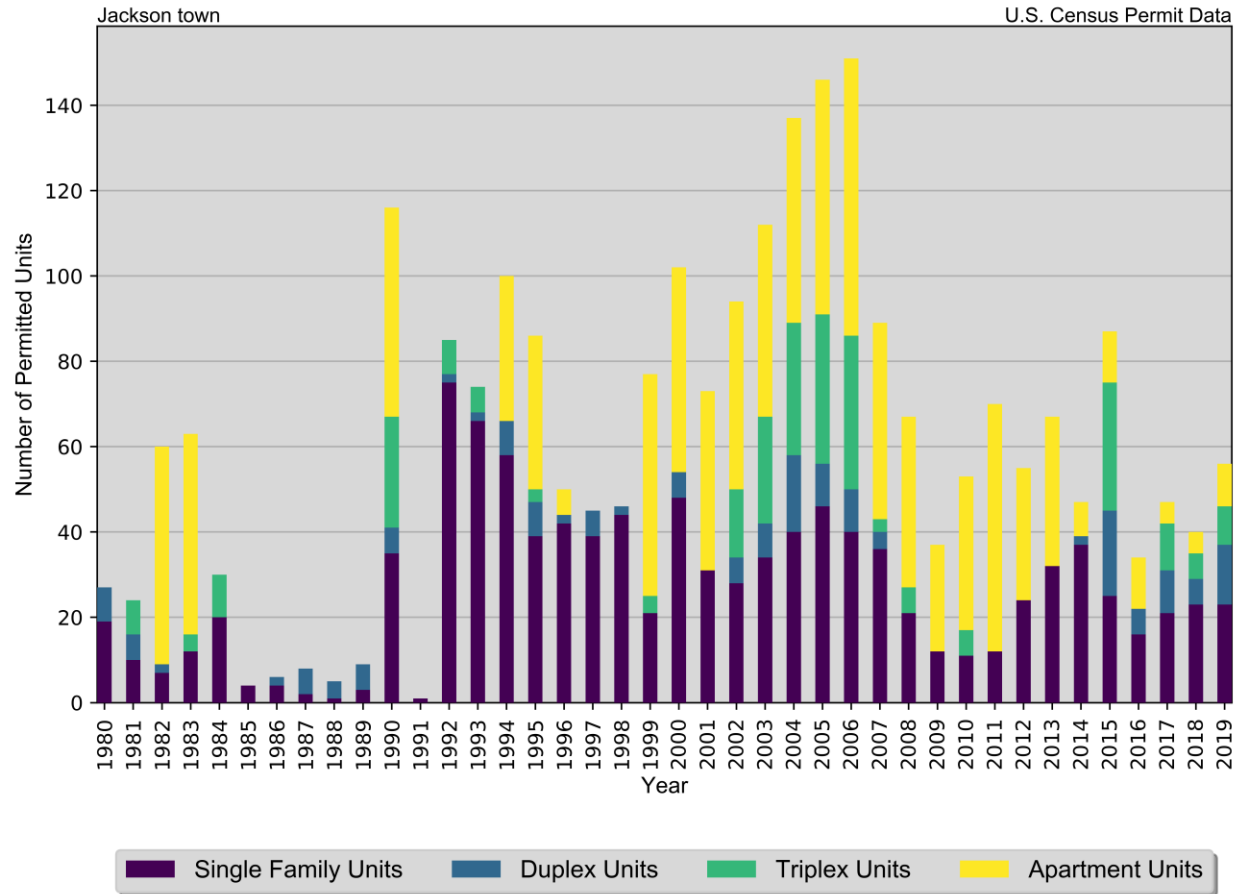**Diagram III.11.11**
Single-Family Permits

Diagram III.11.12
Total Permits by Unit Type

Housing Characteristics

Households by type and tenure are shown in Table III.11.22. Family households represented 50.4 percent of households, while non-family households accounted for 49.6 percent. These changed from 46.9 percent and 53.1 percent, respectively.

	2010 Census		2018 Five-Year ACS	
Table III.11.22 **Household Type by Tenure** Jackson town 2010 Census SF1 & 2018 Five-Year ACS Data				
Household Type	**Households**	**Households**	**Households**	**% of Total**
Family Households	1,858	46.9%	2,021	50.4%
Married-Couple Family	1,396	75.1%	1,564	77.4%
Owner-Occupied	780	55.9%	938	60%
Renter-Occupied	616	44.1%	626	40%
Other Family	462	24.9%	457	22.9%
Male Householder, No Spouse Present	199	43.1%	248	43.5%
Owner-Occupied	44	22.1%	25	10.1%
Renter-Occupied	155	77.9%	223	89.9%
Female Householder, No Spouse Present	263	56.9%	209	57.5%
Owner-Occupied	109	41.4%	8	3.8%
Renter-Occupied	154	58.6%	201	96.2%
Non-Family Households	2,106	53.1%	1,985	49.6%
Owner-Occupied	708	33.6%	517	26%
Renter-Occupied	1,398	66.4%	1,468	74%
Total	**3,964**	**100.0%**	**4,006**	**100.0%**

Table III.11.23 below shows housing units by type in 2010 and 2018. In 2010, there were 4,110 housing units, compared with 4,874 in 2018. Single-family units accounted for 50.5 percent of units in 2018, compared to 42.4 percent in 2010. Apartment units accounted for 24.7 percent in 2018, compared to 28.5 percent in 2010.

	2010 Five-Year ACS		2018 Five-Year ACS	
Table III.11.23 **Housing Units by Type** Jackson town 2010 & 2018 Five-Year ACS Data				
Unit Type	**Units**	**% of Total**	**Units**	**% of Total**
Single-Family	1,741	42.4%	2,460	50.5%
Duplex	454	11%	341	7%
Tri- or Four-Plex	545	13.3%	697	14.3%
Apartment	1,172	28.5%	1,206	24.7%
Mobile Home	198	4.8%	170	3.5%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	**4,110**	**100.0%**	**4,874**	**100.0%**

Table III.11.24, shows housing units by tenure from 2010 to 2018. By 2018, there were 4,874 housing units. An estimated 37.1 percent were owner-occupied, and 17.8 percent were vacant.

Table III.11.24 Housing Units by Tenure Jackson town 2010 Census & 2018 Five-Year ACS Data				
Tenure	**2010 Census**		**2018 Five-Year ACS**	
	Units	**% of Total**	**Units**	**% of Total**
Occupied Housing Units	3,964	83.7%	4,006	82.2%
Owner-Occupied	1,641	41.4%	1,488	37.1%
Renter-Occupied	2,323	58.6%	2,518	62.9%
Vacant Housing Units	772	16.3%	868	17.8%
Total Housing Units	**4,736**	**100.0%**	**4,874**	**100.0%**

Households by income for the 2010 and 2018 5-year ACS are shown in Table III.11.25. Households earning more than 100,000 dollars per year represented 31.3 percent of households in 2018, compared to 20.9 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 4.6 percent of households in 2018, compared to 4.3 percent in 2000.

Table III.11.25 Households by Income Jackson town 2010 & 2018 Five-Year ACS Data				
Income	**2010 Five-Year ACS**		**2018 Five-Year ACS**	
	Households	**% of Total**	**Households**	**% of Total**
Less than $15,000	135	4.3%	186	4.6%
$15,000 to $19,999	122	3.9%	146	3.6%
$20,000 to $24,999	234	7.4%	109	2.7%
$25,000 to $34,999	194	6.2%	239	6%
$35,000 to $49,999	674	21.5%	527	13.2%
$50,000 to $74,999	711	22.6%	790	19.7%
$75,000 to $99,999	415	13.2%	754	18.8%
$100,000 or More	657	20.9%	1,255	31.3%
Total	**3,142**	**100.0%**	**4,006**	**100.0%**

Table III.11.26 shows households by year home built for the 2010 and 2018 5-year ACS data. Housing units built between 2000 and 2009, account for 2.8 percent of households in 2010 and 14.2 percent of households in 2018. Housing units built in 1939 or earlier represented 4.7 percent of households in 2018 and 3.8 percent of households in 2010.

Table III.11.26 Households by Year Home Built Jackson town 2010 & 2018 Five-Year ACS Data				
Year Built	**2010 Five-Year ACS**		**2018 Five-Year ACS**	
	Households	**% of Total**	**Households**	**% of Total**
1939 or Earlier	119	3.8%	190	4.7%
1940 to 1949	69	2.2%	137	3.4%
1950 to 1959	148	4.7%	52	1.3%
1960 to 1969	168	5.3%	383	9.6%
1970 to 1979	910	29%	651	16.3%
1980 to 1989	671	21.4%	961	24%
1990 to 1999	970	30.9%	1,010	25.2%
2000 to 2009	87	2.8%	568	14.2%
2010 or Later	.	.	54	1.3%
Total	**3,142**	**100.0%**	**4,006**	**100.0%**

The distribution of unit types by race are shown in Table III.11.27. An estimated 54.3 percent of white households occupy single-family homes, while 0 percent of black households do. Some 24.6 percent of white households occupied apartments, compared to 0 percent of black households. An estimated 0 percent of Asian, and 0 percent of American Indian households occupy single-family homes.

Table III.11.27 Distribution of Units in Structure by Race Jackson town 2018 Five-Year ACS Data							
Unit Type	**White**	**Black**	**American Indian**	**Asian**	**Native Hawaiian/Pacific Islanders**	**Other**	**Two or More Races**
Single-Family	54.3%	0%	0%	0%	0%	53.5%	27.7%
Duplex	5.2%	0%	0%	0%	0%	25.2%	0%
Tri- or Four-Plex	11.2%	0%	0%	0%	0%	8.5%	72.3%
Apartment	24.6%	0%	0%	0%	0%	12.8%	0%
Mobile Home	4.7%	0%	0%	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 2018 are shown in Table III.11.28. By 2018, for rent units accounted for 33.3 percent of vacant units, while for sale units accounted for 7 percent. "Other" vacant units accounted for 20.2 percent of vacant units, representing a total of 175 "other" vacant units.

Table III.11.28 Disposition of Vacant Housing Units Jackson town 2010 Census & 2018 Five-Year ACS Data	2010 Census		2018 Five-Year ACS	
Disposition	**Units**	**% of Total**	**Units**	**% of Total**
For Rent	392	50.8%	289	33.3%
For Sale	50	6.5%	61	7%
Rented Not Occupied	16	2.1%	106	12.2%
Sold Not Occupied	8	1%	0	0%
For Seasonal, Recreational, or Occasional Use	242	31.3%	237	27.3%
For Migrant Workers	3	0.4%	0	0%
Other Vacant	61	7.9%	175	20.2%
Total	**772**	**100.0%**	**868**	**100.0%**

Table III.11.29, below, shows the number of households in Jackson town by number of bedrooms and tenure. There were 210 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 20.6 percent of total households in Jackson town. In Jackson town the 1,236 households with three bedrooms accounted for 28.4 percent of all households, and there were only 127 five-bedroom or more households, which accounted for 16 percent of all households.

Table III.11.29 Households by Number of Bedrooms Jackson town 2018 Five-Year ACS Data				
Number of Bedrooms	**Tenure**			**% of Total**
	Own	**Rent**	**Total**	
None	46	210	340	100
One	79	760	1,006	7
Two	298	840	1,384	20.6
Three	542	527	1,236	28.4
Four	414	173	781	25.4
Five or more	109	8	127	16
Total	**4,006**	**2,518**	**4,874**	**100.0**

The age of a structure influences its value. As shown in Table III.11.30, structures built in 1939 or earlier had a median value of 0, while structures built between 1950 and 1959 had a median value of 0, and those built between 1990 to 1999 had a median value of 755,500. The total median value in Jackson town was 655,300.

Table III.11.30 Owner Occupied Median Value by Year Structure Built Jackson town 2018 Five-Year ACS Data	
Year Structure Built	**Median Value**
1939 or earlier	0
1940 to 1949	0
1950 to 1959	0
1960 to 1969	675,600
1970 to 1979	688,400
1980 to 1989	720,500
1990 to 1999	755,500
2000 to 2009	164,100
2010 to 2013	0
2014 or later	0
Median Value	**655,300**

Household mortgage status is reported in Table III.11.31. In, Jackson town households with a mortgage accounted for 69 percent of all households or 1,026 housing units, and the remaining 58.7 percent or 873 units had no mortgage. Of those units with a mortgage, 153 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 873 or 58.7 percent had no second mortgage or no home equity loan.

Table III.11.31 Mortgage Status Jackson town 2018 Five-Year ACS Data		
Mortgage Status	**Jackson town**	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,026	69
With either a second mortgage or home equity loan, but not both	153	10.3
Second mortgage only	0	0
Home equity loan only	153	10.3
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	873	58.7
Housing units without a mortgage	462	31
Total	1,488	100.0%

Table III.11.31 lists the Jackson town median rent as $1,218 and the median home value as $655,300.

Table III.11.32 Median Rent Jackson town 2018 Five-Year ACS Data	
Place	**Rent**
Median Rent	$1,218
Median Home Value	$655,300

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.11.33. In 2018, an estimated 5.6 percent of households were overcrowded, and an additional 4.8 percent were severely overcrowded.

	No Overcrowding		Overcrowding		Severe Overcrowding		Total
Data Source	**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
2018 Five-Year ACS	1,488	100%	0	0%	0	0%	1,488
Renter							
2010 Five-Year ACS	1,607	86.3%	117	6.3%	139	7.5%	1,863
2018 Five-Year ACS	2,100	83.4%	224	8.9%	194	7.7%	2,518
Total							
2010 Five-Year ACS	2,875	91.5%	128	4.1%	139	4.4%	3,142
2018 Five-Year ACS	3,588	89.6%	224	5.6%	194	4.8%	4,006

Table III.11.33
Overcrowding and Severe Overcrowding
Jackson town
2010 & 2018 Five-Year ACS Data

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 40 households with incomplete plumbing facilities in 2018, representing 1 percent of households in Jackson town. This is compared to 0 percent of households lacking complete plumbing facilities in 2010.

Table III.11.34 Households with Incomplete Plumbing Facilities Jackson town 2010 and 2018 Five-Year ACS Data		
Households	**2010 Five-Year ACS**	**2018 Five-Year ACS**
With Complete Plumbing Facilities	3,142	3,966
Lacking Complete Plumbing Facilities	0	40
Total Households	**3,142**	**4,006**
Percent Lacking	**0%**	**1%**

There were 99 households lacking complete kitchen facilities in 2018, compared to 3,142 households in 2010. This was a change from 0.5 percent of households in 2010 to 2.5 percent in 2018.

Table III.11.35 Households with Incomplete Kitchen Facilities Jackson town 2010 and 2018 Five-Year ACS Data		
Households	**2010 Five-Year ACS**	**2018 Five-Year ACS**
With Complete Kitchen Facilities	3,127	3,907
Lacking Complete Kitchen Facilities	15	99
Total Households	**3,142**	**4,006**
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 Jackson town 19.2 percent of households had a cost burden and 8.9 percent had a severe cost burden. Some 25.9 percent of renters were cost burdened, and 10.6 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 6.5 percent. Owner occupied households with a mortgage had a cost burden rate of 11.5 percent, and severe cost burden at 5.9 percent.

Table III.11.36
Cost Burden and Severe Cost Burden by Tenure
Jackson town
2010 & 2018 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 Five-Year ACS	582	59.6%	192	19.7%	203	20.8%	0	0%	977
2018 Five-Year ACS	847	82.6%	118	11.5%	61	5.9%	0	0%	1,026
Owner Without a Mortgage									
2010 Five-Year ACS	274	90.7%	0	0%	28	9.3%	0	0%	302
2018 Five-Year ACS	419	90.7%	0	0%	30	6.5%	13	2.8%	462
Renter									
2010 Five-Year ACS	1,090	58.5%	486	26.1%	205	11%	82	4.4%	1,863
2018 Five-Year ACS	1,528	60.7%	652	25.9%	266	10.6%	72	2.9%	2,518
Total									
2010 Five-Year ACS	1,946	61.9%	678	21.6%	436	13.9%	82	2.6%	3,142
2018 Five-Year ACS	2,794	69.7%	770	19.2%	357	8.9%	85	2.1%	4,006

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.11.40 shows that the HUD estimated MFI for Teton County was $102,200 in 2019. This compared to Wyoming's MFI of $78,200. Diagram III.11.13, illustrates the estimated MFI for 2000 through 2019 in Teton County.

Table III.11.37 Median Family Income Teton County 2000–2019 HUD MFI		
Year	MFI	State of Wyoming MFI
2000	58,900	44,700
2001	59,500	45,500
2002	65,400	47,200
2003	69,900	51,600
2004	75,300	54,500
2005	76,700	55,250
2006	81,800	58,800
2007	81,000	58,800
2008	83,300	59,450
2009	89,500	63,900
2010	92,500	66,100
2011	94,900	66,800
2012	96,200	67,700
2013	96,300	70,000
2014	96,800	71,400
2015	90,700	72,400
2016	85,800	73,300
2017	91,400	74,700
2018	98,500	79,600
2019	102,200	78,200

Diagram III.11.13
Estimated Median Family Income
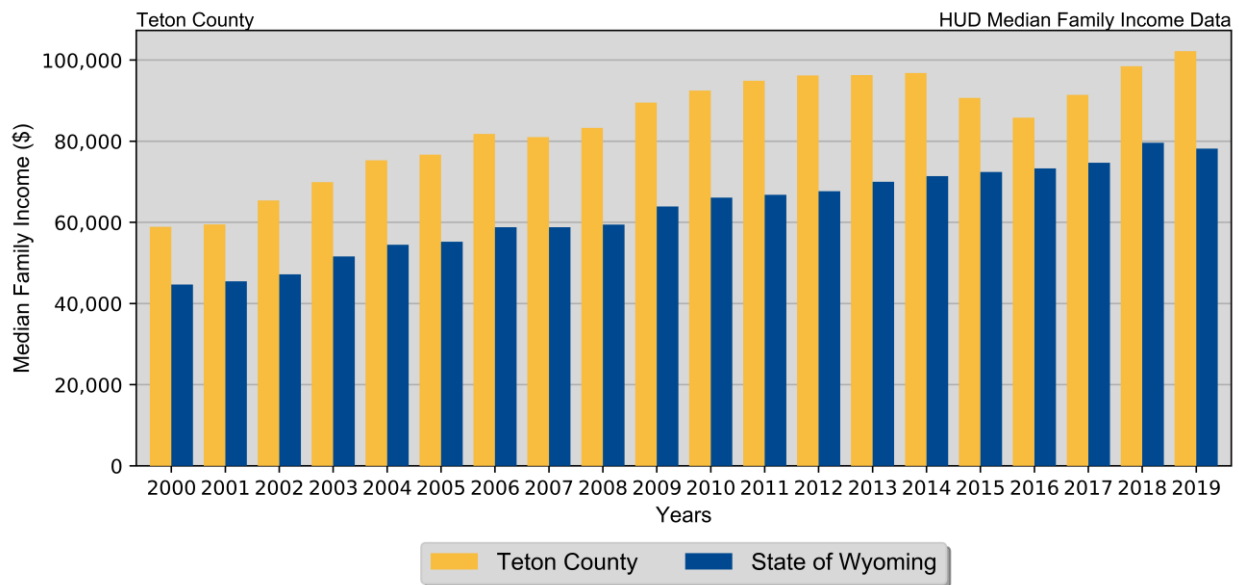
Comprehensive Housing Affordability Strategy (CHAS)

The following tables show Comprehensive Housing Affordability Strategy (CHAS) data.

Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.

Housing Problems by Income, Race, and Tenure

Table III.11.38 through Table III.11.43 show households with housing problems by race/ethnicity. These tables can be used to determine if there is a disproportionate housing need for any racial or ethnic groups. If any racial/ethnic group faces housing problems at a rate of ten percentage points or high than the jurisdiction average, then they have a disproportionate share of housing problems. Housing problems are defined as any household that has overcrowding, inadequate kitchen or plumbing facilities, or are cost burdened (pay more than 30 percent of their income on housing). In Jackson town, housing problems are faced by 390 white homeowner households, 0 black homeowner households, 0 Asian homeowner households, and 0 Hispanic homeowner households.

	Table III.11.38							
	Percent of Homeowner Households with Housing Problems by Income and Race Jackson town 2012–2016 HUD CHAS Data							
Income	**Non-Hispanic by Race**						**Hispanic (Any Race)**	**Total**
	White	**Black**	**Asian**	**American Indian**	**Pacific Islander**	**Other Race**		
With Housing Problems								
$0 to $30,660	85.7%	0%	0%	0%	0%	0%	0%	85.7%
$30,661 to $51,100	0.0%	0%	0%	0%	0%	0%	0%	0.0%
$51,101 to $81,760	70.2%	0%	0%	0%	0%	0%	0%	70.2%
$81,761 to $102,200	38.9%	0%	0%	0%	0%	0%	0.0%	26.9%
Above $102,200	13.8%	0%	0%	0%	0%	0.0%	0%	13.5%
Total	**28.5%**	**0%**	**0%**	**0%**	**0%**	**0.0%**	**0.0%**	**27.4%**
Without Housing Problems								
$0 to $30,660	14.3%	0%	0%	0%	0%	0%	0%	14.3%
$30,661 to $51,100	100.0%	0%	0%	0%	0%	0%	0%	100.0%
$51,101 to $81,760	29.8%	0%	0%	0%	0%	0%	0%	29.8%
$81,761 to $102,200	61.1%	0%	0%	0%	0%	0%	100.0%	73.1%
Above $102,200	86.2%	0%	0%	0%	0%	100.0%	0%	86.5%
Total	**71.5%**	**0%**	**0%**	**0%**	**0%**	**100.0%**	**100.0%**	**72.6%**

Table III.11.39 Homeowner Households with Housing Problems by Income and Race Jackson town 2012–2016 HUD CHAS Data								
Income	**Non-Hispanic by Race**						**Hispanic (Any Race)**	**Total**
	White	**Black**	**Asian**	**American Indian**	**Pacific Islander**	**Other Race**		
With Housing Problems								
$0 to $30,660	60	0	0	0	0	0	0	60
$30,661 to $51,100	0	0	0	0	0	0	0	0
$51,101 to $81,760	165	0	0	0	0	0	0	165
$81,761 to $102,200	35	0	0	0	0	0	0	35
Above $102,200	130	0	0	0	0	0	0	130
Total	**390**	**0**	**0**	**0**	**0**	**0**	**0**	**390**
Without Housing Problems								
$0 to $30,660	10	0	0	0	0	0	0	10
$30,661 to $51,100	30	0	0	0	0	0	0	30
$51,101 to $81,760	70	0	0	0	0	0	0	70
$81,761 to $102,200	55	0	0	0	0	0	40	95
Above $102,200	815	0	0	0	0	15	0	830
Total	**980**	**0**	**0**	**0**	**0**	**15**	**40**	**1,035**
Not Computed								
$0 to $30,660	0	0	0	0	0	0	0	0
$30,661 to $51,100	0	0	0	0	0	0	0	0
$51,101 to $81,760	0	0	0	0	0	0	0	0
$81,761 to $102,200	0	0	0	0	0	0	0	0
Above $102,200	0	0	0	0	0	0	0	0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total								
$0 to $30,660	70	0	0	0	0	0	0	70
$30,661 to $51,100	30	0	0	0	0	0	0	30
$51,101 to $81,760	235	0	0	0	0	0	0	235
$81,761 to $102,200	90	0	0	0	0	0	40	130
Above $102,200	945	0	0	0	0	15	0	960
Total	**1,370**	**0**	**0**	**0**	**0**	**15**	**40**	**1,425**

In total, some 860 renter households face housing problems in Jackson town. Of these, some 465 white renter households, 0 black renter households, 35 Asian renter households, and 360 Hispanic renter households face housing problems.

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	**Black**	**Asian**	**American Indian**	**Pacific Islander**	**Other Race**		
With Housing Problems								
$0 to $30,660	115	0	0	0	0	0	50	165
$30,661 to $51,100	165	0	0	0	0	0	75	240
$51,101 to $81,760	85	0	35	0	0	0	210	330
$81,761 to $102,200	55	0	0	0	0	0	0	55
Above $102,200	45	0	0	0	0	0	25	70
Total	**465**	**0**	**35**	**0**	**0**	**0**	**360**	**860**
Without Housing Problems								
$0 to $30,660	25	0	0	0	0	0	15	40
$30,661 to $51,100	80	0	0	55	0	0	0	135
$51,101 to $81,760	205	0	0	0	0	0	70	275
$81,761 to $102,200	260	0	0	0	0	0	4	264
Above $102,200	595	0	0	0	0	0	110	705
Total	**1,165**	**0**	**0**	**55**	**0**	**0**	**199**	**1,419**
Not Computed								
$0 to $30,660	0	0	0	0	0	0	0	0
$30,661 to $51,100	0	0	0	0	0	0	0	0
$51,101 to $81,760	0	0	0	0	0	0	0	0
$81,761 to $102,200	0	0	0	0	0	0	0	0
Above $102,200	0	0	0	0	0	0	0	0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total								
$0 to $30,660	140	0	0	0	0	0	65	205
$30,661 to $51,100	245	0	0	55	0	0	75	375
$51,101 to $81,760	290	0	35	0	0	0	280	605
$81,761 to $102,200	315	0	0	0	0	0	4	319
Above $102,200	640	0	0	0	0	0	135	775
Total	**1,630**	**0**	**35**	**55**	**0**	**0**	**559**	**2,279**

Table III.11.40
Renter Households with Housing Problems by Income and Race
Jackson town
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	**Black**	**Asian**	**American Indian**	**Pacific Islander**	**Other Race**		
With Housing Problems								
$0 to $30,660	82.1%	0%	0%	0%	0%	0%	76.9%	**80.5%**
$30,661 to $51,100	67.3%	0%	0%	0.0%	0%	0%	100.0%	**64.0%**
$51,101 to $81,760	29.3%	0%	100.0%	0%	0%	0%	75.0%	**54.5%**
$81,761 to $102,200	17.5%	0%	0%	0%	0%	0%	0.0%	**17.2%**
Above $102,200	7.0%	0%	0%	0%	0%	0%	18.5%	**9.0%**
Total	**28.5%**	**0%**	**100.0%**	**0.0%**	**0%**	**0%**	**64.4%**	**37.7%**
Without Housing Problems								
$0 to $30,660	17.9%	0%	0%	0%	0%	0%	23.1%	**19.5%**
$30,661 to $51,100	32.7%	0%	0%	100.0%	0%	0%	0.0%	**36.0%**
$51,101 to $81,760	70.7%	0%	0.0%	0%	0%	0%	25.0%	**45.5%**
$81,761 to $102,200	82.5%	0%	0%	0%	0%	0%	100.0%	**82.8%**
Above $102,200	93.0%	0%	0%	0%	0%	0%	81.5%	**91.0%**
Total	**71.5%**	**0%**	**0.0%**	**100.0%**	**0%**	**0%**	**35.6%**	**62.3%**

Table III.11.41
Percent of Renter Households with Housing Problems by Income and Race
Jackson town
2012–2016 HUD CHAS Data

Overall, there are 1,250 households, or 33.7 percent of households with housing problems in Jackson town. This includes 855 white households, 0 black households, 35 Asian households, 0 American Indian, 0 Pacific Islander, and 0 "other" race households with housing problems. In addition, there are 360 Hispanic households with housing problems. This is shown in Table III.11.42 and Table III.11.43.

Table III.11.42							
Percent of Total Households with Housing Problems by Income and Race							
Jackson town							
2012–2016 HUD CHAS Data							
Income	**Non-Hispanic by Race**						**Hispanic (Any Race)**	**Total**
	White	**Black**	**Asian**	**American Indian**	**Pacific Islander**	**Other Race**		
With Housing Problems								
$0 to $30,660	83.3%	0%	0%	0%	0%	0%	76.9%	**81.8%**
$30,661 to $51,100	60.0%	0%	0%	0.0%	0%	0%	100.0%	**59.3%**
$51,101 to $81,760	47.6%	0%	100.0%	0%	0%	0%	75.0%	**58.9%**
$81,761 to $102,200	22.2%	0%	0%	0%	0%	0%	0.0%	**20.0%**
Above $102,200	11.0%	0%	0%	0%	0%	0.0%	18.5%	**11.5%**
Total	**28.5%**	**0%**	**100.0%**	**0.0%**	**0%**	**0.0%**	**60.1%**	**33.7%**
Without Housing Problems								
$0 to $30,660	16.7%	0%	0%	0%	0%	0%	23.1%	**18.2%**
$30,661 to $51,100	40.0%	0%	0%	100.0%	0%	0%	0.0%	**40.7%**
$51,101 to $81,760	52.4%	0%	0.0%	0%	0%	0%	25.0%	**41.1%**
$81,761 to $102,200	77.8%	0%	0%	0%	0%	0%	100.0%	**80.0%**
Above $102,200	89.0%	0%	0%	0%	0%	100.0%	81.5%	**88.5%**
Total	**71.5%**	**0%**	**0.0%**	**100.0%**	**0%**	**100.0%**	**39.9%**	**66.3%**

Table III.11.43 Total Households with Housing Problems by Income and Race Jackson town 2012–2016 HUD CHAS Data								
Income	**Non-Hispanic by Race**						**Hispanic (Any Race)**	**Total**
	White	**Black**	**Asian**	**American Indian**	**Pacific Islander**	**Other Race**		
With Housing Problems								
$0 to $30,660	175	0	0	0	0	0	50	225
$30,661 to $51,100	165	0	0	0	0	0	75	240
$51,101 to $81,760	250	0	35	0	0	0	210	495
$81,761 to $102,200	90	0	0	0	0	0	0	90
Above $102,200	175	0	0	0	0	0	25	200
Total	**855**	**0**	**35**	**0**	**0**	**0**	**360**	**1,250**
Without Housing Problems								
$0 to $30,660	35	0	0	0	0	0	15	50
$30,661 to $51,100	110	0	0	55	0	0	0	165
$51,101 to $81,760	275	0	0	0	0	0	70	345
$81,761 to $102,200	315	0	0	0	0	0	44	359
Above $102,200	1,410	0	0	0	0	15	110	1,535
Total	**2,145**	**0**	**0**	**55**	**0**	**15**	**239**	**2,454**
Not Computed								
$0 to $30,660	0	0	0	0	0	0	0	0
$30,661 to $51,100	0	0	0	0	0	0	0	0
$51,101 to $81,760	0	0	0	0	0	0	0	0
$81,761 to $102,200	0	0	0	0	0	0	0	0
Above $102,200	0	0	0	0	0	0	0	0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total								
$0 to $30,660	210	0	0	0	0	0	65	275
$30,661 to $51,100	275	0	0	55	0	0	75	405
$51,101 to $81,760	525	0	35	0	0	0	280	840
$81,761 to $102,200	405	0	0	0	0	0	44	449
Above $102,200	1,585	0	0	0	0	15	135	1,735
Total	**3,000**	**0**	**35**	**55**	**0**	**15**	**599**	**3,704**

Table III.11.44 through Table III.11.47 present the number and percent of households experiencing a severe housing problem, by race and ethnicity. Severe housing problems include overcrowding at a rate of more than 1.5 persons per room and housing costs exceeding 50 percent of the household income. Severe housing problems are experienced by some 444 white households, 0 black households, 0 Asian households, as well as 215 Hispanic homeowner households.

Table III.11.44 **Percent of Homeowner Households with Severe Housing Problems by Income and Race** Jackson town 2012–2016 HUD CHAS Data								
Income	**Non-Hispanic by Race**						**Hispanic (Any Race)**	**Total**
	White	**Black**	**Asian**	**American Indian**	**Pacific Islander**	**Other Race**		
With A Severe Housing Problem								
$0 to $30,660	85.7%	0%	0%	0%	0%	0%	0%	85.7%
$30,661 to $51,100	0.0%	0%	0%	0%	0%	0%	0%	0.0%
$51,101 to $81,760	36.2%	0%	0%	0%	0%	0%	0%	36.2%
$81,761 to $102,200	4.5%	0%	0%	0%	0%	0%	0.0%	3.1%
Above $102,200	4.8%	0%	0%	0%	0%	0.0%	0%	4.7%
Total	**14.2%**	**0**	**0%**	**0%**	**0%**	**0.0%**	**0.0%**	**13.6%**
Without A Severe Housing Problems								
$0 to $30,660	14.3%	0%	0%	0%	0%	0%	0%	14.3%
$30,661 to $51,100	100.0%	0%	0%	0%	0%	0%	0%	100.0%
$51,101 to $81,760	63.8%	0%	0%	0%	0%	0%	0%	63.8%
$81,761 to $102,200	95.5%	0%	0%	0%	0%	0%	100.0%	96.9%
Above $102,200	95.2%	0%	0%	0%	0%	100.0%	0%	95.3%
Total	**85.8%**	**0%**	**0%**	**0%**	**0%**	**100.0%**	**100.0%**	**86.4%**

Table III.11.45
Percent of Renter Households with Severe Housing Problems by Income and Race
Jackson town
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
$0 to $30,660	78.6%	0%	0%	0%	0%	0%	76.9%	78.0%
$30,661 to $51,100	40.8%	0%	0%	0.0%	0%	0%	0.0%	26.7%
$51,101 to $81,760	8.6%	0%	0.0%	0%	0%	0%	49.1%	27.0%
$81,761 to $102,200	0.0%	0%	0%	0%	0%	0%	0.0%	0.0%
Above $102,200	2.4%	0%	0%	0%	0%	0%	18.5%	5.2%
Total	**15.3**%	**0**%	**0.0**%	**0.0**%	**0**%	**0**%	**38.1**%	**20.4**%
Without A Severe Housing Problems								
$0 to $30,660	21.4%	0%	0%	0%	0%	0%	23.1%	22.0%
$30,661 to $51,100	59.2%	0%	0%	100.0%	0%	0%	100.0%	**73.3**%
$51,101 to $81,760	91.4%	0%	100.0%	0%	0%	0%	50.9%	**73.0**%
$81,761 to $102,200	100.0%	0%	0%	0%	0%	0%	100.0%	**100.0**%
Above $102,200	97.6%	0%	0%	0%	0%	0%	81.5%	**94.8**%
Total	**84.7**%	**0**%	**100.0**%	**100.0**%	**0**%	**0**%	**61.9**%	**79.6**%

Table III.11.46
Percent of Total Households with Severe Housing Problems by Income and Race
Jackson town
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	**Black**	**Asian**	**American Indian**	**Pacific Islander**	**Other Race**		
With A Severe Housing Problem								
$0 to $30,660	81.0%	0%	0%	0%	0%	0%	76.9%	80.0%
$30,661 to $51,100	36.4%	0%	0%	0.0%	0%	0%	0.0%	24.7%
$51,101 to $81,760	21.0%	0%	0.0%	0%	0%	0%	49.1%	29.6%
$81,761 to $102,200	1.0%	0%	0%	0%	0%	0%	0.0%	0.9%
Above $102,200	3.8%	0%	0%	0%	0%	0.0%	18.5%	4.9%
Total	**14.8%**	**0%**	**0.0%**	**0.0%**	**0%**	**0.0%**	**35.6%**	**17.8%**
Without A Severe Housing Problems								
$0 to $30,660	19.0%	0%	0%	0%	0%	0%	23.1%	20.0%
$30,661 to $51,100	63.6%	0%	0%	100.0%	0%	0%	100.0%	75.3%
$51,101 to $81,760	79.0%	0%	100.0%	0%	0%	0%	50.9%	70.4%
$81,761 to $102,200	99.0%	0%	0%	0%	0%	0%	100.0%	99.1%
Above $102,200	96.2%	0%	0%	0%	0%	100.0%	81.5%	95.1%
Total	**85.2%**	**0%**	**100.0%**	**100.0%**	**0%**	**100.0%**	**64.4%**	**82.2%**

Table III.11.47
Total Households with Severe Housing Problems by Income and Race
Jackson town
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
$0 to $30,660	170	0	0	0	0	0	50	220
$30,661 to $51,100	100	0	0	0	0	0	0	100
$51,101 to $81,760	110	0	0	0	0	0	140	250
$81,761 to $102,200	4	0	0	0	0	0	0	4
Above $102,200	60	0	0	0	0	0	25	85
Total	**444**	**0**	**0**	**0**	**0**	**0**	**215**	**659**
Without A Severe Housing Problems								
$0 to $30,660	40	0	0	0	0	0	15	55
$30,661 to $51,100	175	0	0	55	0	0	75	305
$51,101 to $81,760	415	0	35	0	0	0	145	595
$81,761 to $102,200	405	0	0	0	0	0	44	449
Above $102,200	1,520	0	0	0	0	15	110	1,645
Total	**2,555**	**0**	**35**	**55**	**0**	**15**	**389**	**3,049**
Not Computed								
$0 to $30,660	0	0	0	0	0	0	0	0
$30,661 to $51,100	0	0	0	0	0	0	0	0
$51,101 to $81,760	0	0	0	0	0	0	0	0
$81,761 to $102,200	0	0	0	0	0	0	0	0
Above $102,200	0	0	0	0	0	0	0	0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total								
$0 to $30,660	210	0	0	0	0	0	65	275
$30,661 to $51,100	275	0	0	55	0	0	75	405
$51,101 to $81,760	525	0	35	0	0	0	285	845
$81,761 to $102,200	409	0	0	0	0	0	44	453
Above $102,200	1,580	0	0	0	0	15	135	1,730
Total	**2,999**	**0**	**35**	**55**	**0**	**15**	**604**	**3,708**

Housing problems are explored by type and income in Table III.11.48 and Table III.11.49. More than 589 households have a cost burden and 308 have a severe cost burden. Some 394 renter households are impacted by cost burdens, and 114 are impacted by severe cost burdens. On the other hand, some 195 owner-occupied households have cost burdens, and 194 have severe cost burdens. Overall there are 2,460 households without a housing problem.

Table III.11.48 **Percent of Housing Problems by Income and Tenure** Jackson town 2012–2016 HUD CHAS Data						
Housing Problem	**$0 to $30,660**	**$30,661 to $51,100**	**$51,101 to $81,760**	**$81,761 to $102,200**	**Above $102,200**	**Total**
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0%	0.0%	0.0%	0%	0.0%	0.0%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0.0%	0%	0.0%	0%	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%	0%	0%	0.0%
Housing cost burden greater that 50% of income (and none of the above problems)	35.3%	0.0%	100.0%	100.0%	100.0%	63.0%
Housing cost burden greater than 30% of income (and none of the above problems)	0.0%	0.0%	32.0%	35.3%	77.3%	33.1%
Zero/negative income (and none of the above problems)	0%	0%	0%	0%	0%	0%
Has none of the 4 housing problems	20.0%	17.6%	20.3%	26.4%	54.1%	42.1%
Total	**25.5%**	**7.4%**	**28.0%**	**28.7%**	**55.5%**	**38.5%**
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0%	100.0%	100.0%	0%	100.0%	100.0%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	100.0%	0%	100.0%	0%	100.0%	100.0%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	100.0%	100.0%	100.0%	0%	0%	100.0%
Housing cost burden greater that 50% of income (and none of the above problems)	64.7%	100.0%	0.0%	0.0%	0.0%	37.0%
Housing cost burden greater than 30% of income (and none of the above problems)	100.0%	100.0%	68.0%	64.7%	22.7%	66.9%
Zero/negative income (and none of the above problems)	0%	0%	0%	0%	0%	0%
Has none of the 4 housing problems	80.0%	82.4%	79.7%	73.6%	45.9%	57.9%
Total	**74.5%**	**92.6%**	**72.0%**	**71.3%**	**44.5%**	**61.5%**

Table III.11.49 Housing Problems by Income and Tenure Jackson town 2012–2016 HUD CHAS Data					
Housing Problem	**$0 to $30,660**	**$30,661 to $51,100**	**$51,101 to $81,760**	**$81,761 to $102,200**	**Above $102,200**	**Total**
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	0	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 that 50% of income (and none of the above problems)	60	0	85	4	45	194
Housing cost burden greater than 30% of income (and none of the above problems)	0	0	80	30	85	195
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	10	30	70	95	830	1,035
Total	**70**	**30**	**235**	**129**	**960**	**1,424**
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	65	15	0	15	95
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	30	0	55	0	25	110
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	20	25	90	0	0	135
Housing cost burden greater that 50% of income (and none of the above problems)	110	4	0	0	0	114
Housing cost burden greater than 30% of income (and none of the above problems)	4	140	170	55	25	394
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	40	140	275	265	705	1,425
Total	**204**	**374**	**605**	**320**	**770**	**2,273**
Total						
Lacking complete plumbing or kitchen facilities	0	65	15	0	15	95
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	30	0	55	0	25	110
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	20	25	90	0	0	135
Housing cost burden greater that 50% of income (and none of the above problems)	170	4	85	4	45	308
Housing cost burden greater than 30% of income (and none of the above problems)	4	140	250	85	110	589
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	50	170	345	360	1,535	2,460
Total	**274**	**404**	**840**	**449**	**1,730**	**3,697**

Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 37.9 percent of these households having a cost burden or severe cost burden. For lower income owner households, elderly non-family households and large families are most likely to experience cost burdens. Some 100.0 percent of elderly non-family and 0 percent of large family households below 30 percent HAMFI face cost burdens or severe cost burdens. These data are shown in Table III.11.50.

Table III.11.51 displays cost burden in renter-occupied households by family status and income. Renter households tend to be impacted at a higher rate by cost burdens than owner households. Some 484 renter occupied households faced cost burdens, compared to 190 owner occupied households. Of these, there are 24 renter households with incomes less than 30 percent HAMFI facing housing problems.

Table III.11.50
Owner-Occupied Households by Income and Family Status and Cost Burden
Jackson town
2012–2016 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
$0 to $30,660	0	0	0	0	10	10
$30,661 to $51,100	0	0	0	30	0	30
$51,101 to $81,760	4	30	10	0	20	64
$81,761 to $102,200	30	65	0	0	0	95
Above $102,200	105	445	55	60	165	830
Total	139	540	65	90	195	1,029
Cost Burden						
$0 to $30,660	0	0	0	0	0	0
$30,661 to $51,100	0	0	0	0	0	0
$51,101 to $81,760	0	35	35	0	10	80
$81,761 to $102,200	0	15	0	0	10	25
Above $102,200	0	55	0	0	30	85
Total	0	105	35	0	50	190
Severe Cost Burden						
$0 to $30,660	4	0	0	55	0	59
$30,661 to $51,100	0	0	0	0	0	0
$51,101 to $81,760	50	0	0	0	30	80
$81,761 to $102,200	0	4	0	0	0	4
Above $102,200	0	15	0	0	30	45
Total	54	19	0	55	60	188
Cost Burden Not Computed						
$0 to $30,660	0	0	0	0	0	0
$30,661 to $51,100	0	0	0	0	0	0
$51,101 to $81,760	0	0	0	0	0	0
$81,761 to $102,200	0	0	0	0	0	0
Above $102,200	0	0	0	0	0	0
Total	0	0	0	0	0	0
Total						
$0 to $30,660	4	0	0	55	10	69
$30,661 to $51,100	0	0	0	30	0	30
$51,101 to $81,760	54	65	45	0	60	224
$81,761 to $102,200	30	84	0	0	10	124
Above $102,200	105	515	55	60	225	960
Total	**193**	**664**	**100**	**145**	**305**	**1,407**

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
Table III.11.51 **Renter-Occupied Households by Income and Family Status and Cost Burden** Jackson town 2012–2016 HUD CHAS Data						
No Cost Burden						
$0 to $30,660	0	15	0	25	0	40
$30,661 to $51,100	30	0	0	20	105	155
$51,101 to $81,760	0	165	15	25	230	435
$81,761 to $102,200	25	65	4	20	150	264
Above $102,200	0	310	0	25	415	750
Total	55	555	19	115	900	1,644
Cost Burden						
$0 to $30,660	0	0	20	4	0	24
$30,661 to $51,100	0	105	25	0	80	210
$51,101 to $81,760	0	70	0	0	95	165
$81,761 to $102,200	0	25	0	0	30	55
Above $102,200	0	0	15	0	15	30
Total	0	200	60	4	220	484
Severe Cost Burden						
$0 to $30,660	0	60	0	35	40	135
$30,661 to $51,100	0	0	0	0	4	4
$51,101 to $81,760	0	0	0	0	0	0
$81,761 to $102,200	0	0	0	0	0	0
Above $102,200	0	0	0	0	0	0
Total	0	60	0	35	44	139
Cost Burden Not Computed						
$0 to $30,660	0	0	0	0	0	0
$30,661 to $51,100	0	0	0	0	0	0
$51,101 to $81,760	0	0	0	0	0	0
$81,761 to $102,200	0	0	0	0	0	0
Above $102,200	0	0	0	0	0	0
Total	0	0	0	0	0	0
Total						
$0 to $30,660	0	75	20	64	40	199
$30,661 to $51,100	30	105	25	20	189	369
$51,101 to $81,760	0	235	15	25	325	600
$81,761 to $102,200	25	90	4	20	180	319
Above $102,200	0	310	15	25	430	780
Total	**55**	**815**	**79**	**154**	**1,164**	**2,267**

In total, some 680 households face cost burdens, and 340 face severe cost burdens. This includes 190 owner households and 490 renter households with a cost burden, as seen in Table III.11.52.

Race	No Cost Burden	Cost Burden	Severe Cost Burden	Not Computed	Total
Table III.11.52 **Households with Cost Burden by Tenure and Race** Jackson town 2012–2016 HUD CHAS Data					
Owner-Occupied					
White	980	190	195	0	1,365
Black	0	0	0	0	0
Asian	0	0	0	0	0
American Indian	0	0	0	0	0
Pacific Islander	0	0	0	0	0
Other Race	15	0	0	0	15
Hispanic	40	0	0	0	40
Total	**1,035**	**190**	**195**	**0**	**1,420**
Renter-Occupied					
White	1,230	285	115	0	1,630
Black	0	0	0	0	0
Asian	0	35	0	0	35
American Indian	55	0	0	0	55
Pacific Islander	0	0	0	0	0
Other Race	0	0	0	0	0
Hispanic	365	170	30	0	565
Total	**1,650**	**490**	**145**	**0**	**2,285**
Total					
White	2,210	475	310	0	2,995
Black	0	0	0	0	0
Asian	0	35	0	0	35
American Indian	55	0	0	0	55
Pacific Islander	0	0	0	0	0
Other Race	15	0	0	0	15
Hispanic	405	170	30	0	605
Total	**2,685**	**680**	**340**	**0**	**3,705**

Lead-Based Paint Risks

Table III.11.53 shows the risk of lead-based paint for households with young children present. There are an estimated 164 households built between 1940 and 1979 with young children present, and 10 built prior to 1939.

Table III.11.53 Vintage of Households by Income and Presence of Young Children Jackson town 2012–2016 HUD CHAS Data		
Income	**One or more children age 6 or younger**	**No children age 6 or younger**	**Total**
Built 1939 or Earlier		
$0 to $30,660	0	0	0
$30,661 to $51,100	0	20	20
$51,101 to $81,760	0	85	85
$81,761 to $102,200	10	15	25
Above $102,200	0	50	50
Total	10	170	180
Built 1940 to 1979		
$0 to $30,660	0	30	30
$30,661 to $51,100	30	155	185
$51,101 to $81,760	65	210	275
$81,761 to $102,200	14	115	129
Above $102,200	55	420	475
Total	164	930	1,094
Built 1980 or Later		
$0 to $30,660	50	195	245
$30,661 to $51,100	25	180	205
$51,101 to $81,760	25	445	470
$81,761 to $102,200	20	275	295
Above $102,200	115	1,090	1,205
Total	235	2,185	2,420
Total		
$0 to $30,660	50	225	275
$30,661 to $51,100	55	355	410
$51,101 to $81,760	90	740	830
$81,761 to $102,200	44	405	449
Above $102,200	170	1,560	1,730
Total	**409**	**3,285**	**3,694**

Elderly Housing Needs

Table III.11.54 shows the rate of housing problems for elderly households. Some 154 elderly and 35 extra-elderly households have housing problems. Of these, some 64 elderly households with housing problems have incomes less than 30 percent HAMFI, and 35 extra-elderly households have incomes below 30 percent HAMFI.

Table III.11.54 Households with Housing Problems by Income and Elderly Status Jackson town 2012–2016 HUD CHAS Data				
Income	Elderly	Extra-Elderly	Non-Elderly	Total
With Housing Problems				
$0 to $30,660	64	35	125	224
$30,661 to $51,100	25	0	210	235
$51,101 to $81,760	65	0	425	490
$81,761 to $102,200	0	0	90	90
Above $102,200	0	0	200	200
Total	154	35	1,050	1,239
Without Housing Problems				
$0 to $30,660	0	25	25	50
$30,661 to $51,100	75	10	85	170
$51,101 to $81,760	0	14	330	344
$81,761 to $102,200	75	0	285	360
Above $102,200	145	65	1,325	1,535
Total	295	114	2,050	2,459
Not Computed				
$0 to $30,660	0	0	0	0
$30,661 to $51,100	0	0	0	0
$51,101 to $81,760	0	0	0	0
$81,761 to $102,200	0	0	0	0
Above $102,200	0	0	0	0
Total	0	0	0	0
Total				
$0 to $30,660	64	60	150	274
$30,661 to $51,100	100	10	295	405
$51,101 to $81,760	65	14	755	834
$81,761 to $102,200	75	0	375	450
Above $102,200	145	65	1,525	1,735
Total	449	149	3,100	3,698

Survey of Rental Properties

From June through July 2020, a telephone survey was conducted with landlords and rental property managers throughout Wyoming. Table III.11.55 presents some basic statistics about the completed surveys.

Table III.11.56, shows the amount of total and vacant units with their associated vacancy rates.

Table III.11.55 Survey of Rental Properties Jackson town 2020A Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019A	27	491	0.4	2
2019B	27	189	3.2	6
2020A	25	110	2.7	3

At the time of the survey, there were an estimated 18 single-family units in Jackson town, with 1 of them available. This translates into a vacancy rate of 5.6 percent in Jackson town, which compares to a single-family vacancy rate of 4.5 percent for the State of Wyoming. There were 66 apartment units reported in the survey, with 2 of them available, which resulted in a vacancy rate of 3 percent. This compares to a statewide vacancy rate of 4.5 percent for apartment units across the state.

Table III.11.56 Rental Vacancy Survey by Type Jackson town 2020A Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	18	1	5.6%
Apartments	66	2	3%
Mobile Homes	0	0	0%
"Other" Units	3	0	0%
Don't Know	11	0	0%
Total	**110**	**3**	**2.7%**

Table III.11.57, reports units by bedroom size. As can be seen there were 10 two bedroom apartment units and 3 three bedroom units. Overall, the 14 two bedroom units accounted for 12.7 percent of all units, and the 20 three bedroom units accounted for 18.2 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 62 units listed as "Don't Know." Additional details for additional unit types are reported.

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	6	0	0	·	6
One	0	6	0	0	·	6
Two	2	10	0	1	·	14
Three	10	3	0	1	·	20
Four	2	0	0	0	·	2
Don't Know	4	41	0	1	11	62
Total	**18**	**66**	**0**	**3**	**11**	**110**

(Table III.11.57 — Rental Units by Bedroom Size — Jackson town — 2020A Survey of Rental Properties)

Table III.11.58 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.11.59 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.11.58
Single-Family Units by Bedroom Size
Jackson town
2020A 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	2	0	0%
Don't know	4	1	25%
Total	**18**	**1**	**5.6%**

Table III.11.59
Apartment Units by Bedroom Size
Jackson town
2020A Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	6	0	0%
One	6	1	16.7%
Two	10	0	0%
Three	3	0	0%
Four	0	0	0%
Don't know	41	1	2.4%
Total	**66**	**2**	**3%**

Average market-rate rents by unit type are shown in Table III.11.60. 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.11.60
Average Market Rate Rents by Bedroom Size
Jackson town
2020A Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$.	$985	$.	$.	$985
One	$.	$1,106	$.	$.	$1,106
Two	$2,600	$1,450	$.	$2,000	$1,907
Three	$2,629	$2,520	$.	$.	$2,533
Four	$2,750	$.	$.	$.	$2,750
Total	**$2800**	**$1648.9**	**$0**	**$2000**	**$2155**

Table III.11.61, shows the average rental rates for assisted units by bedroom size and unit type. Since assistance is often based on income of the resident or other case by case determinations average assisted rents can vary across bedroom size.

Table III.11.61 Average Assisted Rate Rents by Bedroom Size Jackson town 2020A Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$0	$0	$0	$0	$0
One	$0	$0	$0	$0	$0
Two	$0	$0	$0	$0	$0
Three	$0	$0	$0	$0	$0
Four	$0	$0	$0	$0	$0
Total	**$0**	**$0**	**$0**	**$0**	**$0**

Table III.11.62, shows vacancy rates for single-family units by average rental rates for Jackson town. 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.11.62 Single-Family Market Rate Rents by Vacancy Status Jackson town 2020A 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	16	0	0%
Missing	2	1	50%
Total	**18**	**1**	**5.6%**

The average rent and availability of apartment units is displayed in Table III.11.63. The most common rent for apartment rents was 0 dollars and the units in this price range had a vacancy rate of 2.2 percent.

Table III.11.63 Apartment Market Rate Rents by Vacancy Status Jackson town 2020A 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	3	0	0%
$1,000 to $1,249	6	0	0%
$1,250 to $1,499	2	1	50%
Above $1,500	46	1	2.2%
Missing	9	0	0%
Total	**66**	**2**	**3%**

Respondents were asked if utilities are included in the rent and as shown in Table III.11.64, 11 respondents, or 52.4 percent, included some sort of utility in the rent.

Table III.11.64 Are there any utilities included with the rent? Jackson town 2020A Survey of Rental Properties	
Period	**Respondent**
Yes	11
No	10
% Offering Utilities	**52.4%**

The type of utility included in the rent is shown in Table III.11.65. There were 1 respondent who included electricity, 0 respondents who included natural gas, 67 respondents who included water and sewer and 65 respondents included trash collection in the rent.

Table III.11.65 Which utilities are included with the rent? Jackson town 2020A Survey of Rental Properties	
Type of Utility Provided	**Respondent**
Electricity	1
Natural Gas	0
Water/Sewer	67
Trash Collection	65

Perceived Need for Housing Units

Table III.11.66, shows the number of survey respondents who keep a waiting list. As can be seen 1 respondent said they keep a waitlist, with an estimated 12 number of persons on the wait list.

Table III.11.67, shows the condition of rental units by unit type for Jackson town. 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 32 units were in good condition, or 29.1 percent and 54 units, or 49.1 percent, being in average condition. Details by unit type and condition are displayed.

Table III.11.66
Do you keep a waiting list?
Jackson town
2020A Survey of Rental Properties

Period	Respondent
Yes	1
No	20
Waitlist Size	**12**

Table III.11.67
Condition by Unit Type
Jackson town
2020A Survey of Rental Properties

Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	54	49.1%
Good	32	29.1%
Excellent	10	9.1%
Don't Know	0	0%
Total	**110**	**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.11.68, 2 respondents said they would prefer more single-family units, 1 respondent wanted more apartment units, and 4 respondents indicated they would prefer more units of any type.

Table III.11.68
If you had the opportunity to own/manage more units, how many would you prefer
Jackson town
2020A Survey of Rental Properties

Unit Type	Respondents citing more units
Single-family units	2
Duplex Units	3
Apartments	1
Mobile homes	0
Other	1
All types	4
Total	**11**

2019 Household Forecast

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

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

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

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

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

Table III.11.69 Households with Housing Problems by Income Jackson town 2012-2016 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	55	160	215
30.1-50% HAMFI	0	240	240
50.1-80% HAMFI	165	330	495
80.1-95% HAMFI	15	55	70
95 – 115% HAMFI	90	40	130
115.1% HAMFI or more	55	30	85
Total	380	855	1,235
Without Housing Problems			
30% HAMFI or less	10	45	55
30.1-50% HAMFI	30	140	170
50.1-80% HAMFI	69	275	344
80.1-95% HAMFI	50	210	260
95 – 115% HAMFI	155	270	425
115.1% HAMFI or more	710	490	1,200
Total	1,024	1,430	2,454
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	65	205	270
30.1-50% HAMFI	30	380	410
50.1-80% HAMFI	234	605	839
80.1-95% HAMFI	65	265	330
95 – 115% HAMFI	245	310	555
115.1% HAMFI or more	765	520	1,285
Total	**1,404**	**2,285**	**3,689**

area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Table III.11.69, shows the current CHAS housing problem estimates for the period of 2012-2016. Both the income distribution and the percentage share of households experiencing housing problems were derived from this data and assumed to remain constant throughout the forecast horizon. As can be seen there were a total of 380 owner occupied and 855 renter occupied households experiencing a housing problem.

Table III.11.70, shows the total estimated housing by tenure for Jackson town. 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 and 3,705 renter households for a total of 6,675 households in Jackson town.

Table III.11.70 Total Estimated Housing Forecast Jackson town Strong Growth Scenario			
Year	Owner	Renter	Total
2018	1,670	2,124	3,794
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.11.71, below shows the incremental housing demand for Jackson town. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 2018, 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 461 owner-occupied and 553 renter occupied households will be needed above current 2018 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated Jackson town will see an additional 2,881 households, of which 202 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 635 household's above current 2018 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Income (% of MFI)	2018	2020	2025	2030	2035	2040	2045	2050
Table III.11.71 **Incremental Housing Demand Forecast** Jackson town Strong Growth Scenario								
Owner								
0-30%	0	3	12	21	31	40	50	60
30.1-50%	0	2	6	10	14	19	23	28
50.1-80%	0	12	44	77	111	145	180	217
80.1-95%	0	3	12	21	31	40	50	60
95.1-115%	0	13	46	80	116	152	189	227
115+%	0	40	143	251	362	474	589	708
Total	**0**	**73**	**262**	**461**	**664**	**870**	**1,081**	**1,300**
Renter								
0-30%	0	8	28	50	72	95	118	142
30.1-50%	0	14	52	92	133	175	218	263
50.1-80%	0	23	83	146	212	279	348	419
80.1-95%	0	10	36	64	93	122	152	183
95.1-115%	0	12	42	75	109	143	178	214
115+%	0	19	71	126	182	240	299	360
Total	**0**	**85**	**313**	**553**	**801**	**1,054**	**1,313**	**1,581**
Total								
0-30%	0	11	40	71	103	135	168	202
30.1-50%	0	16	58	102	147	194	241	291
50.1-80%	0	35	127	223	323	424	528	635
80.1-95%	0	13	48	85	124	163	202	244
95.1-115%	0	24	88	155	225	295	367	441
115+%	0	59	214	377	544	714	888	1,068
Total	**0**	**158**	**575**	**1,014**	**1,465**	**1,924**	**2,394**	**2,881**

Table III.11.72 shows the Incremental Total Housing Need Forecast for Jackson town. 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 2018, the base year, the total housing need set at the 1,247 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 1,752 owner and 2,376 renter occupied households for a total of 4,128 quality households.

Income (% of MFI)	2018	2020	2025	2030	2035	2040	2045	2050
Table III.11.72 **Incremental Total Housing Need Forecast** Jackson town Strong Growth Scenario								
Owner								
0-30%	65	69	78	87	96	106	115	126
30.1-50%	0	2	6	10	14	19	23	28
50.1-80%	196	208	240	273	307	341	376	413
80.1-95%	18	21	30	39	49	58	68	78
95.1-115%	107	120	153	187	223	259	296	334
115+%	65	105	208	317	427	539	654	774
Total	**452**	**525**	**714**	**913**	**1,116**	**1,322**	**1,533**	**1,752**
Renter								
0-30%	149	156	177	198	221	243	267	291
30.1-50%	223	237	275	315	356	398	441	486
50.1-80%	307	329	390	453	519	586	654	725
80.1-95%	51	61	87	115	144	173	203	234
95.1-115%	37	49	80	112	146	180	215	252
115+%	28	47	99	154	210	268	327	388
Total	**795**	**880**	**1,108**	**1,348**	**1,596**	**1,849**	**2,108**	**2,376**
Total								
0-30%	214	225	254	285	317	349	382	416
30.1-50%	223	239	281	325	370	417	465	514
50.1-80%	503	538	630	726	826	927	1,031	1,138
80.1-95%	69	82	117	154	193	231	271	313
95.1-115%	144	169	232	300	369	439	511	586
115+%	93	152	307	470	637	807	981	1,161
Total	**1,247**	**1,405**	**1,822**	**2,261**	**2,712**	**3,171**	**3,641**	**4,128**