

**Jackson town**

# Jackson town

## DEMOGRAPHICS

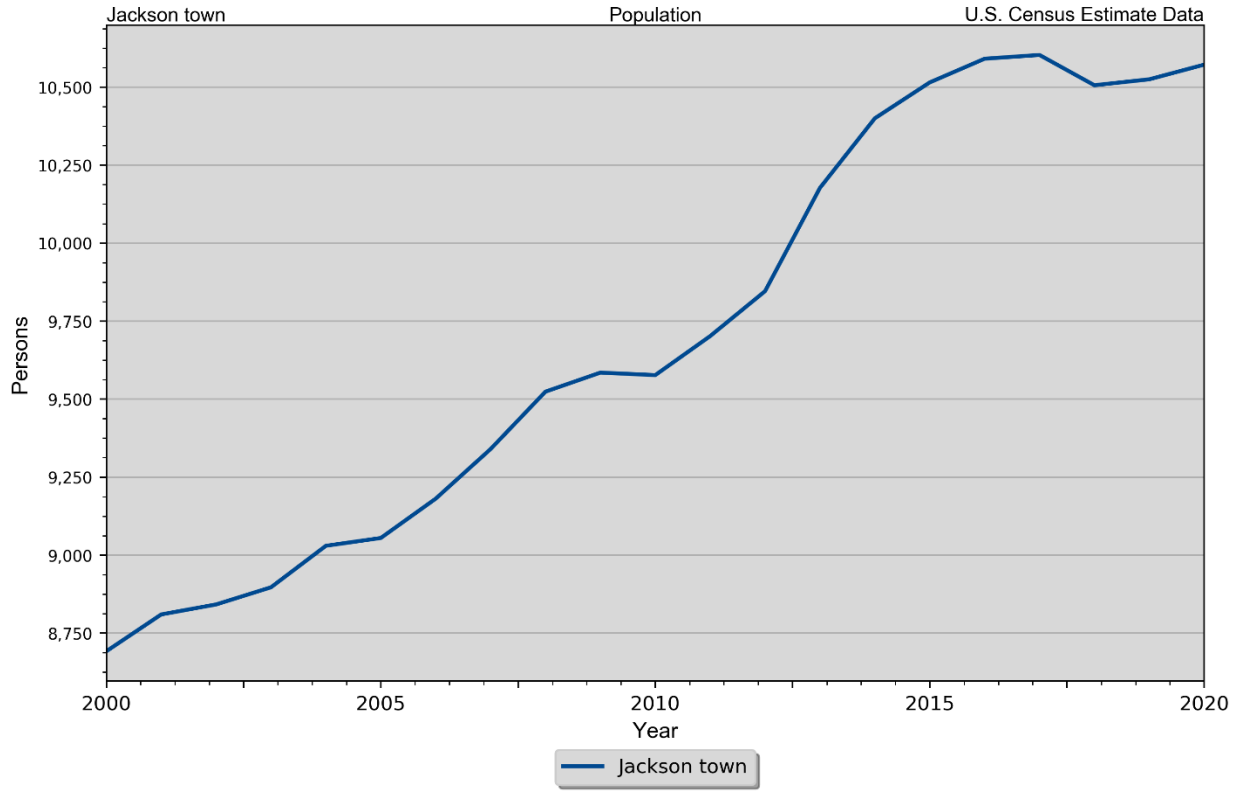
### Population Estimates

Table III.9.1, at right shows the population for Jackson town. The 2020 estimates indicate that Jackson town's population increased from 9,577 in 2010 to 10,572 in 2020, or by 10.4 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.

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%
2009	9,585	0.6%
2010	9,577	-0.1%
2011	9,702	1.3%
2012	9,846	1.5%
2013	10,177	3.4%
2014	10,400	2.2%
2015	10,515	1.1%
2016	10,591	0.7%
2017	10,603	0.1%
2018	10,506	-0.9%
2019	10,525	0.2%
2020	10,572	0.4%

**Diagram III.9.1  
Population**



## Population Migration Trends

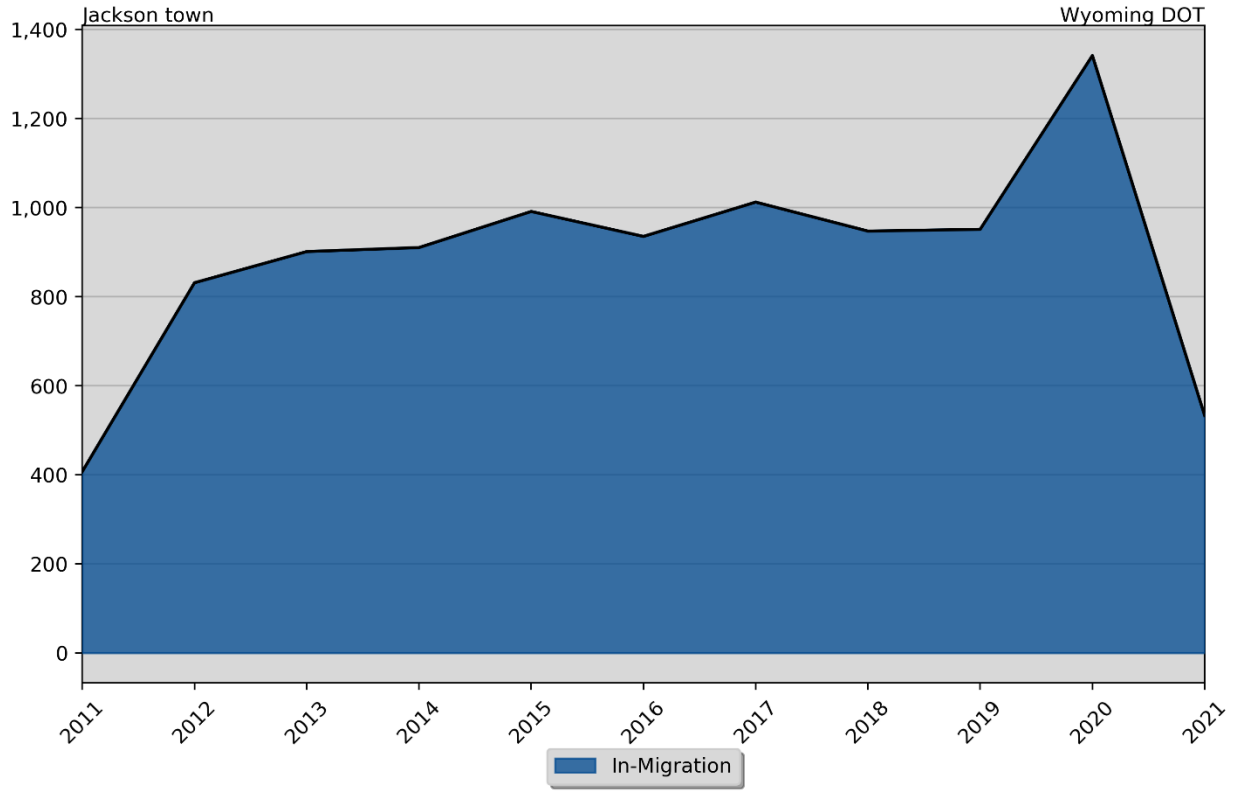
The Wyoming Department of Transportation (WYDOT) collects data on drivers who move to Wyoming and exchange licenses from other states as well as those surrendering Wyoming driver's licenses when relocating to a different state. The WYDOT data do not represent a precise count of migration, as they show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

Table III.9.2 shows in-migration between 2011 and the first half of 2021 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.

<b>Table III.9.2</b>											
<b>In-Migration by Age Cohort</b>											
Jackson town											
Wyoming DOT Data											
<b>Age Cohort</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021(p)</b>
<b>In</b>											
14-17	2	7	11	8	3	3	6	13	11	10	4
18-22	25	51	42	51	51	57	59	57	63	94	35
23-25	80	161	199	178	176	162	187	132	140	187	69
26-35	154	319	318	326	379	343	381	347	322	472	192
36-45	63	121	121	143	142	144	141	152	152	192	73
46-55	38	93	99	98	93	105	96	108	106	141	62
56-65	33	48	66	87	104	84	94	86	92	158	74
66 +	12	31	45	19	43	37	48	52	65	87	24
<b>Total</b>	<b>407</b>	<b>831</b>	<b>901</b>	<b>910</b>	<b>991</b>	<b>935</b>	<b>1,012</b>	<b>947</b>	<b>951</b>	<b>1,341</b>	<b>533</b>

The shaded area in Diagram III.9.2 represents in-migration, as seen, the maximum net migration occurred in 2020 with 1,341 people entering Jackson town.

**Diagram III.9.2  
In-Migration**



The driver’s license total exchanges since 2000 for Teton County are presented in Diagram III.9.3, and showed a net migration of 9,326 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 the first half of 2021, there were 725 in-migrants, 727 out-migrants for a net out-migration of -2 people. The maximum net migration occurred in 2020 with 748 people entering and the lowest net migration occurred in 2018 with 72 entering Teton County.

Over the past five years, there were two years with negative net-migration, and three years of positive net-migration in Teton County. Since 2017, Teton County has experienced a net growth of 1,499 persons, creating an overall positive net-migration trend. Wyoming DOT data indicates that there was a net decrease of 2 people in the most recent year.

**Diagram III.9.3  
Migration Trends**

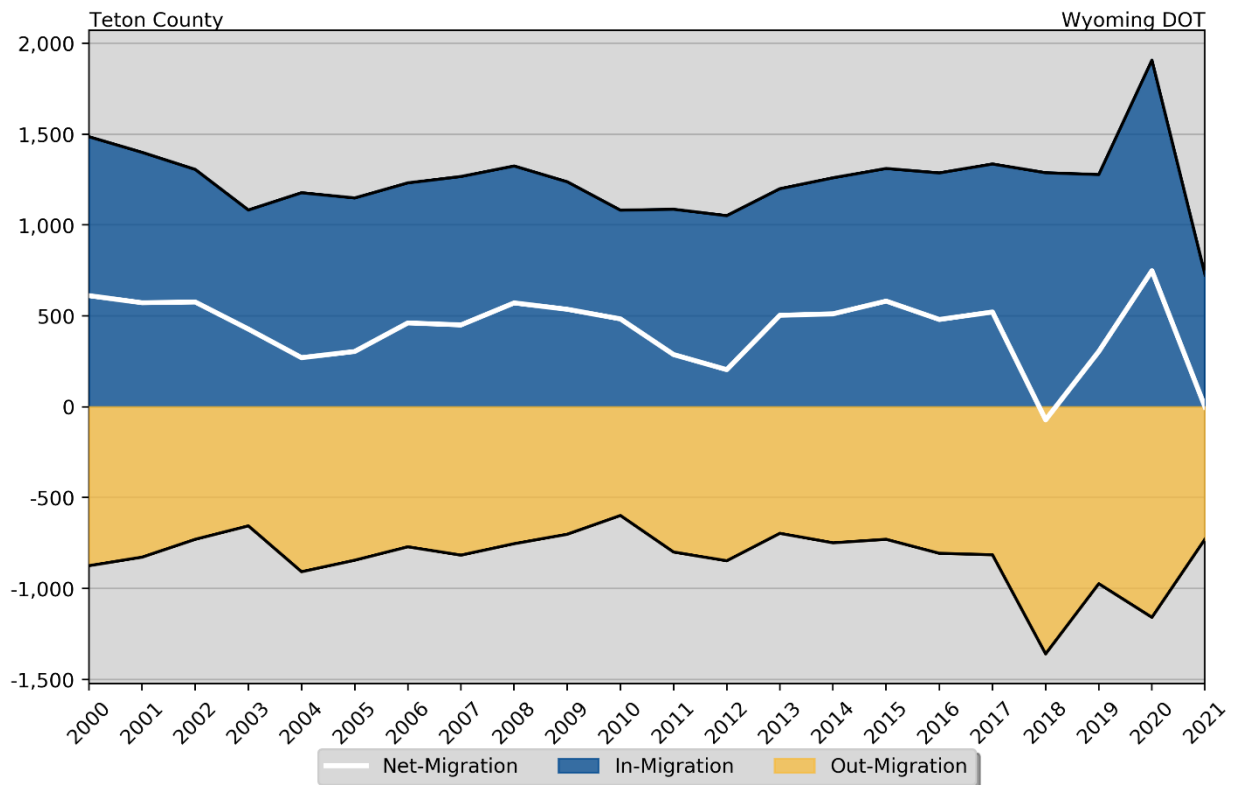


Table III.9.3, shows net-migration for Teton County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 23 to 25, with 56 persons entering Teton County. Those in the age range of 36 to 45 had the lowest levels of net migration, with 43 persons leaving Teton County.

**Table III.9.3**  
**Net-Migration by Age Range**  
Teton County  
Wyoming DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<b>Net</b>														
14-17	-1	4	0	-1	7	8	3	1	3	-1	14	3	21	4
18-22	27	49	36	15	11	23	31	23	35	35	17	43	77	6
23-25	210	181	161	147	104	188	165	160	157	152	68	107	152	56
26-35	222	149	126	96	78	167	186	213	150	209	-40	49	157	5
36-45	45	33	47	-7	-7	40	64	93	64	56	-10	37	76	-43
46-55	54	51	54	26	27	37	65	32	50	50	-67	46	116	5
56-65	23	48	48	18	-10	21	23	45	42	34	-7	34	147	34
66 +	-9	21	11	-7	-6	19	-26	14	-21	-14	-47	-15	2	-69
<b>Total</b>	<b>571</b>	<b>536</b>	<b>483</b>	<b>287</b>	<b>204</b>	<b>503</b>	<b>511</b>	<b>581</b>	<b>480</b>	<b>521</b>	<b>-72</b>	<b>304</b>	<b>748</b>	<b>-2</b>

## 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 data<sup>17</sup>, 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.



### Population Characteristics

The Jackson town population by race and ethnicity is shown in Table III.9.4. The white population represented 86 percent of the population in 2019, compared with black populations accounting for 0.5 percent of the population in 2019. Hispanic households represented 25.2 percent of the population in 2019.

<b>Table III.9.4</b>				
<b>Population by Race and Ethnicity</b>				
Jackson town				
2010 Census & 2019 Five-Year ACS				
<b>Race</b>	<b>2010 Census</b>		<b>2019 Five-Year ACS</b>	
	<b>Population</b>	<b>% of Total</b>	<b>Population</b>	<b>% of Total</b>
White	7,645	79.8%	9,072	86%
Black	35	0.4%	48	0.5%
American Indian	78	0.8%	0	0%
Asian	138	1.4%	36	0.3%
Native Hawaiian/ Pacific Islander	12	0.1%	0	0%
Other	1,451	15.2%	1,286	12.2%
Two or More Races	218	2.3%	111	1.1%
<b>Total</b>	<b>9,577</b>	<b>100.0%</b>	<b>10,553</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	<b>6,970</b>	<b>72.8%</b>	<b>7,890</b>	<b>74.8%</b>
<b>Hispanic</b>	<b>2,607</b>	<b>27.2%</b>	<b>2,663</b>	<b>25.2%</b>

The change in race and ethnicity between 2010 and 2019 is shown in Table III.9.5. During this time, the total non-Hispanic population was 7,890 persons in 2019, while the Hispanic population was 2,663.

<b>Table III.9.5</b>				
<b>Population by Race and Ethnicity</b>				
Jackson town				
2010 Census & 2019 Five-Year ACS				
<b>Race</b>	<b>2010 Census</b>		<b>2019 Five-Year ACS</b>	
	<b>Population</b>	<b>% of Total</b>	<b>Population</b>	<b>% of Total</b>
<b>Non-Hispanic</b>				
White	6,628	95.1%	7,692	97.5%
Black	19	0.3%	48	0.6%
American Indian	46	0.7%	0	0%
Asian	132	1.9%	36	0.5%
Native Hawaiian/ Pacific Islander	11	0.2%	0	0%
Other	35	0.5%	3	0%
Two or More Races	99	1.4%	111	1.4%
<b>Total Non-Hispanic</b>	<b>6,970</b>	<b>100.0%</b>	<b>7,890</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	1,017	39%	1,380	51.8%
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%	1,283	48.2%
Two or More Races	119	4.6%	0	0%
<b>Total Hispanic</b>	<b>2,607</b>	<b>100.0</b>	<b>2,663</b>	<b>100.0%</b>
<b>Total Population</b>	<b>9,577</b>	<b>100.0%</b>	<b>10,553</b>	<b>100.0%</b>

## Cohorts

Table III.9.6 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 percent in 2019.

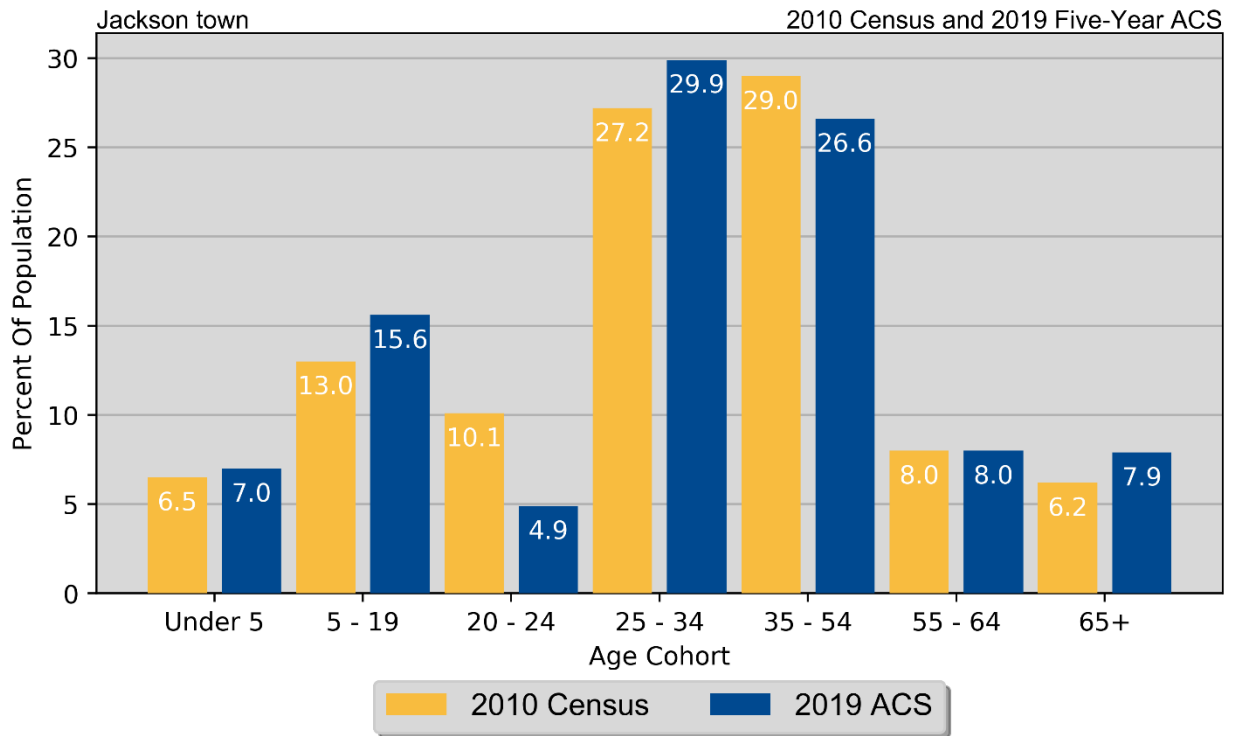
<b>Table III.9.6</b>				
<b>Population Distribution by Age</b>				
Jackson town				
2019 Five-Year ACS Data				
Age	2010 Census		2019 Five-Year ACS	
	Number of Persons	Percent	Number of Persons	Percent
Under 5	624	6.5	742	7
5 to 19	1,243	13	1,646	15.6
20 to 24	969	10.1	517	4.9
25 to 34	2,602	27.2	3,159	29.9
35 to 54	2,781	29	2,808	26.6
55 to 64	768	8	849	8
65 or Older	590	6.2	832	7.9
<b>Total</b>	<b>9,577</b>	<b>100%</b>	<b>10,553</b>	<b>100%</b>

Table III.9.7 shows the population in Jackson town by age and gender. In 2010, there were 2,602 people aged 25 to 34, made up of 1,421 men, and 1,181 women. In comparison, in 2019, there were 3,159 people in the 25 to 34 age cohort, with 2,060 men and 1,099 women.

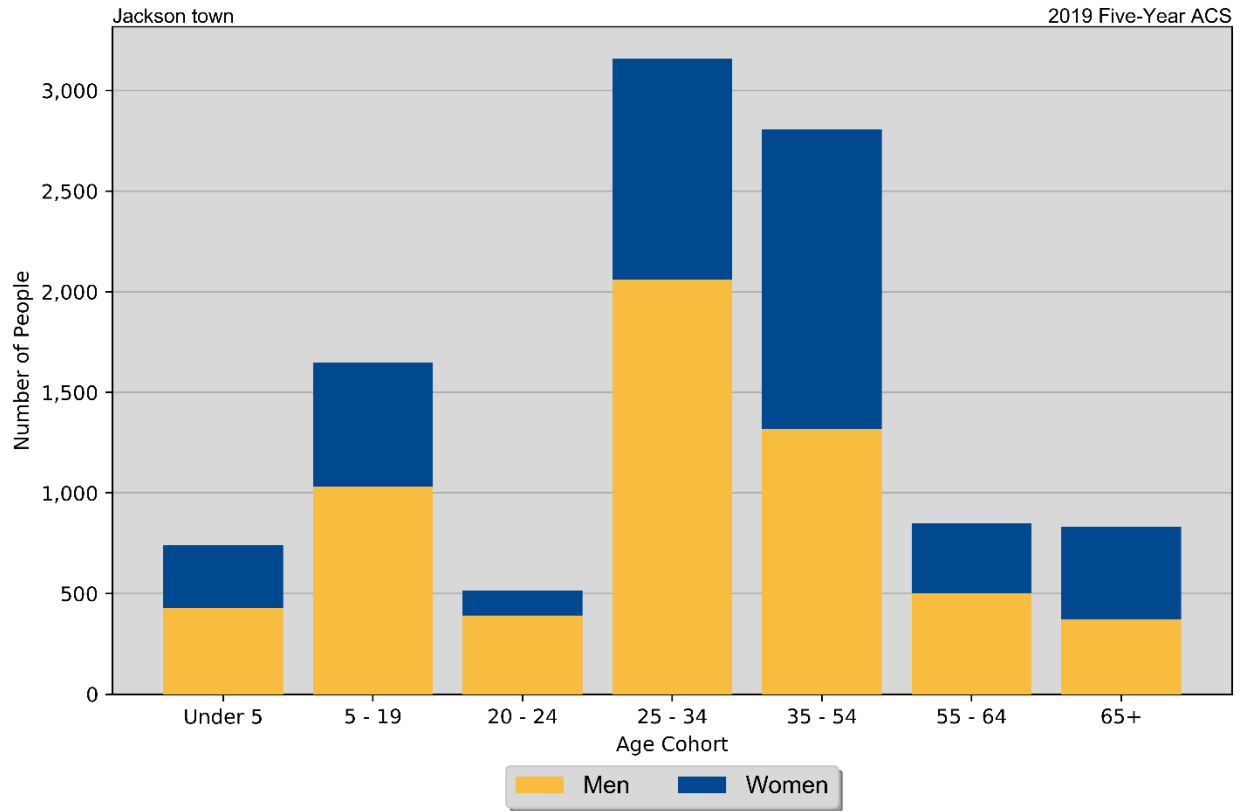
<b>Table III.9.7</b>								
<b>Population by Age and Gender</b>								
Jackson town								
2010 Census & 2019 Five-Year ACS Data								
Age	2010 Census				2019 Five Year ACs			
	Male	Female	Total	Percent	Male	Female	Total	Percent
Under 5	332	292	624	6.5%	428	314	742	7%
5 to 19	658	585	1,243	13%	1,031	615	1,646	15.6%
20 to 24	525	444	969	10.1%	391	126	517	4.9%
25 to 34	1,421	1,181	2,602	27.2%	2,060	1,099	3,159	29.9%
35 to 54	1,592	1,189	2,781	29%	1,319	1,489	2,808	26.6%
55 to 64	413	355	768	8%	500	349	849	8%
65 and Older	244	346	590	6.2%	373	459	832	7.9%
<b>Total</b>	<b>5,185</b>	<b>4,392</b>	<b>9,577</b>	<b>100%</b>	<b>6,102</b>	<b>4,451</b>	<b>10,553</b>	<b>100%</b>

### Diagram III.9.4 Population Distribution by Age

Jackson town  
2010 Census and 2019 Five-Year ACS Data



**Diagram III.9.5**  
**Population Distribution by Age and Gender**  
Jackson town  
2019 Five-Year ACS



## 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.9.8, between 2000 and 2010, the institutionalized population changed -30 percent in Jackson town, from 80 people in 2000 to 56 in 2010.

<b>Table III.9.8</b>					
<b>Group Quarters Population</b>					
Jackson town					
2000 & 2010 Census SF1 Data					
<b>Group Quarters Type</b>	<b>2000 Census</b>		<b>2010 Census</b>		<b>% Change 00-10</b>
	<b>Population</b>	<b>% of Total</b>	<b>Population</b>	<b>% of Total</b>	
<b>Institutionalized</b>					
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%
<b>Total</b>	<b>80</b>	<b>100.0%</b>	<b>56</b>	<b>100.0%</b>	<b>-30%</b>
<b>Noninstitutionalized</b>					
College Dormitories	0	0%	0	0%	%
Military Quarters	0	0%	0	0%	%
Other Noninstitutionalized	35	100%	59	100%	68.6%
<b>Total</b>	<b>35</b>	<b>100.0%</b>	<b>59</b>	<b>100.0%</b>	<b>68.6%</b>
<b>Group Quarters Population</b>	<b>115</b>	<b>100.0%</b>	<b>115</b>	<b>100.0%</b>	<b>0%</b>

### Foreign Born Populations

The number of foreign-born persons is shown in Table III.9.9. An estimated 12.6 percent of the population was born in Mexico , some 1.8 percent were born in El Salvador , and another 0.7 percent were born in United Kingdom, excluding England and Scotland .

<b>Table III.9.9</b> <b>Place of Birth for the Foreign-Born Population</b> Jackson town 2019 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	1,328	12.6%
#2 country of origin	El Salvador	185	1.8%
#3 country of origin	United Kingdom, excluding England and Scotland	78	0.7%
#4 country of origin	Canada	40	0.4%
#5 country of origin	Thailand	36	0.3%
#6 country of origin	Nigeria	24	0.2%
#7 country of origin	Ukraine	23	0.2%
#8 country of origin	Australia	18	0.2%
#9 country of origin	Greece	13	0.1%
#10 country of origin	Afghanistan	0	0%

The language spoken at home for those with Limited English Proficiency are shown in Table III.9.10. An estimated 13.4 percent of the population speaks Spanish at home, followed by 0.3 percent speaking German or other West Germanic languages .

<b>Table III.9.10</b> <b>Limited English Proficiency and Language Spoken at Home</b> Jackson town 2019 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	1,311	13.4%
#2 LEP Language	German or other West Germanic languages	29	0.3%
#3 LEP Language	Russian, Polish, or other Slavic languages	23	0.2%
#4 LEP Language	Other Asian and Pacific Island languages	19	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 Indo-European languages	0	0%
#10 LEP Language	Other and unspecified languages	0	0%



## Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table III.9.11, below. The disability rate for females was 9.9 percent, compared to 6.3 percent for males. The disability rate grew precipitously higher with age, with 38.8 percent of those over 75 experiencing a disability.

<b>Table III.9.11</b>						
<b>Disability by Age</b>						
Jackson town						
2019 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	88	9.7%	23	4.2%	111	7.6%
18 to 34	90	3.5%	20	1.6%	110	2.9%
35 to 64	109	6%	347	18.9%	456	12.5%
65 to 74	11	6.5%	0	0%	11	2.4%
75 or Older	86	44.1%	46	31.7%	132	38.8%
<b>Total</b>	<b>384</b>	<b>6.3%</b>	<b>436</b>	<b>9.9%</b>	<b>820</b>	<b>7.8%</b>

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table III.9.12. Some 2.6 percent have an ambulatory disability, 1.2 have an independent living disability, and 0.9 percent have a self-care disability.

<b>Table III.9.12</b>		
<b>Total Disabilities Tallied: Aged 5 and Older</b>		
Jackson town		
2019 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	159	1.5%
Vision disability	205	2%
Cognitive disability	247	2.5%
Ambulatory disability	251	2.6%
Self-Care disability	90	0.9%
Independent living difficulty	96	1.2%



## Education and Employment

Education and employment data from the Jackson town 2019 Five-Year ACS is presented in Table III.9.13, Table III.9.14, and Table III.9.15. In 2019, 7,001 people were in the labor force, including 6,906 employed and 95 unemployed people. The unemployment rate for Jackson town was estimated at 1.4 percent in 2019.

<b>Table III.9.13</b>	
<b>Employment, Labor Force and Unemployment</b>	
Jackson town 2019 Five-Year ACS Data	
<b>Employment Status</b>	<b>2019 Five-Year ACS</b>
Employed	6,906
Unemployed	95
<b>Labor Force</b>	<b>7,001</b>
Unemployment Rate	1.4%

Table III.9.14 and Table III.9.15 show educational attainment in Jackson town. In 2019, 91.1 percent of households had a high school education or greater, including 17.9 percent with a high school diploma or equivalent, 22.7 percent with some college, 35.8 percent with a Bachelor's Degree, and 14.6 percent with a graduate or professional degree.

<b>Table III.9.14</b>	
<b>High School or Greater Education</b>	
Jackson town 2019 Five-Year ACS Data	
<b>Education Level</b>	<b>Households</b>
High School or Greater	7,608
Total Households	3,970
<b>Percent High School or Above</b>	<b>91.1%</b>

<b>Table III.9.15</b>		
<b>Educational Attainment</b>		
Jackson town 2019 Five-Year ACS Data		
<b>Education Level</b>	<b>2019 Five-Year ACS</b>	<b>Percent</b>
Less Than High School	739	8.9%
High School or Equivalent	1,497	17.9%
Some College or Associates Degree	1,898	22.7%
Bachelor's Degree	2,992	35.8%
Graduate or Professional Degree	1,221	14.6%
<b>Total Population Above 18 years</b>	<b>8,347</b>	<b>100.0%</b>

### Commuting Patterns

Table III.9.16 shows the place of work by county of residence. In 2010 99.3 percent of residents worked within the county they reside with 0.7 percent working outside their home county. This compares to 98.7 percent of residents in 2019 who worked within the county in which they resided and 0 percent of residents worked outside their home county but still within the state.

<b>Table III.9.16</b> <b>Place of Work</b> Jackson town 2010 and 2019 Five-Year ACS Data				
Place of work	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Worked in county of residence	5,706	99.3%	6,575	98.7%
Worked outside county of residence	43	0.7%	0	0%
Worked outside state of residence	0	0%	88	1.3%
<b>Total</b>	<b>5,749</b>	<b>100.0%</b>	<b>6,663</b>	<b>100.0%</b>

Table III.9.17 shows the aggregate travel time to work based on place of work and residence. In Jackson town the total aggregate travel time was 0 minutes, with residents working in their home county spending a total of 0 minutes traveling.

<b>Table III.9.17</b> <b>Aggregate Travel Time to Work (in Minutes)</b> Jackson town 2010 & 2019 Five-Year ACS Data				
Place of Work	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Worked in county of residence	0	%	0	%
Worked outside county of residence	0	%	0	%
Worked outside State of residence	0	%	0	%
<b>Aggregate travel time to work (in minutes):</b>	<b>0</b>	<b>100.0%</b>	<b>0</b>	<b>100.0%</b>

Table III.9.18 shows the average travel time to work based on place of work and residence. In 2019 the overall aggregate travel time was 0 minutes. Residents working within their home county spent an average of 0 minutes commuting to work, with those working outside their county of residence spending an average of minutes on their commute.

**Table III.9.18**  
**Average Travel Time to Work (in Minutes)**

Jackson town  
2010 & 2019 Five-Year ACS Data

Place of Work	2010 Five-Year ACS	2019 Five-Year ACS
Worked in county of residence	0	0
Worked outside county of residence	0	
Worked outside State of residence		0
<b>Average travel time to work (in minutes):</b>	<b>0</b>	<b>0</b>

Table III.9.19 shows the means of transportation to work. In 2019, 65 percent of commuters drove alone in a car, truck, or van. Only 6.2 percent carpooled, with an additional 7.4 percent taking public transportation. Also, there were 298 persons or 4.5 percent who worked from home.

**Table III.9.19**  
**Means of Transportation to Work**

Jackson town  
2010 & 2019 Five-Year ACS Data

Means	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Car, truck, or van: Drove alone	3,818	66.4%	4,332	65%
Car, truck, or van: Carpooled:	268	4.7%	414	6.2%
Public transportation (excluding taxicab):	191	3.3%	493	7.4%
Taxicab	0	0%	0	0%
Motorcycle	0	0%	0	0%
Bicycle	386	6.7%	340	5.1%
Walked	494	8.6%	717	10.8%
Other means	32	0.6%	69	1%
Worked at home	560	9.7%	298	4.5%
<b>Total</b>	<b>5,749</b>	<b>100.0%</b>	<b>6,663</b>	<b>100.0%</b>

Table III.9.20 shows the breakdown of the means of transportation by tenure. In 2019, 23.2 percent of commuters owned their home and commuted alone by car, which compares to 17.2 percent in 2010. There were also 2,789 renters who drove alone in 2019 and accounted for 42 percent of the total commuter population. Commuters who owned their own home and took public transportation represented 1 percent of the population, which compares to 428 renters, or 6.4 percent taking public transportation.

<b>Table III.9.20</b>				
<b>Means Of Transportation To Work By Tenure</b>				
Jackson town				
2010 & 2019 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Five-Year ACS</b>	<b>% of Total</b>	<b>2019 Five-Year ACS</b>	<b>% of Total</b>
<b>Car, truck, or van - drove alone:</b>				
Owner	987	17.2%	1,543	23.2%
Renter	2,831	49.2%	2,789	42%
<b>Car, truck, or van - carpooled:</b>				
Owner	135	2.3%	75	1.1%
Renter	133	2.3%	337	5.1%
<b>Public transportation (excluding taxicab):</b>				
Owner	50	0.9%	65	1%
Renter	141	2.5%	428	6.4%
<b>Walked:</b>				
Owner	95	1.7%	239	3.6%
Renter	399	6.9%	476	7.2%
<b>Taxicab, motorcycle, bicycle, or other means:</b>				
Owner	132	2.3%	112	1.7%
Renter	286	5%	297	4.5%
<b>Worked at home:</b>				
Owner	266	4.6%	147	2.2%
Renter	294	5.1%	135	2%
<b>Total:</b>	<b>5,749</b>	<b>100.0%</b>	<b>6,643</b>	<b>100.0%</b>

## ECONOMICS

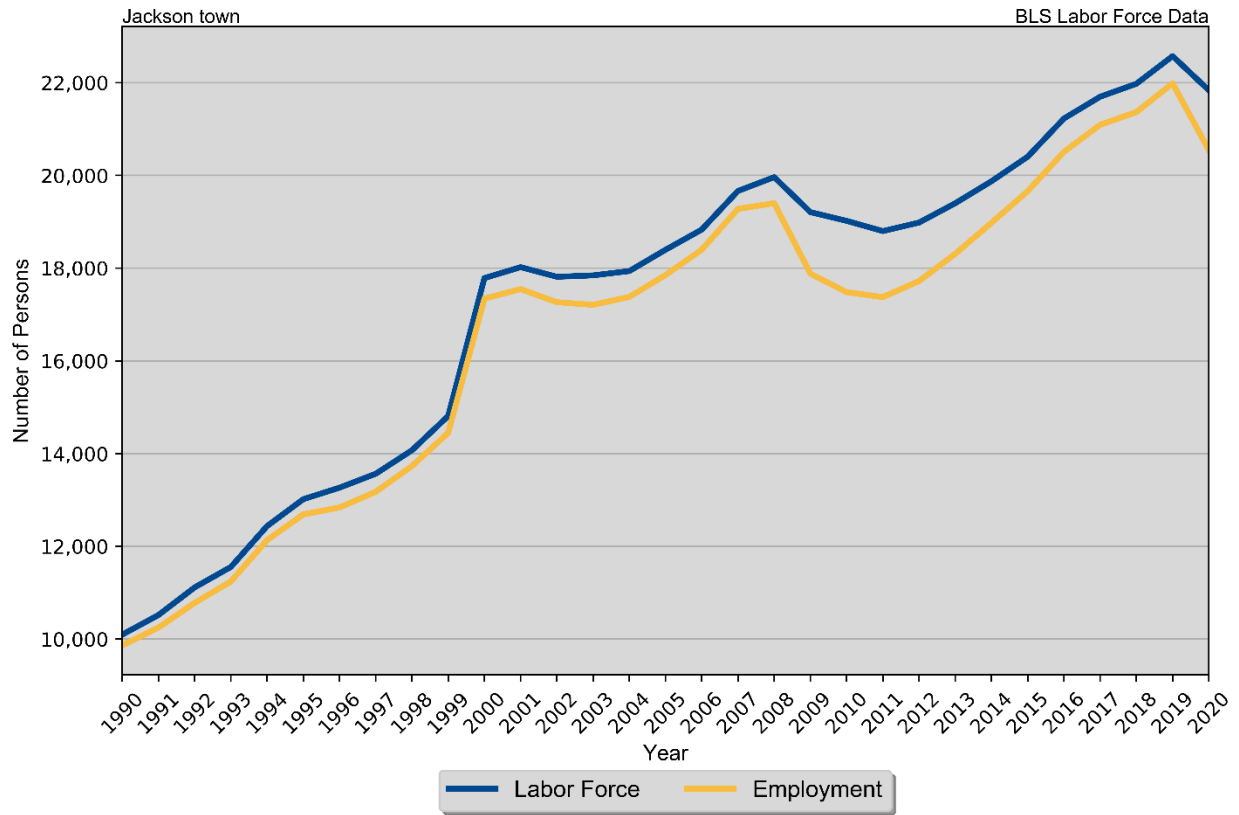
### Labor Force

Table III.9.21, shows the labor force statistics for Jackson town from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2 percent. The highest level of unemployment occurred during 2010 rising to a rate of 8.1 percent. This compared to a statewide low of 2.6 in 2007 and statewide high of 6.9 percent in 2010. Over the last year, the unemployment rate in Jackson town increased from 2.6 percent in 2019 to 5.9 percent in 2020, which compared to a statewide increase to 5.8 percent.

Table III.9.21 Labor Force Statistics Jackson town 1990 - 2020 BLS Data					
Year	Jackson town				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	231	9,863	10,094	2.3%	5.1%
1991	271	10,246	10,517	2.6%	5%
1992	334	10,779	11,113	3%	5.4%
1993	313	11,241	11,554	2.7%	5.3%
1994	303	12,133	12,436	2.4%	4.9%
1995	329	12,687	13,016	2.5%	4.8%
1996	427	12,837	13,264	3.2%	5%
1997	389	13,175	13,564	2.9%	4.8%
1998	341	13,730	14,071	2.4%	4.8%
1999	363	14,447	14,810	2.5%	4.7%
2000	443	17,342	17,785	2.5%	3.8%
2001	473	17,547	18,020	2.6%	3.8%
2002	549	17,264	17,813	3.1%	4%
2003	635	17,208	17,843	3.6%	4.3%
2004	557	17,379	17,936	3.1%	3.8%
2005	545	17,850	18,395	3%	3.6%
2006	433	18,398	18,831	2.3%	3%
2007	387	19,277	19,664	2%	2.6%
2008	561	19,400	19,961	2.8%	2.9%
2009	1,327	17,880	19,207	6.9%	6.3%
2010	1,538	17,481	19,019	8.1%	6.9%
2011	1,424	17,374	18,798	7.6%	6.2%
2012	1,262	17,720	18,982	6.6%	5.5%
2013	1,091	18,308	19,399	5.6%	4.8%
2014	896	18,978	19,874	4.5%	4.3%
2015	744	19,659	20,403	3.6%	4.2%
2016	719	20,508	21,227	3.4%	5.4%
2017	606	21,091	21,697	2.8%	4.3%
2018	611	21,365	21,976	2.8%	4%
2019	589	21,984	22,573	2.6%	3.7%
2020	1,288	20,548	21,836	5.9%	5.8%

Diagram III.9.6, shows the employment and labor force for Jackson town. The difference between the two lines represents the number of unemployed persons In the most recent year, employment stood at 20,548 persons, with the labor force reaching 21,836, indicating there were a total of 1,288 unemployed persons.

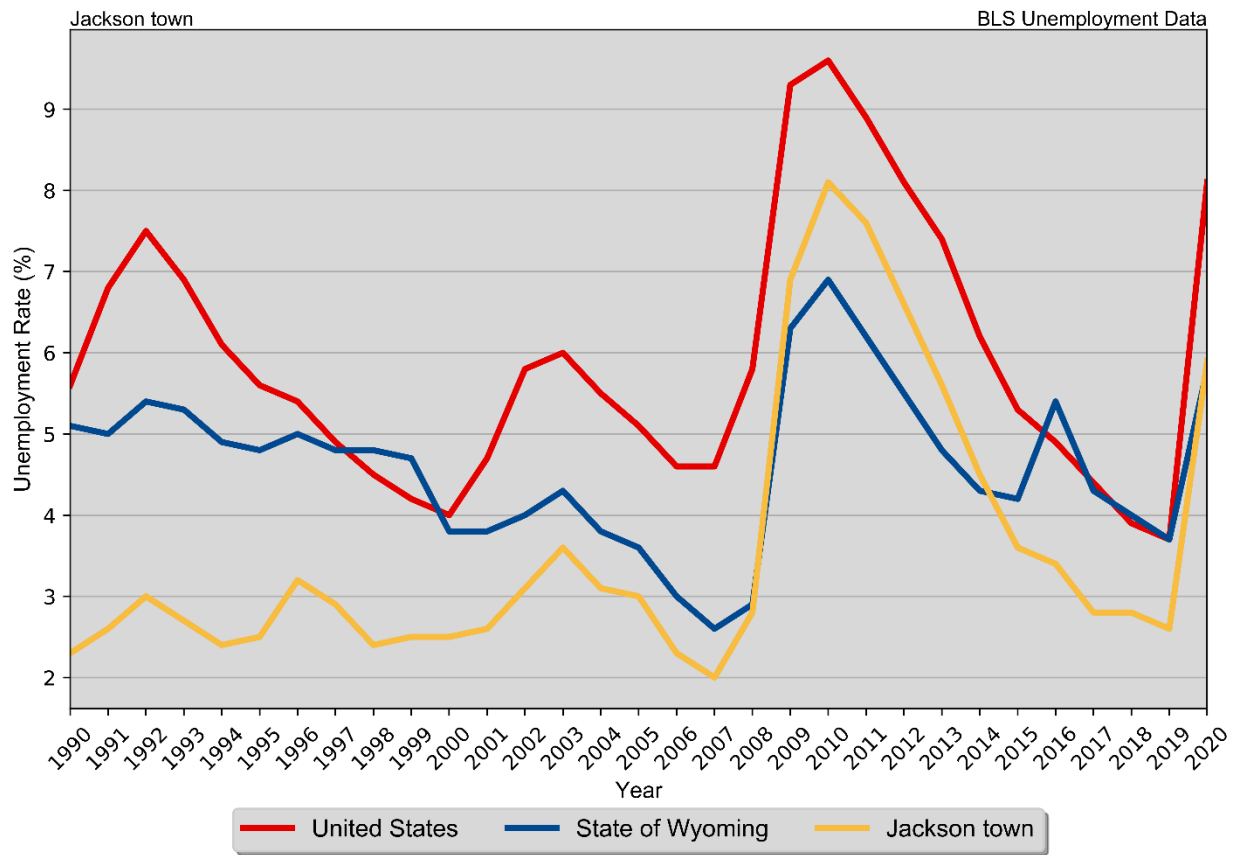
**Diagram III.9.6**  
**Employment and Labor Force**



### Unemployment

Diagram III.9.7, shows the unemployment rate for both the State and Jackson town. During the 1990’s the average rate for Jackson town was 2.7 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.2 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 4.8 percent. Over the course of the entire period the Jackson town had an average unemployment rate that lower than the State, 3.7 percent for Jackson town, versus 4.6 statewide.

**Diagram III.9.7  
Annual Unemployment Rate**



## Earnings and Employment by Industry

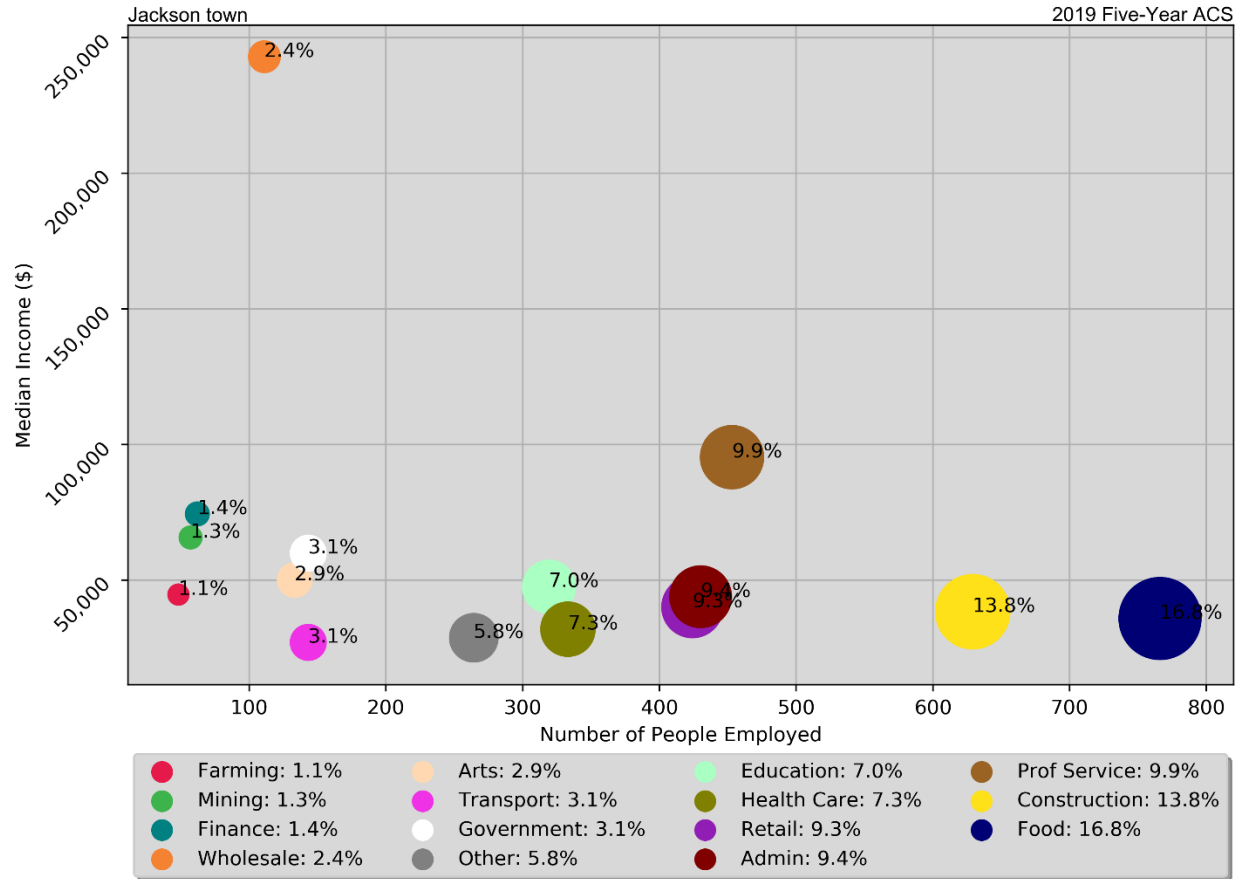
Table III.9.22 shows employment and median earnings by industry for Jackson town from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Jackson town was Food, which employed 766 people and paid a median salary of 35,833 dollars. The highest paying industry in Jackson town was the Wholesale industry, which paid a median salary of 242,989 dollars in 2019. This data is also displayed in Diagram III.9.8.

<b>Table III.9.22</b> <b>City Level Employment by Industry</b> Jackson town 2019 Five Year ACS Data			
Industry	Total Employment	Percent of Employment	Median Earnings
Administrative and support and waste management services	430	9.4%	\$43,875
Arts, entertainment, and recreation	133	2.9%	\$50,101
Construction	629	13.8%	\$38,387
Educational services <sup>18</sup>	319	7%	\$47,591
Agriculture, forestry, fishing and hunting	48	1.1%	\$44,722
Finance and insurance	62	1.4%	\$74,400
Accommodation and food services	766	16.8%	\$35,833
Health care and social assistance	333	7.3%	\$31,885
Information	58	1.3%	\$
Management of companies and enterprises	0	0%	\$
Manufacturing	82	1.8%	\$
Mining, quarrying, and oil and gas extraction	57	1.3%	\$65,733
Other services, except public administration	264	5.8%	\$28,750
Prof Service	453	9.9%	\$95,399
Government	143	3.1%	\$59,926
Real estate and rental and leasing	79	1.7%	\$
Retail Trade	424	9.3%	\$40,115
Transportation and warehousing	143	3.1%	\$27,083
Utilities	24	0.5%	\$
Wholesale trade	111	2.4%	\$242,989

<sup>18</sup> Includes both Public and Private Education



**Diagram III.9.8**  
**Earnings and Employment by Industry**



### 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.9.23, 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 7,773 jobs in 2019. Between 2018 and 2019 the forestry, fishing, and related activities industry saw the largest percentage increase, rising by 7.4 percent to 159 jobs.

<b>Table III.9.23</b>									
<b>Employment by Industry</b>									
Teton County									
BEA Table CA25 Data									
<b>NAICS Categories</b>	<b>2010</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>% Change 18-19</b>
Farm earnings	181	195	200	212	218	225	217	222	2.3%
Forestry, fishing, related activities, and other	141	157	0	127	144	144	148	159	7.4%
Mining	223	242	0	234	197	183	149	134	-10.1%
Utilities	0	0	0	0	0	0	0	0	0%
Construction	2,200	2,452	2,567	2,672	2,846	2,832	2,789	2,930	5.1%
Manufacturing	257	287	286	315	332	365	414	418	1%
Wholesale trade	0	0	0	0	0	0	0	0	0%
Retail trade	2,131	2,348	2,488	2,641	2,674	2,604	2,683	2,683	0%
Transportation and warehousing	483	539	514	566	583	668	746	744	-0.3%
Information	332	364	377	347	362	396	384	382	-0.5%
Finance and insurance	1,798	2,222	2,290	2,356	2,457	2,508	2,880	2,953	2.5%
Real estate and rental and leasing	2,922	3,088	3,272	3,268	3,387	3,521	3,706	3,874	4.5%
Professional and technical services	1,852	1,997	2,144	2,226	2,268	2,291	2,396	2,477	3.4%
Management of companies and enterprises	86	74	147	163	300	257	193	197	2.1%
Administrative and waste services	1,123	1,317	1,308	1,347	1,550	1,503	1,513	1,578	4.3%
Educational services	361	459	486	508	573	551	533	562	5.4%
Health care and social assistance	972	1,076	1,092	1,123	1,168	1,187	1,230	1,250	1.6%
Arts, entertainment, and recreation	1,217	1,324	1,441	1,329	1,446	1,649	1,708	1,699	-0.5%
Accommodation and food services	6,252	6,540	6,813	7,091	7,328	7,528	7,569	7,773	2.7%
Other services, except public administration	1,068	1,247	1,240	1,285	1,298	1,342	1,411	1,437	1.8%
Government and government enterprises	2,386	2,415	2,474	2,522	2,599	2,645	2,620	2,692	2.7%
<b>Total</b>	<b>26,308</b>	<b>28,653</b>	<b>29,898</b>	<b>30,711</b>	<b>32,071</b>	<b>32,741</b>	<b>33,629</b>	<b>34,492</b>	<b>2.6%</b>

Table III.9.24, shows the real average earnings per job by industry for Teton County. In 2019, the mining industry had the highest average earnings reaching 231,517 dollars. Between 2018 and 2019 the mining industry saw the largest percentage increase, rising by 225.2 percent to 231,517 dollars.

**Table III.9.24**  
**Real Earnings Per Job by Industry**  
Teton County  
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2013	2014	2015	2016	2017	2018	2019	% Change 18-19
Farm earnings	22,703	26,881	36,197	30,931	33,985	36,553	24,383	16,272	-33.3%
Forestry, fishing, related activities, and other	300,515	52,719	0	49,888	32,983	3,231	2,318	2,763	19.2%
Mining	9,113	10,466	0	9,435	31,148	82,818	71,193	231,517	225.2%
Utilities	0	0	0	0	0	0	0	0	0%
Construction	57,134	54,884	59,488	64,777	66,612	70,533	69,742	71,089	1.9%
Manufacturing	-24,596	8,953	32,500	14,463	49,376	47,673	29,520	30,921	4.7%
Wholesale trade	0	0	0	0	0	0	0	0	0%
Retail trade	40,074	41,331	38,067	38,028	37,434	40,418	40,738	43,058	5.7%
Transportation and warehousing	71,498	87,328	106,045	175,414	153,565	162,431	138,264	133,742	-3.3%
Information	78,454	61,857	52,495	59,286	52,280	50,905	53,556	51,466	-3.9%
Finance and insurance	205,826	32,175	17,030	16,822	17,381	19,598	24,074	29,032	20.6%
Real estate and rental and leasing	12,298	9,987	16,220	24,404	32,775	28,722	31,544	32,058	1.6%
Professional and technical services	66,728	79,225	91,132	87,719	88,935	96,411	94,879	102,458	8%
Management of companies and enterprises	300,396	156,533	-150,941	-111,666	-63,123	-18,653	1,084	-22,262	-2,154.5%
Administrative and waste services	32,997	47,072	49,431	53,517	48,156	49,403	52,202	49,603	-5%
Educational services	26,912	27,754	27,551	27,061	26,229	29,204	31,681	33,599	6.1%
Health care and social assistance	70,305	62,992	61,002	60,096	61,330	60,000	58,130	58,239	0.2%
Arts, entertainment, and recreation	31,559	36,084	48,860	37,864	31,130	25,510	28,845	30,333	5.2%
Accommodation and food services	37,169	40,339	40,756	41,672	42,466	43,224	43,750	42,791	-2.2%
Other services, except public administration	38,586	35,132	39,142	40,059	45,641	45,077	43,666	43,934	0.6%
Government and government enterprises	76,140	80,414	82,434	84,969	86,244	87,237	90,521	88,885	-1.8%
<b>Total</b>	<b>57,000</b>	<b>45,595</b>	<b>46,886</b>	<b>48,807</b>	<b>49,786</b>	<b>51,449</b>	<b>51,705</b>	<b>53,043</b>	<b>2.6%</b>

Diagram III.9.9, shows real average earnings per job for Teton County from 1990 to 2019. Over this period the average earning per job for Teton County was 44,881 dollars, which was lower than the statewide average of 48,885 dollars over the same period.

**Diagram III.9.9**  
**Real Average Earnings Per Job**

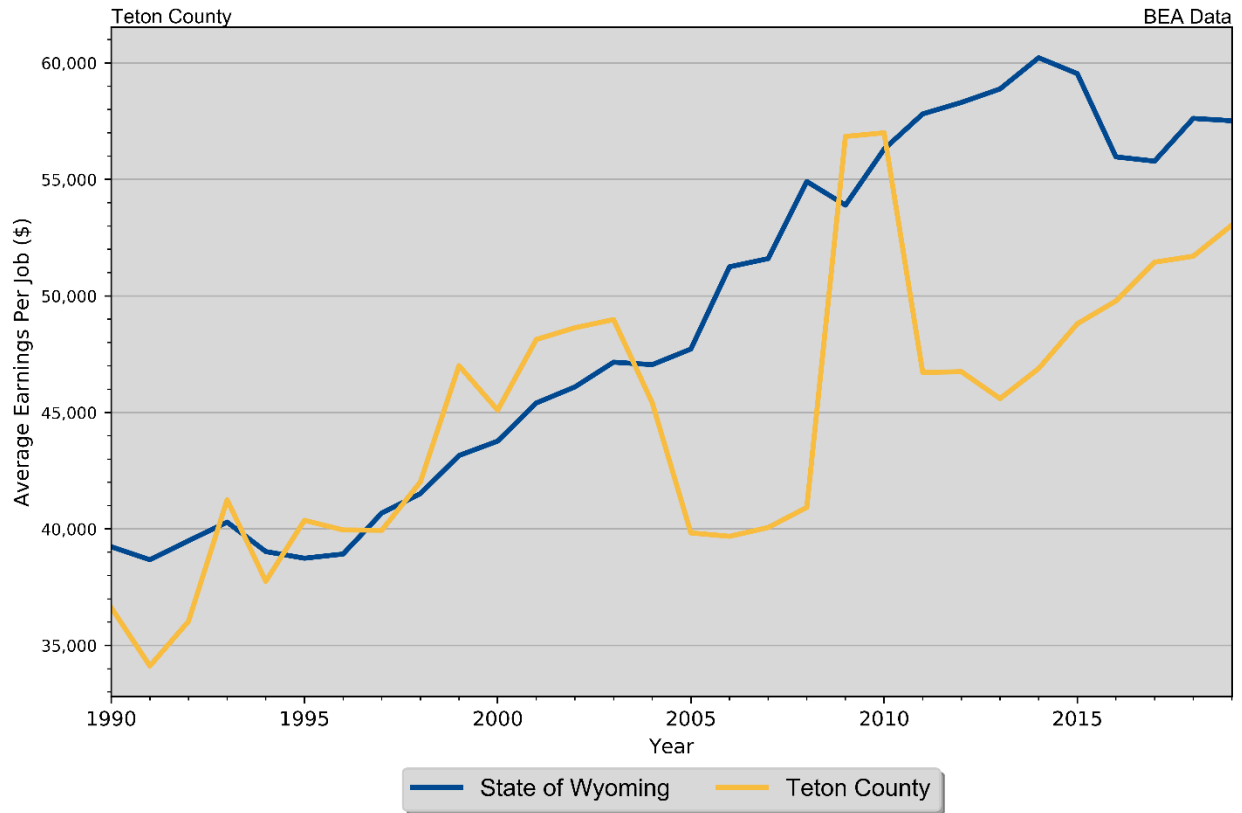
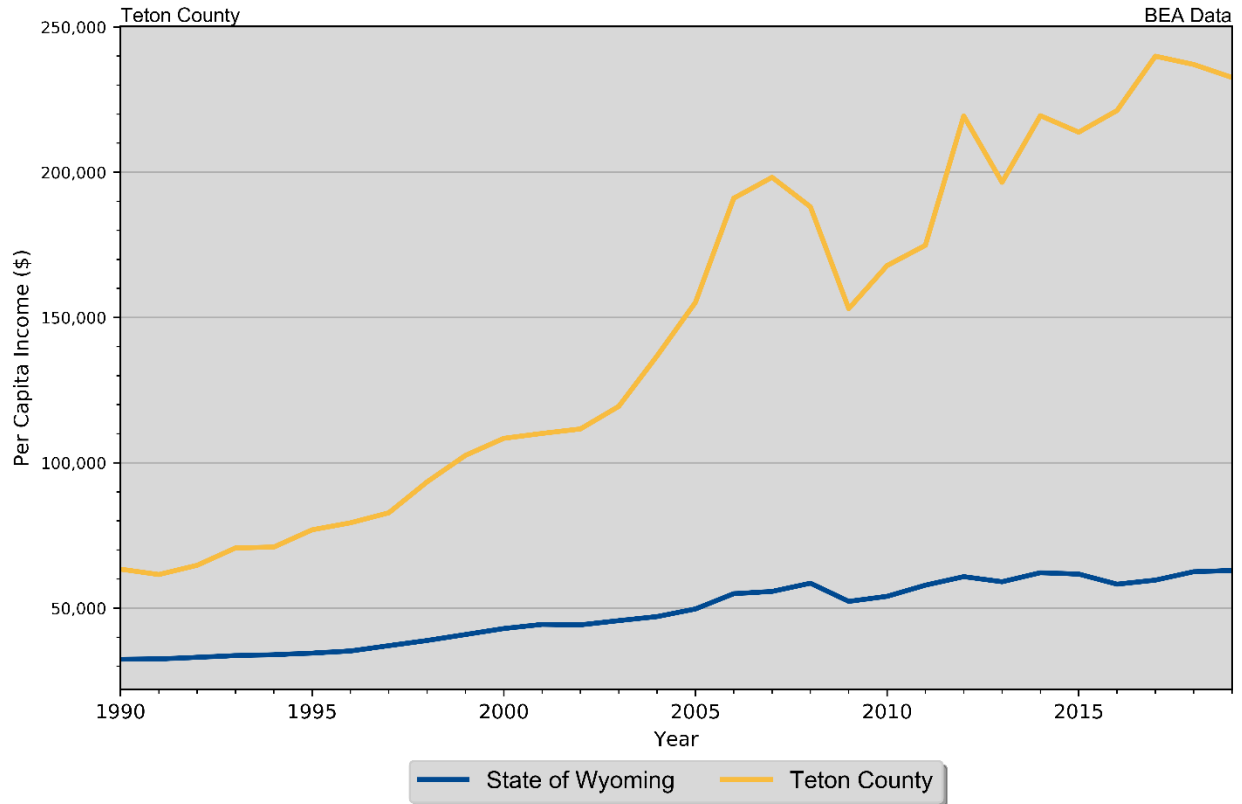


Diagram III.9.10, shows real per capita income for the Teton County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Teton County was 145,378 dollars, which was higher than the statewide average of 48,222 dollars over the same period.

**Diagram III.9.10**  
**Real Per Capita Income**



### Poverty

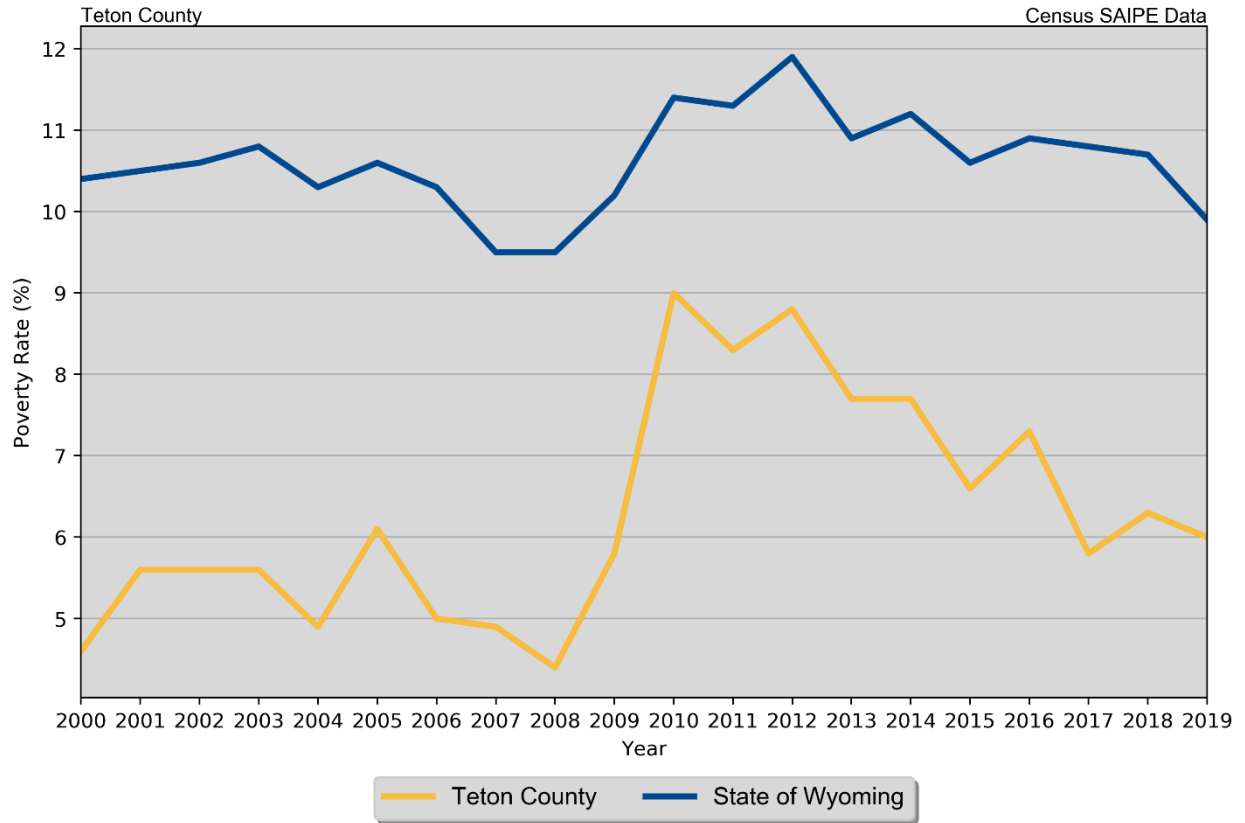
Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 1,902 in 2010 to 1,396 in 2019, with the poverty rate reaching 6 percent in 2019. This compared to a state poverty rate of 9.9 percent and a national rate of 12.3 percent in 2019. Table III.9.25, at right, presents poverty data for the county. This data is also displayed in Diagram III.9.11.

The rate of poverty for Jackson town is shown in Table III.9.26. In 2019, the poverty rate was 6 percent meaning there were an estimated 629 people living in poverty, compared to 602 persons living in poverty in 2010. In 2019, some 0 percent of those in poverty were under age 6 and 2.3 percent were 65 or older.

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%
2007	965	4.9%
2008	882	4.4%
2009	1,199	5.8%
2010	1,902	9%
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%
2019	1,396	6%

Age	2010 Five-Year ACS		2019 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	161	21.5	0	0%
6 to 17	0	0	40	3.1%
18 to 64	441	6.4	571	7.6%
65 or Older	0	0	18	2.3%
<b>Total</b>	<b>602</b>	<b>100.0%</b>	<b>629</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>6.4%</b>	<b>.</b>	<b>6%</b>	<b>.</b>

**Diagram III.9.11  
Poverty Rates**

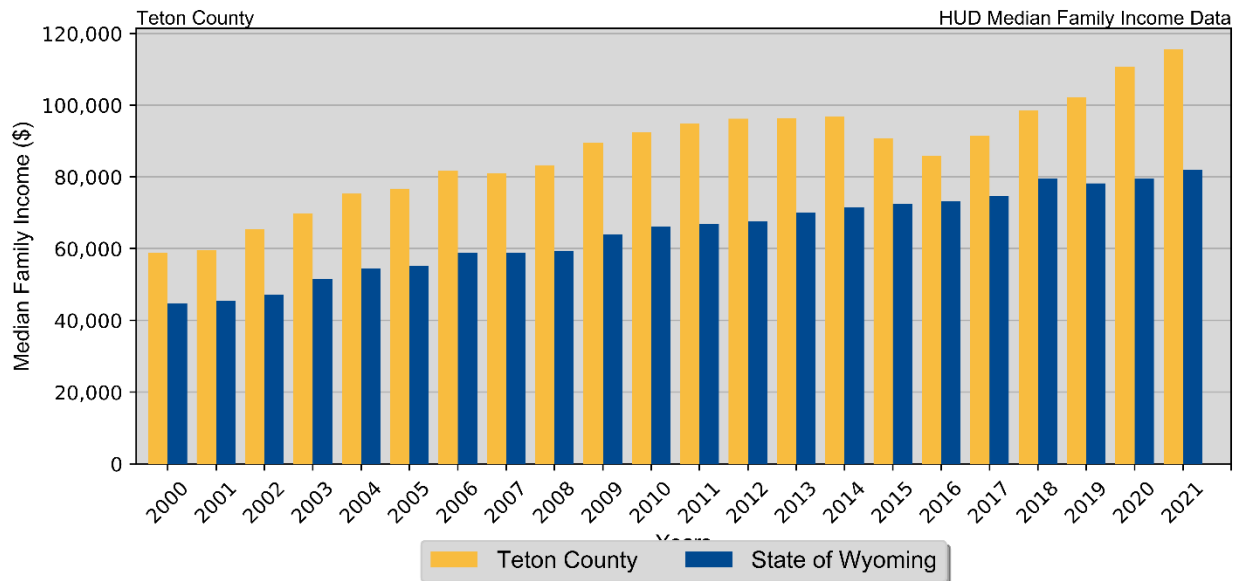


### Household Income

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.9.46 shows that the HUD estimated MFI for Teton County was \$115,600 in 2021. This compared to Wyoming’s MFI of \$81,900. Diagram III.9.12, illustrates the estimated MFI for 2000 through 2021 in Teton County.

Table III.9.27 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
2020	110,700	79,500
2021	115,600	81,900

**Diagram III.9.12  
Estimated Median Family Income**





## HOUSING

### Housing Production

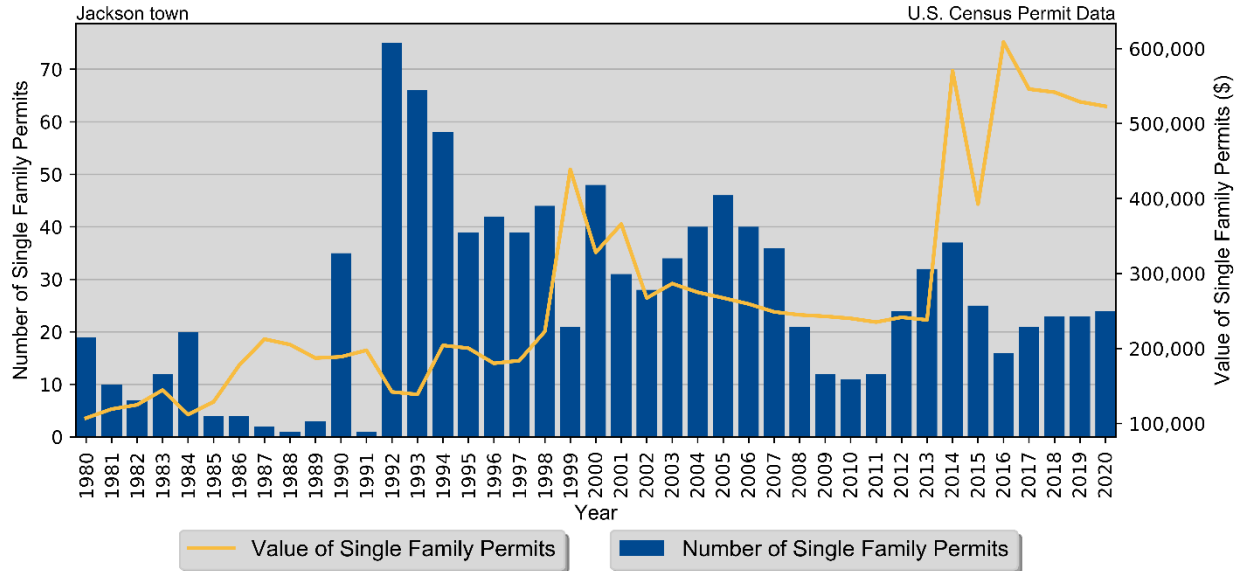
The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Jackson town increased from 23 authorizations in 2019 to 24 in 2020.

The real value of single-family building permits decreased from 529,038 dollars in 2019 to 523,105 dollars in 2020. This compares to an increase in permit value statewide, with values rising by 26,270 dollars from 344,472 dollars in 2019 to 370,742 dollars in 2020. Additional details are given in Table III.9.28.

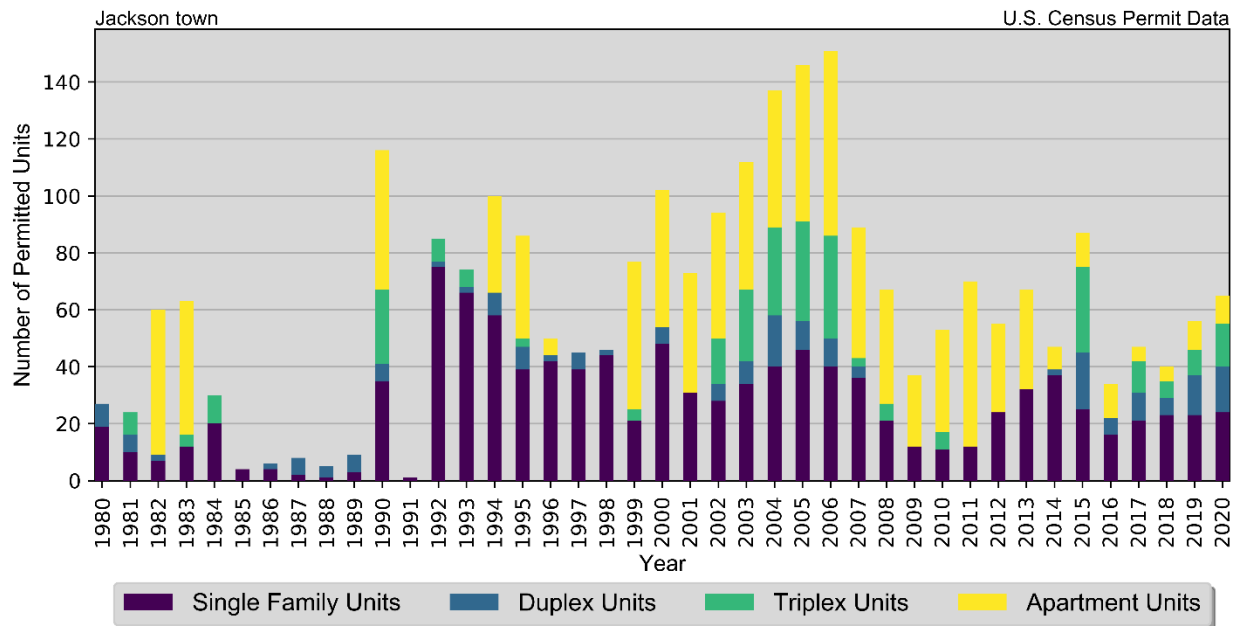
**Table III.9.28**  
**Building Permits and Valuation**  
Jackson town  
Census Bureau Data, 1980–2020

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2019\$)	
	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	107,244	0
1981	10	6	8	0	24	119,197	0
1982	7	2	0	51	60	124,871	90,069
1983	12	0	4	47	63	144,595	75,982
1984	20	0	10	0	30	111,867	0
1985	4	0	0	0	4	128,890	0
1986	4	2	0	0	6	177,396	0
1987	2	6	0	0	8	212,507	0
1988	1	4	0	0	5	205,271	0
1989	3	6	0	0	9	187,249	inf
1990	35	6	26	49	116	188,938	84,627
1991	1	0	0	0	1	197,602	0
1992	75	2	8	0	85	142,111	inf
1993	66	2	6	0	74	138,778	0
1994	58	8	0	34	100	204,181	88,673
1995	39	8	3	36	86	200,406	86,521
1996	42	2	0	6	50	180,237	115,116
1997	39	6	0	0	45	183,863	0
1998	44	2	0	0	46	222,750	0
1999	21	0	4	52	77	438,919	62,641
2000	48	6	0	48	102	328,121	56,587
2001	31	0	0	42	73	365,982	83,736
2002	28	6	16	44	94	267,348	62,496
2003	34	8	25	45	112	286,606	67,876
2004	40	18	31	48	137	274,999	64,779
2005	46	10	35	55	146	267,452	63,167
2006	40	10	36	65	151	259,420	61,221
2007	36	4	3	46	89	248,861	132,608
2008	21	0	6	40	67	244,827	103,234
2009	12	0	0	25	37	242,924	102,456
2010	11	0	6	36	53	240,126	101,269
2011	12	0	0	58	70	235,227	99,205
2012	24	0	0	31	55	241,659	97,333
2013	32	0	0	35	67	238,119	95,660
2014	37	2	0	8	47	570,573	251,252
2015	25	20	30	12	87	392,654	117,358
2016	16	6	0	12	34	608,633	223,645
2017	21	10	11	5	47	545,975	219,516
2018	23	6	6	5	40	541,884	214,360
2019	23	14	9	10	56	529,038	210,607
2020	24	16	15	10	65	523,105	208,080

**Diagram III.9.13  
Single-Family Permits**



**Diagram III.9.14  
Total Permits by Unit Type**



## Housing Characteristics

Households by type and tenure are shown in Table II.9.29. Family households represented 46.8 percent of households, while non-family households accounted for 53.2 percent. These changed from 46.9 and 53.1 percent, respectively.

<b>Table II.9.29</b>				
<b>Household Type by Tenure</b>				
Jackson town				
2010 Census SF1 & 2019 Five-Year ACS Data				
Household Type	2010 Census		2019 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	1,858	46.9%	1,857	46.8%
Married-Couple Family	1,396	75.1%	1,392	75%
Owner-Occupied	780	55.9%	880	63.2%
Renter-Occupied	616	44.1%	512	36.8%
Other Family	462	24.9%	465	24.9%
Male Householder, No Spouse Present	199	43.1%	332	42.8%
Owner-Occupied	44	22.1%	30	9%
Renter-Occupied	155	77.9%	302	91%
Female Householder, No Spouse Present	263	56.9%	133	56.6%
Owner-Occupied	109	41.4%	11	8.3%
Renter-Occupied	154	58.6%	122	91.7%
Non-Family Households	2,106	53.1%	2,113	53.2%
Owner-Occupied	708	33.6%	596	28.2%
Renter-Occupied	1,398	66.4%	1,517	71.8%
<b>Total</b>	<b>3,964</b>	<b>100.0%</b>	<b>3,970</b>	<b>100.0%</b>

Table II.9.30, below, shows housing units by type in 2010 and 2019. In 2010, there were 4,110 housing units, compared with 5,024 in 2019. Single-family units accounted for 48.2 percent of units in 2019, compared to 42.4 in 2010. Apartment units accounted for 26.4 percent in 2019, compared to 28.5 percent in 2010.

<b>Table II.9.30</b>				
<b>Housing Units by Type</b>				
Jackson town				
2010 & 2019 Five-Year ACS Data				
Unit Type	2010 Five-Year ACS		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,741	42.4%	<b>2,423</b>	48.2%
Duplex	454	11%	385	7.7%
Tri- or Four-Plex	545	13.3%	700	13.9%
Apartment	1,172	28.5%	1,325	26.4%
Mobile Home	198	4.8%	191	3.8%
Boat, RV, Van, Etc.	0	0%	0	0%
<b>Total</b>	<b>4,110</b>	<b>100.0%</b>	<b>5,024</b>	<b>100.0%</b>

Table II.9.31 shows housing units by tenure from 2010 to 2019. By 2019, there were 5,024 housing units. An estimated 38.2 percent were owner-occupied, and 21 percent were vacant.

<b>Table II.9.31</b>				
<b>Housing Units by Tenure</b>				
Jackson town				
2010 Census & 2019 Five-Year ACS Data				
Tenure	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,964	83.7%	3,970	79%
Owner-Occupied	1,641	41.4%	1,517	38.2%
Renter-Occupied	2,323	58.6%	2,453	61.8%
Vacant Housing Units	772	16.3%	1,054	21%
<b>Total Housing Units</b>	<b>4,736</b>	<b>100.0%</b>	<b>5,024</b>	<b>100.0%</b>

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.9.32. Households earning more than 100,000 dollars per year represented 30.1 percent of households in 2019, compared to 20.9 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 5.2 percent of households in 2019, compared to 4.3 percent in 2010.

<b>Table II.9.32</b>				
<b>Households by Income</b>				
Jackson town				
2010 & 2019 Five-Year ACS Data				
Income	2010 Five-Year ACS		2019 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	135	4.3%	206	5.2%
\$15,000 to \$19,999	122	3.9%	140	3.5%
\$20,000 to \$24,999	234	7.4%	181	4.6%
\$25,000 to \$34,999	194	6.2%	242	6.1%
\$35,000 to \$49,999	674	21.5%	534	13.5%
\$50,000 to \$74,999	711	22.6%	743	18.7%
\$75,000 to \$99,999	415	13.2%	731	18.4%
\$100,000 or More	657	20.9%	1,193	30.1%
<b>Total</b>	<b>3,142</b>	<b>100.0%</b>	<b>3,970</b>	<b>100.0%</b>

Table II.9.33 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 2.8 percent of households in 2010 and 16.7 percent of households in 2019. Housing units built in 1939 or earlier represented 3.6 percent of households in 2019 and 3.8 percent of households in 2010.

<b>Table II.9.33</b>				
<b>Households by Year Home Built</b>				
Jackson town				
2010 & 2019 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2019 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	119	3.8%	141	3.6%
1940 to 1949	69	2.2%	143	3.6%
1950 to 1959	148	4.7%	73	1.8%
1960 to 1969	168	5.3%	230	5.8%
1970 to 1979	910	29%	550	13.9%
1980 to 1989	671	21.4%	720	18.1%
1990 to 1999	970	30.9%	1,287	32.4%
2000 to 2009	87	2.8%	663	16.7%
2010 or Later	.	.	163	4.1%
<b>Total</b>	<b>3,142</b>	<b>100.0%</b>	<b>3,970</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table II.9.34. An estimated 53.3 percent of white households occupy single-family homes, compared to 100 percent of black households. Some 26.8 percent of white households occupied apartments, compared to 0 percent of black households. An estimated 100 percent of Asian, and percent of American Indian households occupy single-family homes.

<b>Table II.9.34</b> <b>Distribution of Units in Structure by Race</b> Jackson town 2019 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islanders	Other	Two or More Races
Single-Family	53.3%	100%	%	100%	%	60.6%	25.2%
Duplex	5.7%	0%	%	0%	%	17.1%	24.3%
Tri- or Four-Plex	8.8%	0%	%	0%	%	9.9%	50.5%
Apartment	26.8%	0%	%	0%	%	12.4%	0%
Mobile Home	5.5%	0%	%	0%	%	0%	0%
Boat, RV, Van, Etc.	0%	0%	%	0%	%	0%	0%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

The disposition of vacant units between 2010 and 2019 are shown in Table II.9.35. An estimated 50.8 percent of vacant units were for rent in 2010. In addition, some 6.5 percent of vacant units were for sale. “Other” vacant units represented 7.9 percent of vacant units in 2010. “Other” vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas and may create a “blighting” effect.

By 2019, for rent units accounted for 35.1 percent of vacant units, while for sale units accounted for 6.1 percent. “Other” vacant units accounted for 20.4 percent of vacant units, representing a total of 215 “other” vacant units.

<b>Table II.9.35</b> <b>Disposition of Vacant Housing Units</b> Jackson town 2010 Census & 2019 Five-Year ACS Data				
Disposition	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	392	50.8%	370	35.1%
For Sale	50	6.5%	64	6.1%
Rented Not Occupied	16	2.1%	109	10.3%
Sold Not Occupied	8	1%	0	0%
For Seasonal, Recreational, or Occasional Use	242	31.3%	296	28.1%
For Migrant Workers	3	0.4%	0	0%
Other Vacant	61	7.9%	215	20.4%
<b>Total</b>	<b>772</b>	<b>100.0%</b>	<b>1,054</b>	<b>100.0%</b>

Table II.9.36 shows the number of households in the county by number of bedrooms and tenure. There were 156 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 34.46 percent of total households in Jackson town. In Jackson town the 1,014 households with three bedrooms accounted for 25.54 percent of all households, and there were 40 five-bedroom or more households, which accounted for 1.01 percent of all households.

<b>Table II.9.36</b>				
<b>Households by Number of Bedrooms</b>				
Jackson town				
2019 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	43	156	199	5.01%
One	128	678	806	20.3%
Two	426	942	1,368	34.46%
Three	524	490	1,014	25.54%
Four	356	187	543	13.68%
Five or more	40	0	40	1.01%
<b>Total</b>	<b>1,517</b>	<b>2,453</b>	<b>3,970</b>	<b>100.0</b>

The age of a structure influences its value. As shown in Table II.9.37, structures built in 1939 or earlier had a median value of , while structures built between 1950 and 1959 had a median value of and those built between 1990 to 1999 had a median value of 555,600. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of and, respectively. The total median value in Jackson town was, 652,100.

<b>Table II.9.37</b>	
<b>Owner Occupied Median Value by Year Structure Built</b>	
Jackson town	
2019 Five-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	
1940 to 1949	
1950 to 1959	
1960 to 1969	895,800
1970 to 1979	729,800
1980 to 1989	870,400
1990 to 1999	555,600
2000 to 2009	173,900
2010 to 2013	
2014 or later	
<b>Median Value</b>	<b>652,100</b>

Household mortgage status is reported in Table II.9.38. In, Jackson town households with a mortgage accounted for 59.2 percent of all households or 898 housing units, and the remaining 50.1 percent or 760 units had no mortgage. Of those units with a mortgage, 138 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 760 or 50.1 percent had no second mortgage or no home equity loan.

<b>Table II.9.38 Mortgage Status Jackson town 2019 Five-Year ACS Data</b>		
<b>Mortgage Status</b>	<b>Jackson town</b>	
	<b>Households</b>	<b>% of Households</b>
Housing units with a mortgage, contract to purchase, or similar debt	898	59.2
With either a second mortgage or home equity loan, but not both	138	9.1
Second mortgage only	0	0
Home equity loan only	138	9.1
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	760	50.1
Housing units without a mortgage	619	40.8
<b>Total</b>	<b>1,517</b>	<b>100.0%</b>

Table II.9.39 lists the Jackson town median rent as \$1,374 and the median home value as \$652,100 in 2019.

<b>Table II.9.39 Median Rent Jackson town 2019 Five-Year ACS Data</b>	
<b>Place</b>	<b>Rent</b>
Median Rent	\$1,374
Median Home Value	\$652,100



## Housing Problems

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

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

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table II.9.40. In 2019, an estimated 5.3 percent of households were overcrowded, and an additional 3.5 percent were severely overcrowded.

<b>Table II.9.40</b>							
<b>Overcrowding and Severe Overcrowding</b>							
Jackson town							
2010 & 2019 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
<b>Owner</b>							
2010 Five-Year ACS	1,268	99.1%	11	0.9%	0	0%	1,279
2019 Five-Year ACS	1,517	100%	0	0%	0	0%	1,517
<b>Renter</b>							
2010 Five-Year ACS	1,607	86.3%	117	6.3%	139	7.5%	1,863
2019 Five-Year ACS	2,102	85.7%	212	8.6%	139	5.7%	2,453
<b>Total</b>							
2010 Five-Year ACS	2,875	91.5%	128	4.1%	139	4.4%	3,142
2019 Five-Year ACS	3,619	91.2%	212	5.3%	139	3.5%	3,970

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator. This data is displayed in Table II.9.41 and Table II.9.42, below.

There were a total of 0 households with incomplete plumbing facilities in 2019, representing 0 percent of households in Jackson town. This is compared to 0 percent of households lacking complete plumbing facilities in 2010.

<b>Table II.9.41</b>		
<b>Households with Incomplete Plumbing Facilities</b>		
2010 and 2019 Five-Year ACS Data		
<b>Households</b>	<b>2010 Five-Year ACS</b>	<b>2019 Five-Year ACS</b>
With Complete Plumbing Facilities	3,142	3,970
Lacking Complete Plumbing Facilities	0	0
<b>Total Households</b>	<b>3,142</b>	<b>3,970</b>
<b>Percent Lacking</b>	<b>0%</b>	<b>0%</b>

There were 58 households lacking complete kitchen facilities in 2019, compared to 15 households in 2010. This was a change from 0.5 percent of households in 2010 to 1.5 percent in 2019.

<b>Table II.9.42</b>		
<b>Households with Incomplete Kitchen Facilities</b>		
Jackson town		
2010 and 2019 Five-Year ACS Data		
<b>Households</b>	<b>2010 Five-Year ACS</b>	<b>2019 Five-Year ACS</b>
With Complete Kitchen Facilities	3,127	3,912
Lacking Complete Kitchen Facilities	15	58
<b>Total Households</b>	<b>3,142</b>	<b>3,970</b>
<b>Percent Lacking</b>	<b>0.5%</b>	<b>1.5%</b>

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

As seen in Table II.9.43, in Jackson town 19.5 percent of households had a cost burden and 9.2 percent had a severe cost burden. Some 27.4 percent of renters were cost burdened, and 13.1 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 0 percent. Owner occupied households with a mortgage had a cost burden rate of 11.1 percent, and severe cost burden at 5 percent.

**Table II.9.43**  
**Cost Burden and Severe Cost Burden by Tenure**  
 Jackson town  
 2010 & 2019 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	
<b>Owner With a Mortgage</b>									
2010 Five-Year ACS	582	59.6%	192	19.7%	203	20.8%	0	0%	977
2019 Five-Year ACS	753	83.9%	100	11.1%	45	5%	0	0%	898
<b>Owner Without a Mortgage</b>									
2010 Five-Year ACS	274	90.7%	0	0%	28	9.3%	0	0%	302
2019 Five-Year ACS	603	97.4%	0	0%	0	0%	16	2.6%	619
<b>Renter</b>									
2010 Five-Year ACS	1,090	58.5%	486	26.1%	205	11%	82	4.4%	1,863
2019 Five-Year ACS	1,388	56.6%	673	27.4%	321	13.1%	71	2.9%	2,453
<b>Total</b>									
2010 Five-Year ACS	1,946	61.9%	678	21.6%	436	13.9%	82	2.6%	3,142
2019 Five-Year ACS	2,744	69.1%	773	19.5%	366	9.2%	87	2.2%	3,970

## 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. To make this dataset more accessible to the average user the income brackets were replaced with actual HUD Area Median Family Income (HAMFI/MFI) from Teton County. Below is a table showing the MFI breakdown:

Teton County MFI	
Income Bracket	Actual Income
0 – 30% MFI	\$0 to \$34,680
30.1 – 50% MFI	\$34,681 to \$57,800
50.1 – 80% MFI	\$57,801 to \$92,480
80.1 – 100% MFI	\$92,481 to \$115,600
Above 100% MFI	Above \$115,600

## Housing Problems by Income, Race, and Tenure

Table III.9.44 through Table III.9.49 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 275 white homeowner households, 0 black homeowner households, 0 Asian homeowner households, and 0 Hispanic homeowner households.

<b>Table III.9.44</b>								
<b>Percent of Homeowner Households with Housing Problems by Income and Race</b>								
Jackson town 2013–2017 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
<b>With Housing Problems</b>								
\$0 to \$34,680	75.9%	0%	0%	0%	0%	0%	0%	75.9%
\$34,681 to \$57,800	0%	0%	0%	0%	0%	0%	0%	0%
\$57,801 to \$92,480	55.9%	0%	0%	0%	0%	0%	0%	55.9%
\$92,481 to \$115,600	50%	0%	0%	0%	0%	0%	0%	28.6%
Above \$115,600	8.2%	0%	0%	0%	0%	0%	0%	8.2%
<b>Total</b>	<b>20.5%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>19.6%</b>
<b>Without Housing Problems</b>								
\$0 to \$34,680	5.1%	0%	0%	0%	0%	0%	0%	5.1%
\$34,681 to \$57,800	100%	0%	0%	0%	0%	0%	0%	100%
\$57,801 to \$92,480	44.1%	0%	0%	0%	0%	0%	0%	44.1%
\$92,481 to \$115,600	50%	0%	0%	0%	0%	0%	100%	71.4%
Above \$115,600	91.8%	0%	0%	0%	0%	0%	0%	91.8%
<b>Total</b>	<b>78.4%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>100%</b>	<b>79.3%</b>

<b>Table III.9.45</b> <b>Homeowner Households with Housing Problems by Income and Race</b> Jackson town 2013–2017 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
<b>With Housing Problems</b>								
\$0 to \$34,680	60	0	0	0	0	0	0	60
\$34,681 to \$57,800	0	0	0	0	0	0	0	0
\$57,801 to \$92,480	95	0	0	0	0	0	0	95
\$92,481 to \$115,600	40	0	0	0	0	0	0	40
Above \$115,600	80	0	0	0	0	0	0	80
<b>Total</b>	<b>275</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>275</b>
<b>Without Housing Problems</b>								
\$0 to \$34,680	4	0	0	0	0	0	0	4
\$34,681 to \$57,800	45	0	0	0	0	0	0	45
\$57,801 to \$92,480	75	0	0	0	0	0	0	75
\$92,481 to \$115,600	40	0	0	0	0	0	60	100
Above \$115,600	890	0	0	0	0	0	0	890
<b>Total</b>	<b>1,054</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>60</b>	<b>1,114</b>
<b>Not Computed</b>								
\$0 to \$34,680	15	0	0	0	0	0	0	15
\$34,681 to \$57,800	0	0	0	0	0	0	0	0
\$57,801 to \$92,480	0	0	0	0	0	0	0	0
\$92,481 to \$115,600	0	0	0	0	0	0	0	0
Above \$115,600	0	0	0	0	0	0	0	0
<b>Total</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>
<b>Total</b>								
\$0 to \$34,680	79	0	0	0	0	0	0	79
\$34,681 to \$57,800	45	0	0	0	0	0	0	45
\$57,801 to \$92,480	170	0	0	0	0	0	0	170
\$92,481 to \$115,600	80	0	0	0	0	0	60	140
Above \$115,600	970	0	0	0	0	0	0	970
<b>Total</b>	<b>1,344</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>60</b>	<b>1,404</b>

In total, some 1,115 renter households face housing problems in Jackson town. Of these, some 610 white renter households, 0 black renter households, 45 Asian renter households, and 405 Hispanic renter households face housing problems.

Table III.9.46 Renter Households with Housing Problems by Income and Race Jackson town 2013–2017 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
<b>With Housing Problems</b>								
\$0 to \$34,680	145	0	0	0	0	55	30	230
\$34,681 to \$57,800	185	0	0	0	0	0	55	240
\$57,801 to \$92,480	95	0	45	0	0	0	285	425
\$92,481 to \$115,600	100	0	0	0	0	0	0	100
Above \$115,600	85	0	0	0	0	0	35	120
<b>Total</b>	<b>610</b>	<b>0</b>	<b>45</b>	<b>0</b>	<b>0</b>	<b>55</b>	<b>405</b>	<b>1,115</b>
<b>Without Housing Problems</b>								
\$0 to \$34,680	15	0	0	0	0	0	15	30
\$34,681 to \$57,800	65	0	0	0	0	0	0	65
\$57,801 to \$92,480	110	0	0	0	0	0	25	135
\$92,481 to \$115,600	225	0	0	0	0	0	0	225
Above \$115,600	715	0	0	0	0	0	115	830
<b>Total</b>	<b>1,130</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>155</b>	<b>1,285</b>
<b>Not Computed</b>								
\$0 to \$34,680	0	0	0	0	0	0	0	0
\$34,681 to \$57,800	0	0	0	0	0	0	0	0
\$57,801 to \$92,480	0	0	0	0	0	0	0	0
\$92,481 to \$115,600	0	0	0	0	0	0	0	0
Above \$115,600	0	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total</b>								
\$0 to \$34,680	160	0	0	0	0	55	45	260
\$34,681 to \$57,800	250	0	0	0	0	0	55	305
\$57,801 to \$92,480	205	0	45	0	0	0	310	560
\$92,481 to \$115,600	325	0	0	0	0	0	0	325
Above \$115,600	800	0	0	0	0	0	150	950
<b>Total</b>	<b>1,740</b>	<b>0</b>	<b>45</b>	<b>0</b>	<b>0</b>	<b>55</b>	<b>560</b>	<b>2,400</b>

**Table III.9.47**  
**Percent of Renter Households with Housing Problems by Income and Race**  
 Jackson town  
 2013–2017 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
<b>With Housing Problems</b>								
\$0 to \$34,680	90.6%	0%	0%	0%	0%	100%	66.7%	88.5%
\$34,681 to \$57,800	74%	0%	0%	0%	0%	0%	100%	78.7%
\$57,801 to \$92,480	46.3%	0%	100%	0%	0%	0%	91.9%	75.9%
\$92,481 to \$115,600	30.8%	0%	0%	0%	0%	0%	0%	30.8%
Above \$115,600	10.6%	0%	0%	0%	0%	0%	23.3%	12.6%
<b>Total</b>	<b>35.1%</b>	<b>0%</b>	<b>100%</b>	<b>0%</b>	<b>0%</b>	<b>100%</b>	<b>72.3%</b>	<b>46.5%</b>
<b>Without Housing Problems</b>								
\$0 to \$34,680	9.4%	0%	0%	0%	0%	0%	33.3%	11.5%
\$34,681 to \$57,800	26%	0%	0%	0%	0%	0%	0%	21.3%
\$57,801 to \$92,480	53.7%	0%	0%	0%	0%	0%	8.1%	24.1%
\$92,481 to \$115,600	69.2%	0%	0%	0%	0%	0%	0%	69.2%
Above \$115,600	89.4%	0%	0%	0%	0%	0%	76.7%	87.4%
<b>Total</b>	<b>64.9%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>27.7%</b>	<b>53.5%</b>

Overall, there are 1,390 households, or 36.5 percent of households with housing problems in Jackson town. This includes 885 white households, 0 black households, 45 Asian households, 0 American Indian, 0 Pacific Islander, and 55 “other” race households with housing problems. In addition, there are 405 Hispanic households with housing problems. This is shown in Table III.9.48 and Table III.9.49.



**Table III.9.48**  
**Percent of Total Households with Housing Problems by Income and Race**

Jackson town  
 2013–2017 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
<b>With Housing Problems</b>								
\$0 to \$34,680	85.8%	0%	0%	0%	0%	100%	66.7%	85.5%
\$34,681 to \$57,800	62.7%	0%	0%	0%	0%	0%	100%	68.6%
\$57,801 to \$92,480	50.7%	0%	100%	0%	0%	0%	91.9%	71.2%
\$92,481 to \$115,600	34.6%	0%	0%	0%	0%	0%	0%	30.1%
Above \$115,600	9.3%	0%	0%	0%	0%	0%	23.3%	10.4%
<b>Total</b>	<b>28.7%</b>	<b>0%</b>	<b>100%</b>	<b>0%</b>	<b>0%</b>	<b>100%</b>	<b>65.3%</b>	<b>36.5%</b>
<b>Without Housing Problems</b>								
\$0 to \$34,680	7.9%	0%	0%	0%	0%	0%	33.3%	10%
\$34,681 to \$57,800	37.3%	0%	0%	0%	0%	0%	0%	31.4%
\$57,801 to \$92,480	49.3%	0%	0%	0%	0%	0%	8.1%	28.8%
\$92,481 to \$115,600	65.4%	0%	0%	0%	0%	0%	100%	69.9%
Above \$115,600	90.7%	0%	0%	0%	0%	0%	76.7%	89.6%
<b>Total</b>	<b>70.8%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>34.7%</b>	<b>63.1%</b>

Table III.9.49 Total Households with Housing Problems by Income and Race Jackson town 2013–2017 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
<b>With Housing Problems</b>								
\$0 to \$34,680	205	0	0	0	0	55	30	290
\$34,681 to \$57,800	185	0	0	0	0	0	55	240
\$57,801 to \$92,480	190	0	45	0	0	0	285	520
\$92,481 to \$115,600	140	0	0	0	0	0	0	140
Above \$115,600	165	0	0	0	0	0	35	200
<b>Total</b>	<b>885</b>	<b>0</b>	<b>45</b>	<b>0</b>	<b>0</b>	<b>55</b>	<b>405</b>	<b>1,390</b>
<b>Without Housing Problems</b>								
\$0 to \$34,680	19	0	0	0	0	0	15	34
\$34,681 to \$57,800	110	0	0	0	0	0	0	110
\$57,801 to \$92,480	185	0	0	0	0	0	25	210
\$92,481 to \$115,600	265	0	0	0	0	0	60	325
Above \$115,600	1,605	0	0	0	0	0	115	1,720
<b>Total</b>	<b>2,184</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>215</b>	<b>2,399</b>
<b>Not Computed</b>								
\$0 to \$34,680	15	0	0	0	0	0	0	15
\$34,681 to \$57,800	0	0	0	0	0	0	0	0
\$57,801 to \$92,480	0	0	0	0	0	0	0	0
\$92,481 to \$115,600	0	0	0	0	0	0	0	0
Above \$115,600	0	0	0	0	0	0	0	0
<b>Total</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>
<b>Total</b>								
\$0 to \$34,680	239	0	0	0	0	55	45	339
\$34,681 to \$57,800	295	0	0	0	0	0	55	350
\$57,801 to \$92,480	375	0	45	0	0	0	310	730
\$92,481 to \$115,600	405	0	0	0	0	0	60	465
Above \$115,600	1,770	0	0	0	0	0	150	1,920
<b>Total</b>	<b>3,084</b>	<b>0</b>	<b>45</b>	<b>0</b>	<b>0</b>	<b>55</b>	<b>620</b>	<b>3,804</b>

Table III.9.50 through Table III.9.53 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 430 white households, 0 black households, 0 Asian households, as well as 295 Hispanic households.

<b>Table III.9.50</b> <b>Percent of Homeowner Households with Severe Housing Problems by Income and Race</b> Jackson town 2013–2017 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
<b>With A Severe Housing Problem</b>								
\$0 to \$34,680	75.9%	0%	0%	0%	0%	0%	0%	75.9%
\$34,681 to \$57,800	0%	0%	0%	0%	0%	0%	0%	0%
\$57,801 to \$92,480	26.5%	0%	0%	0%	0%	0%	0%	26.5%
\$92,481 to \$115,600	12.5%	0%	0%	0%	0%	0%	0%	7.1%
Above \$115,600	2.1%	0%	0%	0%	0%	0%	0%	2.1%
<b>Total</b>	<b>10%</b>	<b>0</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>9.6%</b>
<b>Without A Severe Housing Problems</b>								
\$0 to \$34,680	5.1%	0%	0%	0%	0%	0%	0%	5.1%
\$34,681 to \$57,800	100%	0%	0%	0%	0%	0%	0%	100%
\$57,801 to \$92,480	73.5%	0%	0%	0%	0%	0%	0%	73.5%
\$92,481 to \$115,600	87.5%	0%	0%	0%	0%	0%	100%	92.9%
Above \$115,600	97.9%	0%	0%	0%	0%	0%	0%	97.9%
<b>Total</b>	<b>88.9%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>100%</b>	<b>89.4%</b>

<b>Table III.9.51</b>								
<b>Percent of Renter Households with Severe Housing Problems by Income and Race</b>								
Jackson town								
2013–2017 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
<b>With A Severe Housing Problem</b>								
\$0 to \$34,680	87.5%	0%	0%	0%	0%	0%	66.7%	65.4%
\$34,681 to \$57,800	41.2%	0%	0%	0%	0%	0%	100%	51.6%
\$57,801 to \$92,480	15%	0%	0%	0%	0%	0%	57.4%	37.3%
\$92,481 to \$115,600	0%	0%	0%	0%	0%	0%	0%	0%
Above \$115,600	2.5%	0%	0%	0%	0%	0%	23.3%	5.8%
<b>Total</b>	<b>17.1%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>53.2%</b>	<b>24.7%</b>
<b>Without A Severe Housing Problems</b>								
\$0 to \$34,680	12.5%	0%	0%	0%	0%	100%	33.3%	34.6%
\$34,681 to \$57,800	58.8%	0%	0%	0%	0%	0%	0%	<b>48.4%</b>
\$57,801 to \$92,480	85%	0%	100%	0%	0%	0%	42.6%	<b>62.7%</b>
\$92,481 to \$115,600	100%	0%	0%	0%	0%	0%	0%	<b>100%</b>
Above \$115,600	97.5%	0%	0%	0%	0%	0%	76.7%	<b>94.2%</b>
<b>Total</b>	<b>82.9%</b>	<b>0%</b>	<b>100%</b>	<b>0%</b>	<b>0%</b>	<b>100%</b>	<b>46.8%</b>	<b>75.3%</b>

**Table III.9.52**  
**Percent of Total Households with Severe Housing Problems by Income and Race**  
 Jackson town  
 2013–2017 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
<b>With A Severe Housing Problem</b>								
\$0 to \$34,680	83.7%	0%	0%	0%	0%	0%	66.7%	67.8%
\$34,681 to \$57,800	35%	0%	0%	0%	0%	0%	100%	45.1%
\$57,801 to \$92,480	20.3%	0%	0%	0%	0%	0%	57.4%	34.7%
\$92,481 to \$115,600	2.5%	0%	0%	0%	0%	0%	0%	2.2%
Above \$115,600	2.3%	0%	0%	0%	0%	0%	23.3%	3.9%
<b>Total</b>	<b>14%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>48%</b>	<b>19.1%</b>
<b>Without A Severe Housing Problems</b>								
\$0 to \$34,680	10%	0%	0%	0%	0%	100%	33.3%	27.7%
\$34,681 to \$57,800	65%	0%	0%	0%	0%	0%	0%	54.9%
\$57,801 to \$92,480	79.7%	0%	100%	0%	0%	0%	42.6%	65.3%
\$92,481 to \$115,600	97.5%	0%	0%	0%	0%	0%	100%	97.8%
Above \$115,600	97.7%	0%	0%	0%	0%	0%	76.7%	96.1%
<b>Total</b>	<b>85.5%</b>	<b>0%</b>	<b>100%</b>	<b>0%</b>	<b>0%</b>	<b>100%</b>	<b>52%</b>	<b>80.5%</b>

**Table III.9.53**  
**Total Households with Severe Housing Problems by Income and Race**

Jackson town  
 2013–2017 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
<b>With A Severe Housing Problem</b>								
\$0 to \$34,680	200	0	0	0	0	0	30	230
\$34,681 to \$57,800	105	0	0	0	0	0	55	160
\$57,801 to \$92,480	75	0	0	0	0	0	175	250
\$92,481 to \$115,600	10	0	0	0	0	0	0	10
Above \$115,600	40	0	0	0	0	0	35	75
<b>Total</b>	<b>430</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>295</b>	<b>725</b>
<b>Without A Severe Housing Problems</b>								
\$0 to \$34,680	24	0	0	0	0	55	15	94
\$34,681 to \$57,800	195	0	0	0	0	0	0	195
\$57,801 to \$92,480	295	0	45	0	0	0	130	470
\$92,481 to \$115,600	390	0	0	0	0	0	60	450
Above \$115,600	1,730	0	0	0	0	0	115	1,845
<b>Total</b>	<b>2,634</b>	<b>0</b>	<b>45</b>	<b>0</b>	<b>0</b>	<b>55</b>	<b>320</b>	<b>3,054</b>
<b>Not Computed</b>								
\$0 to \$34,680	15	0	0	0	0	0	0	15
\$34,681 to \$57,800	0	0	0	0	0	0	0	0
\$57,801 to \$92,480	0	0	0	0	0	0	0	0
\$92,481 to \$115,600	0	0	0	0	0	0	0	0
Above \$115,600	0	0	0	0	0	0	0	0
<b>Total</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>
<b>Total</b>								
\$0 to \$34,680	239	0	0	0	0	55	45	339
\$34,681 to \$57,800	300	0	0	0	0	0	55	355
\$57,801 to \$92,480	370	0	45	0	0	0	305	720
\$92,481 to \$115,600	400	0	0	0	0	0	60	460
Above \$115,600	1,770	0	0	0	0	0	150	1,920
<b>Total</b>	<b>3,079</b>	<b>0</b>	<b>45</b>	<b>0</b>	<b>0</b>	<b>55</b>	<b>615</b>	<b>3,794</b>

Housing problems are explored by type and income in Table III.9.54 and Table III.9.55. More than 660 households have a cost burden and 315 have a severe cost burden. Some 520 renter households are impacted by cost burdens, and 180 are impacted by severe cost burdens. On the other hand, some 140 owner-occupied households have cost burdens, and 135 have severe cost burdens. Overall, there are 2,394 households without a housing problem.

<b>Table III.9.54</b>						
<b>Percent of Housing Problems by Income and Tenure</b>						
Jackson town						
2013–2017 HUD CHAS Data						
<b>Housing Problem</b>	<b>\$0 to \$34,680</b>	<b>\$34,681 to \$57,800</b>	<b>\$57,801 to \$92,480</b>	<b>\$92,481 to \$115,600</b>	<b>Above \$115,600</b>	<b>Total</b>
<b>Owner-Occupied</b>						
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)	75.9%	0%	26.5%	7.1%	2.1%	9.6%
Housing cost burden greater than 30% of income (and none of the above problems)	0%	0%	29.4%	21.4%	6.2%	10%
Zero/negative income (and none of the above problems)	19%	0%	0%	0%	0%	1.1%
Has none of the 4 housing problems	5.1%	100%	44.1%	71.4%	91.8%	79.3%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	0%	20%	2.7%	0%	2.1%	4%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0%	18.3%	9.9%	0%	3.7%	6.1%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	11.5%	0%	25.2%	0%	0%	7.1%
Housing cost burden greater that 50% of income (and none of the above problems)	53.8%	13.3%	0%	0%	0%	7.5%
Housing cost burden greater than 30% of income (and none of the above problems)	23.1%	26.7%	38.7%	30.8%	6.8%	21.8%
Zero/negative income (and none of the above problems)	0%	0%	0%	0%	0%	0%
Has none of the 4 housing problems	11.5%	21.7%	23.4%	69.2%	87.4%	53.6%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

**Table III.9.55**  
**Housing Problems by Income and Tenure**

Jackson town  
2013–2017 HUD CHAS Data

Housing Problem	\$0 to \$34,680	\$34,681 to \$57,800	\$57,801 to \$92,480	\$92,481 to \$115,600	Above \$115,600	Total
<b>Owner-Occupied</b>						
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)	60	0	45	10	20	135
Housing cost burden greater than 30% of income (and none of the above problems)	0	0	50	30	60	140
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
Has none of the 4 housing problems	4	45	75	100	890	1,114
<b>Total</b>	<b>79</b>	<b>45</b>	<b>170</b>	<b>140</b>	<b>970</b>	<b>1,404</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	0	60	15	0	20	95
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	55	55	0	35	145
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	30	0	140	0	0	170
Housing cost burden greater than 50% of income (and none of the above problems)	140	40	0	0	0	180
Housing cost burden greater than 30% of income (and none of the above problems)	60	80	215	100	65	520
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	30	65	130	225	830	1,280
<b>Total</b>	<b>260</b>	<b>300</b>	<b>555</b>	<b>325</b>	<b>950</b>	<b>2,390</b>
<b>Total</b>						
Lacking complete plumbing or kitchen facilities	0	60	15	0	20	95
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	55	55	0	35	145
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	30	0	140	0	0	170
Housing cost burden greater than 50% of income (and none of the above problems)	200	40	45	10	20	315
Housing cost burden greater than 30% of income (and none of the above problems)	60	80	265	130	125	660
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
Has none of the 4 housing problems	34	110	205	325	1,720	2,394
<b>Total</b>	<b>339</b>	<b>345</b>	<b>725</b>	<b>465</b>	<b>1,920</b>	<b>3,794</b>



## Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 38.7 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 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.9.56.

Table III.9.57 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 664 renter occupied households faced cost burdens, compared to 135 owner occupied households. Of these, there are 89 renter households with incomes less than 30 percent HAMFI facing housing problems.

<b>Table III.9.56</b>						
<b>Owner-Occupied Households by Income and Family Status and Cost Burden</b>						
Jackson town						
2013–2017 HUD CHAS Data						
<b>Income</b>	<b>Elderly Family</b>	<b>Small Family</b>	<b>Large Family</b>	<b>Elderly Non-Family</b>	<b>Other Household</b>	<b>Total</b>
<b>No Cost Burden</b>						
\$0 to \$34,680	0	0	0	0	4	4
\$34,681 to \$57,800	0	0	0	45	0	45
\$57,801 to \$92,480	15	25	15	0	20	75
\$92,481 to \$115,600	15	80	0	10	0	105
Above \$115,600	75	495	60	40	225	895
<b>Total</b>	<b>105</b>	<b>600</b>	<b>75</b>	<b>95</b>	<b>249</b>	<b>1,124</b>
<b>Cost Burden</b>						
\$0 to \$34,680	0	0	0	0	0	0
\$34,681 to \$57,800	0	0	0	0	0	0
\$57,801 to \$92,480	0	0	40	0	10	50
\$92,481 to \$115,600	0	15	0	0	10	25
Above \$115,600	0	60	0	0	0	60
<b>Total</b>	<b>0</b>	<b>75</b>	<b>40</b>	<b>0</b>	<b>20</b>	<b>135</b>
<b>Severe Cost Burden</b>						
\$0 to \$34,680	0	0	0	60	0	60
\$34,681 to \$57,800	0	0	0	0	0	0
\$57,801 to \$92,480	45	0	0	0	0	45
\$92,481 to \$115,600	0	10	0	0	0	10
Above \$115,600	0	20	0	0	0	20
<b>Total</b>	<b>45</b>	<b>30</b>	<b>0</b>	<b>60</b>	<b>0</b>	<b>135</b>
<b>Cost Burden Not Computed</b>						
\$0 to \$34,680	0	0	0	0	15	15
\$34,681 to \$57,800	0	0	0	0	0	0
\$57,801 to \$92,480	0	0	0	0	0	0
\$92,481 to \$115,600	0	0	0	0	0	0
Above \$115,600	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>15</b>
<b>Total</b>						
\$0 to \$34,680	0	0	0	60	19	79
\$34,681 to \$57,800	0	0	0	45	0	45
\$57,801 to \$92,480	60	25	55	0	30	170
\$92,481 to \$115,600	15	105	0	10	10	140
Above \$115,600	75	575	60	40	225	975
<b>Total</b>	<b>150</b>	<b>705</b>	<b>115</b>	<b>155</b>	<b>284</b>	<b>1,409</b>

<b>Table III.9.57</b>						
<b>Renter-Occupied Households by Income and Family Status and Cost Burden</b>						
Jackson town						
2013–2017 HUD CHAS Data						
<b>Income</b>	<b>Elderly Family</b>	<b>Small Family</b>	<b>Large Family</b>	<b>Elderly Non-Family</b>	<b>Other Household</b>	<b>Total</b>
<b>No Cost Burden</b>						
\$0 to \$34,680	0	15	0	15	0	30
\$34,681 to \$57,800	20	0	0	40	30	90
\$57,801 to \$92,480	0	135	20	25	135	315
\$92,481 to \$115,600	30	15	0	30	155	230
Above \$115,600	0	405	0	25	455	885
<b>Total</b>	<b>50</b>	<b>570</b>	<b>20</b>	<b>135</b>	<b>775</b>	<b>1,550</b>
<b>Cost Burden</b>						
\$0 to \$34,680	0	0	30	4	55	89
\$34,681 to \$57,800	0	90	0	0	90	180
\$57,801 to \$92,480	0	125	20	0	90	235
\$92,481 to \$115,600	0	35	0	0	60	95
Above \$115,600	0	0	10	0	55	65
<b>Total</b>	<b>0</b>	<b>250</b>	<b>60</b>	<b>4</b>	<b>350</b>	<b>664</b>
<b>Severe Cost Burden</b>						
\$0 to \$34,680	0	0	0	40	100	140
\$34,681 to \$57,800	0	0	0	25	20	45
\$57,801 to \$92,480	0	0	0	0	0	0
\$92,481 to \$115,600	0	0	0	0	0	0
Above \$115,600	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>65</b>	<b>120</b>	<b>185</b>
<b>Cost Burden Not Computed</b>						
\$0 to \$34,680	0	0	0	0	0	0
\$34,681 to \$57,800	0	0	0	0	0	0
\$57,801 to \$92,480	0	0	0	0	0	0
\$92,481 to \$115,600	0	0	0	0	0	0
Above \$115,600	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total</b>						
\$0 to \$34,680	0	15	30	59	155	259
\$34,681 to \$57,800	20	90	0	65	140	315
\$57,801 to \$92,480	0	260	40	25	225	550
\$92,481 to \$115,600	30	50	0	30	215	325
Above \$115,600	0	405	10	25	510	950
<b>Total</b>	<b>50</b>	<b>820</b>	<b>80</b>	<b>204</b>	<b>1,245</b>	<b>2,399</b>

In total, some 805 households face cost burdens, and 325 face severe cost burdens. This includes 140 owner households and 665 renter households with a cost burden, as seen in Table III.9.58.

<b>Table III.9.58</b>					
<b>Households with Cost Burden by Tenure and Race</b>					
Jackson town					
2013–2017 HUD CHAS Data					
<b>Race</b>	<b>No Cost Burden</b>	<b>Cost Burden</b>	<b>Severe Cost Burden</b>	<b>Not Computed</b>	<b>Total</b>
<b>Owner-Occupied</b>					
White	1,060	140	140	15	1,355
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	0	0	0	0	0
Hispanic	60	0	0	0	60
<b>Total</b>	<b>1,120</b>	<b>140</b>	<b>140</b>	<b>15</b>	<b>1,415</b>
<b>Renter-Occupied</b>					
White	1,180	370	185	0	1,735
Black	0	0	0	0	0
Asian	0	45	0	0	45
American Indian	0	0	0	0	0
Pacific Islander	0	0	0	0	0
Other Race	0	55	0	0	55
Hispanic	360	195	0	0	555
<b>Total</b>	<b>1,540</b>	<b>665</b>	<b>185</b>	<b>0</b>	<b>2,390</b>
<b>Total</b>					
White	2,240	510	325	15	3,090
Black	0	0	0	0	0
Asian	0	45	0	0	45
American Indian	0	0	0	0	0
Pacific Islander	0	0	0	0	0
Other Race	0	55	0	0	55
Hispanic	420	195	0	0	615
<b>Total</b>	<b>2,660</b>	<b>805</b>	<b>325</b>	<b>15</b>	<b>3,805</b>

## Lead-Based Paint Risks

Table III.9.59 shows the risk of lead-based paint for households with young children present. There are an estimated 174 households built between 1940 and 1979 with young children present, and 0 built prior to 1939.

<b>Table III.9.59</b> <b>Vintage of Households by Income and Presence of Young Children</b> Jackson town 2013–2017 HUD CHAS Data			
Income	One or more children age 6 or younger	No children age 6 or younger	Total
<b>Built 1939 or Earlier</b>			
\$0 to \$34,680	0	0	0
\$34,681 to \$57,800	0	0	0
\$57,801 to \$92,480	0	50	50
\$92,481 to \$115,600	0	0	0
Above \$115,600	0	80	80
<b>Total</b>	<b>0</b>	<b>130</b>	<b>130</b>
<b>Built 1940 to 1979</b>			
\$0 to \$34,680	0	19	19
\$34,681 to \$57,800	30	90	120
\$57,801 to \$92,480	40	165	205
\$92,481 to \$115,600	14	110	124
Above \$115,600	90	545	635
<b>Total</b>	<b>174</b>	<b>929</b>	<b>1,103</b>
<b>Built 1980 or Later</b>			
\$0 to \$34,680	30	295	325
\$34,681 to \$57,800	55	175	230
\$57,801 to \$92,480	55	410	465
\$92,481 to \$115,600	0	335	335
Above \$115,600	165	1,030	1,195
<b>Total</b>	<b>305</b>	<b>2,245</b>	<b>2,550</b>
<b>Total</b>			
\$0 to \$34,680	30	314	344
\$34,681 to \$57,800	85	265	350
\$57,801 to \$92,480	95	625	720
\$92,481 to \$115,600	14	445	459
Above \$115,600	255	1,655	1,910
<b>Total</b>	<b>479</b>	<b>3,304</b>	<b>3,783</b>

## Elderly Housing Needs

Table III.9.60 shows the rate of housing problems for elderly households. Some 150 elderly and 40 extra-elderly households have housing problems. Of these, some 90 elderly households with housing problems have incomes less than 30 percent HAMFI, and 15 extra-elderly households have incomes below 30 percent HAMFI.

<b>Table III.9.60</b> <b>Households with Housing Problems by Income and Elderly Status</b> Jackson town 2013–2017 HUD CHAS Data				
Income	Elderly	Extra-Elderly	Non-Elderly	Total
<b>With Housing Problems</b>				
\$0 to \$34,680	90	15	185	290
\$34,681 to \$57,800	0	25	220	245
\$57,801 to \$92,480	60	0	460	520
\$92,481 to \$115,600	0	0	140	140
Above \$115,600	0	0	195	195
<b>Total</b>	<b>150</b>	<b>40</b>	<b>1,200</b>	<b>1,390</b>
<b>Without Housing Problems</b>				
\$0 to \$34,680	0	15	19	34
\$34,681 to \$57,800	90	10	10	110
\$57,801 to \$92,480	10	19	180	209
\$92,481 to \$115,600	70	10	245	325
Above \$115,600	115	60	1,540	1,715
<b>Total</b>	<b>285</b>	<b>114</b>	<b>1,994</b>	<b>2,393</b>
<b>Not Computed</b>				
\$0 to \$34,680	0	0	15	15
\$34,681 to \$57,800	0	0	0	0
\$57,801 to \$92,480	0	0	0	0
\$92,481 to \$115,600	0	0	0	0
Above \$115,600	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>15</b>
<b>Total</b>				
\$0 to \$34,680	90	30	219	339
\$34,681 to \$57,800	90	35	230	355
\$57,801 to \$92,480	70	19	640	729
\$92,481 to \$115,600	70	10	385	465
Above \$115,600	115	60	1,735	1,910
<b>Total</b>	<b>435</b>	<b>154</b>	<b>3,209</b>	<b>3,798</b>

### Survey of Rental Properties

From June 2021 through July of 2021, a telephone survey was conducted with landlords and rental property managers throughout Wyoming. Table III.9.61 presents some basic statistics about the completed surveys.

Table III.9.61 Survey of Rental Properties Jackson town 2021A 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
2020B	16	576	0.3	2
2021A	15	358	0	0

Table III.9.62, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 6 single-family units in Jackson town, with 0 of them available. This translates into a vacancy rate of 0 percent in Jackson town, which compares to a single-family vacancy rate of 3 percent for the State of Wyoming. There were 341 apartment units reported in the survey, with 0 of them available, which resulted in a vacancy rate of 0 percent. This compares to a statewide vacancy rate of 3 percent for apartment units across the state.

Table III.9.62 Rental Vacancy Survey by Type Jackson town 2021A Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	6	0	0%
Apartments	341	0	0%
Mobile Homes	1	0	0%
“Other” Units	3	0	0%
Don’t Know	0	0	0%
<b>Total</b>	<b>358</b>	<b>0</b>	<b>0%</b>

Table III.9.63, reports units by bedroom size. As can be seen there were 11 two-bedroom apartment units and 9 three-bedroom units. Overall, the 13 two bedroom units accounted for 3.6 percent of all units, and the 19 three bedroom units accounted for 5.3 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 312 units listed as “Don’t Know.” Additional details for additional unit types are reported.

Table III.9.63 Rental Units by Bedroom Size Jackson town 2021A Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	·	1
One	0	13	0	0	·	13
Two	0	11	0	1	·	13
Three	5	9	0	1	·	19
Four	0	0	0	0	·	0
Don’t Know	0	308	1	1	0	312
<b>Total</b>	<b>6</b>	<b>341</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>358</b>

Table III.9.64 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.9.65 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were One-bedroom units, which had a vacancy rate of 0 percent.

<b>Table III.9.64</b> <b>Single-Family Units by Bedroom Size</b> Jackson town 2021A Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	0	0	0%
Two	0	0	0%
Three	5	0	0%
Four	0	0	0%
Don't know	0	0	0%
<b>Total</b>	<b>6</b>	<b>0</b>	<b>0%</b>

<b>Table III.9.65</b> <b>Apartment Units by Bedroom Size</b> Jackson town 2021A Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	13	0	0%
Two	11	0	0%
Three	9	0	0%
Four	0	0	0%
Don't know	308	0	0%
<b>Total</b>	<b>341</b>	<b>0</b>	<b>0%</b>

Average market-rate rents by unit type are shown in Table III.9.66. 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.

<b>Table III.9.66</b> <b>Average Market Rate Rents by Bedroom Size</b> Jackson town 2021A Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$0	\$1,250	\$0	\$0	\$1,250
One	\$0	\$1,405	\$0	\$0	\$1,405
Two	\$0	\$2,533	\$0	\$2,200	\$2,355
Three	\$2,567	\$1,222	\$0	\$2,800	\$2,199
Four	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$3,350</b>	<b>\$1,986.1</b>	<b>\$0</b>	<b>\$2,500</b>	<b>\$2,337.3</b>



Table III.9.67, 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.

<b>Table III.9.67</b>					
<b>Average Assisted Rate Rents by Bedroom Size</b>					
Jackson town					
2021A Survey of Rental Properties					
<b>Number of Bedrooms</b>	<b>Single-Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$0	\$0	\$0	\$0	\$0
One	\$0	\$487	\$0	\$0	\$487
Two	\$0	\$571	\$0	\$0	\$571
Three	\$0	\$647	\$0	\$0	\$647
Four	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$5,700</b>	<b>\$568.3</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,134.2</b>

Table III.9.68, shows vacancy rates for single-family units by average rental rates for Jackson town. The most common rent for single-family units was above 1,500 dollars and the units in this price range had a vacancy rate of 0 percent.

<b>Table III.9.68</b>			
<b>Single-Family Market Rate Rents by Vacancy Status</b>			
Jackson town			
2021A Survey of Rental Properties			
<b>Average Rents</b>	<b>Single-Family Units</b>	<b>Available Single-Family Units</b>	<b>Vacancy Rate</b>
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	5	0	0%
Missing	1	0	0%
<b>Total</b>	<b>6</b>	<b>0</b>	<b>0%</b>

The average rent and availability of apartment units is displayed in Table III.9.69. The most common rent for apartment rents was above 1,500 dollars and the units in this price range had a vacancy rate of 0 percent.

<b>Table III.9.69</b>			
<b>Apartment Market Rate Rents by Vacancy Status</b>			
Jackson town			
2021A Survey of Rental Properties			
<b>Average Rents</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Less Than \$500	0	0	0%
\$500 to \$749	0	0	0%
\$750 to \$999	5	0	0%
\$1,000 to \$1,249	25	0	0%
\$1,250 to \$1,499	0	0	0%
Above \$1,500	298	0	0%
Missing	13	0	0%
<b>Total</b>	<b>341</b>	<b>0</b>	<b>0%</b>

Respondents were asked if utilities are included in the rent and as shown in Table III.9.70, 9 respondents, or 81.8 percent, included some sort of utility in the rent.

<b>Table III.9.70</b>	
<b>Are there any utilities included with the rent?</b>	
Jackson town	
2021A Survey of Rental Properties	
<b>Period</b>	<b>Respondent</b>
Yes	9
No	2
<b>% Offering Utilities</b>	<b>81.8%</b>

The type of utility included in the rent is shown in Table III.9.71. There were 2 respondents who included electricity, 2 respondents who included natural gas, 332 respondents who included water and sewer and 335 respondents included trash collection in the rent.

<b>Table III.9.71</b>	
<b>Which utilities are included with the rent?</b>	
Jackson town	
2021A Survey of Rental Properties	
<b>Type of Utility Provided</b>	<b>Respondent</b>
Electricity	2
Natural Gas	2
Water/Sewer	332
Trash Collection	335

### Perceived Need for Housing Units

Table III.9.72, shows the number of survey respondents who keep a waiting list. As can be seen 1 respondents said they keep a waitlist, with an estimated 12 number of persons on the wait list.

<b>Table III.9.72</b> <b>Do you keep a waiting list?</b> Jackson town 2021A Survey of Rental Properties	
Period	Respondent
Yes	1
No	10
<b>Waitlist Size</b>	<b>12</b>

Table III.9.73, 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 16 units were in good condition, or 4.5 percent and 3 units, or 0.8 percent, being in average condition. Details by unit type and condition are displayed.

<b>Table III.9.73</b> <b>Condition by Unit Type</b> Jackson town 2021A Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	3	0.8%
Good	16	4.5%
Excellent	322	89.9%
Don't Know	0	0%
<b>Total</b>	<b>358</b>	<b>100.0%</b>

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.9.74, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 1 respondents indicated they would prefer more units of any type.

<b>Table III.9.74</b> <b>If you had the opportunity to own/manage more units, how many would you prefer</b> Jackson town 2021A Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	0
Duplex Units	0
Apartments	0
Mobile homes	0
Other	0
All types	1
<b>Total</b>	<b>1</b>

### 2020 Household Forecast

The 2020 Housing Needs Forecast reports housing demand projections from 2019 to 2050, with 2019 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 2019 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.9.75, shows the current CHAS housing problem estimates for the period of 2013-2017. 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

<b>Table III.9.75</b>			
<b>Households with Housing Problems by Income</b>			
Jackson town			
2013-2017 HUD CHAS Data			
<b>Income</b>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>
<b>One or more housing problems</b>			
30% HAMFI or less	65	230	295
30.1-50% HAMFI	0	240	240
50.1-80% HAMFI	95	420	515
80.1-95% HAMFI	10	100	110
95 – 115% HAMFI	45	45	90
115.1% HAMFI or more	60	70	130
<b>Total</b>	<b>275</b>	<b>1,105</b>	<b>1,380</b>
<b>Without Housing Problems</b>			
30% HAMFI or less	4	30	34
30.1-50% HAMFI	45	65	110
50.1-80% HAMFI	75	135	210
80.1-95% HAMFI	15	170	185
95 – 115% HAMFI	225	325	550
115.1% HAMFI or more	755	545	1,300
<b>Total</b>	<b>1,119</b>	<b>1,270</b>	<b>2,389</b>
<b>Not Computed</b>			
30% HAMFI or less	15	0	15
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
<b>Total</b>	<b>15</b>	<b>0</b>	<b>15</b>
<b>Total</b>			
30% HAMFI or less	84	260	344
30.1-50% HAMFI	45	305	350
50.1-80% HAMFI	170	555	725
80.1-95% HAMFI	25	270	295
95 – 115% HAMFI	270	370	640
115.1% HAMFI or more	815	615	1,430
<b>Total</b>	<b>1,409</b>	<b>2,375</b>	<b>3,784</b>

be seen there were a total of 275 owner occupied and 1,105 renter occupied households experiencing a housing problem.

Table III.9.76, shows the total estimated housing by tenure for Jackson town. As can be seen, in 2030 there are estimated to be a total of 2,100 owner and 2,652 renter occupied households or a total of 4,752 households. By 2050 there are estimated to be 2,642 owner, 3,220 renter for a total of 5,862 households in Jackson town.

Table III.9.77, 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 2020, 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.

Year	Owner	Renter	Total
2020	1,853	2,380	4,233
2025	1,968	2,506	4,474
2030	2,100	2,652	4,752
2035	2,234	2,797	5,031
2040	2,367	2,937	5,304
2045	2,502	3,075	5,577
2050	2,642	3,220	5,862

As can be seen in 2030 an estimated additional 351 owner-occupied and 439 renter occupied households will be needed above current 2020 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 1,900 households, of which 163 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 343 household's above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

**Table III.9.77**  
**Incremental Housing Demand Forecast**  
 Jackson town  
 Strong Growth Scenario

Income Level (FI)	2020	2025	2030	2035	2040	2045	2050
<b>Owner</b>							
	0	13	21	29	37	45	53
< 30%	0	7	11	15	20	24	29
30-50%	0	26	42	59	75	91	108
50-75%	0	4	6	9	11	13	16
> 75%	0	42	67	93	118	144	171
	0	127	203	281	357	436	517
	<b>0</b>	<b>219</b>	<b>351</b>	<b>485</b>	<b>618</b>	<b>753</b>	<b>893</b>
<b>Renter</b>							
	0	32	48	64	79	94	110
< 30%	0	38	56	75	93	111	129
30-50%	0	68	103	136	169	201	235
50-75%	0	33	50	66	82	98	114
> 75%	0	46	68	91	113	134	157
	0	76	114	151	187	223	261
	<b>0</b>	<b>293</b>	<b>439</b>	<b>584</b>	<b>724</b>	<b>862</b>	<b>1,007</b>
<b>Total</b>							
	0	45	69	93	116	139	163
< 30%	0	45	68	90	113	135	158
30-50%	0	95	145	195	244	292	343
50-75%	0	37	56	75	93	111	130
> 75%	0	88	136	184	231	279	328
	0	203	317	432	545	659	777
	<b>0</b>	<b>512</b>	<b>790</b>	<b>1,069</b>	<b>1,342</b>	<b>1,615</b>	<b>1,900</b>

Table III.9.78 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 2020, the base year, the total housing need set at the 1,642 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 1,234 owner and 2,037 renter occupied households for a total of 3,271 quality households.

<b>Table III.9.78</b>							
<b>Incremental Total Housing Need Forecast</b>							
Jackson town							
Strong Growth Scenario							
<b>Income (% of MFI)</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>Owner</b>							
0-30%	87	94	102	110	118	126	134
30.1-50%	3	7	11	15	20	24	29
50.1-80%	130	144	160	176	192	209	226
80.1-95%	14	16	19	21	23	26	28
95.1-115%	76	98	123	149	174	200	227
115+%	135	201	278	355	432	510	591
<b>Total</b>	<b>445</b>	<b>560</b>	<b>692</b>	<b>826</b>	<b>959</b>	<b>1,094</b>	<b>1,234</b>
<b>Renter</b>							
0-30%	233	246	262	278	294	309	325
30.1-50%	245	261	280	299	317	334	353
50.1-80%	430	460	494	528	561	593	627
80.1-95%	112	126	143	160	175	191	208
95.1-115%	68	88	110	133	155	176	199
115+%	108	141	179	216	253	288	326
<b>Total</b>	<b>1,197</b>	<b>1,323</b>	<b>1,469</b>	<b>1,614</b>	<b>1,754</b>	<b>1,892</b>	<b>2,037</b>
<b>Total</b>							
0-30%	319	340	364	388	411	434	458
30.1-50%	248	268	291	314	336	358	381
50.1-80%	561	604	654	704	753	802	852
80.1-95%	126	143	162	181	199	217	236
95.1-115%	144	185	233	282	329	376	426
115+%	243	342	456	571	685	798	917
<b>Total</b>	<b>1,642</b>	<b>1,883</b>	<b>2,161</b>	<b>2,440</b>	<b>2,713</b>	<b>2,986</b>	<b>3,271</b>