



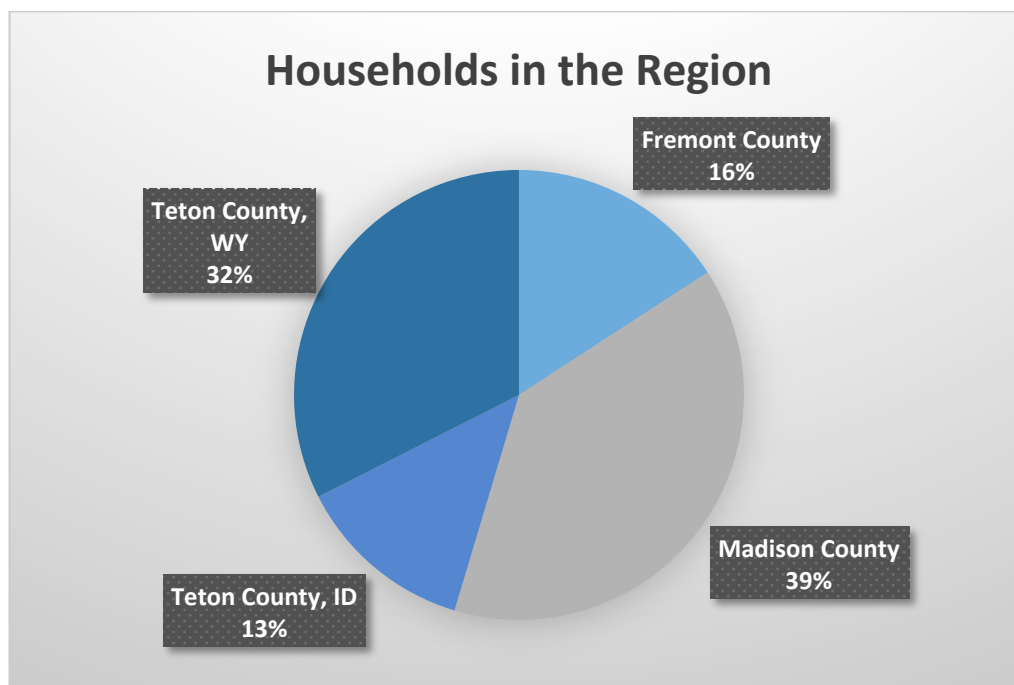
## Western Greater Yellowstone Area Regional Overview

The four counties that comprise the Western Greater Yellowstone region share many characteristics. Although they contrast sharply when it comes to the cost of housing, the counties are closely aligned in terms of affordability relative to incomes when the cost of commuting to work is considered.

### Households and Housing Units

#### Distribution of Households

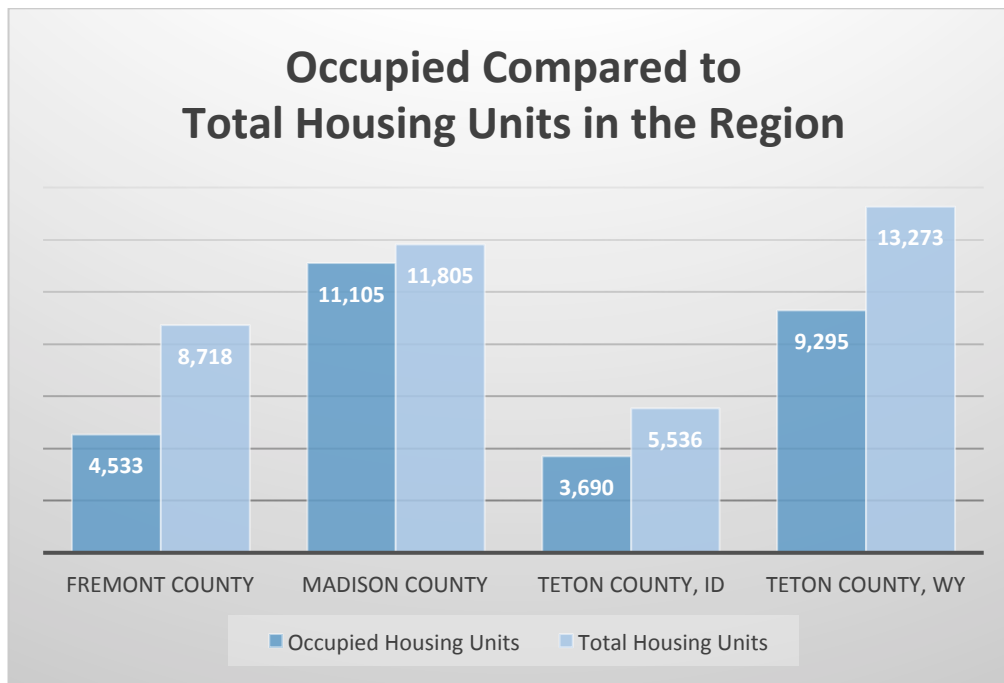
More than 70% of the region's year-round households reside in Madison County and Teton County, WY. Households in Fremont and Teton County, ID combined account for less than 30% of the region's population.



Source: 2013 Census Bureau estimates.

#### Occupancy/Use

Residential units are often not used to house year-round residents of the region. The housing supply in the region is impacted by the use of housing units as seasonal/second/vacation homes, except in Madison County. In Fremont County (primarily the Island Park area), only about half of the housing units are occupied as primary residences. Residential units that are used as second/vacation homes are not considered to be part of the housing supply, but rather generate housing demand from jobs on site in initial construction and maintenance/repair, and off site through spending on goods and services.



Source: 2013 Census Bureau estimates.

Teton County, WY has the highest number of residential units but, if measured by occupied housing units, it is smaller than Madison County. Fremont County is close to the larger counties in terms of total units but more similar in size to Teton County, ID when considering just occupied units.

#### Owner/Renter Mix

The counties vary widely in terms of owner/renter mix. The homeownership rate, which is the percentage of occupied units occupied by owners, is high in Fremont County and Teton County, ID compared with national/state averages but not unusual for rural agricultural areas. The homeownership rate is low, however, in Madison County, which is typical of a “college” town, and in Teton County, WY, which is typical of mountain resort communities where the cost of ownership is out of the reach of employees holding low-wage tourism jobs.

#### Tenure and Homeownership Rate – Regional Comparison

	Fremont County	Madison County	Teton County, ID	Teton County, WY
Housing Units	8,718	11,805	5,536	13,273
Occupied Units/Households	4,533	11,105	3,690	9,295
Percent Occupied/Primary Residences	52%	94%	67%	70%
Owner Households	3,646	5,199	2,608	5,156
Renter Households	887	5,906	1,082	4,139
Homeownership Rate	80%	47%	71%	55%

Source: 2010 Census

## Unit Type

There is limited diversity in housing in Fremont and Teton County, ID – around three-fourths of units are single family homes. In both Madison County and Teton County, WY, about half of residential units are lower-cost multifamily units.

### Type of Units Occupied – Regional Comparison

Unit Type	Fremont County	Madison County	Teton County, ID	Teton County, WY
Single-family house/Cabin	76%	43%	73%	44%
Apt, TH, Condo, Duplex	7%	50%	15%	46%
Mobile home	14%	4%	9%	3%
Motel/Camping/Other	3%	3%	4%	8%

Source: 2014 Housing Survey

## Household Demographics

While only 25% of the households in Teton County, WY include at least one child, 39% of households in the other three counties have one or more children.

The presence of senior households varies. Fremont County has a high percentage of senior households – almost 30%. Madison County and Teton County, ID vary in most other respects, but have a similar, relatively low percentage of seniors. Teton County, WY is in between with 17% of households including at least one member age 65 or older.

Incomes are lowest at \$40,000 in Fremont and Madison. In Teton County, WY, the median income is \$25,000 higher and the average is almost twice as high as in Fremont County. Incomes in Teton County, ID are in between, though closer to Teton County, WY than to the neighboring counties to the west.

### Household Demographics Including Income – Regional Comparison

	Fremont County	Madison County	Teton County, ID	Teton County, WY
Households with Member Under 18	39%	39%	39%	25%
Households with Seniors	29%	13%	14%	17%
Average Annual Household Income	\$48,293	\$52,515	\$62,175	\$80,519
Median Annual Household Income	\$40,000	\$40,000	\$54,903	\$65,000
Households by AMI				
Very Low Income: ≤50% AMI	27%	32%	16%	22%
Low Income: 51%-80% AMI	17%	12%	17%	15%
Total Low Income	44%	44%	33%	37%
Moderate/Middle Income: 81%-120% AMI	22%	18%	23%	35%
Middle/Upper Income: >120%	33%	37%	44%	28%

Source: 2014 Housing Survey

When one compares the highly differentiated household incomes to the AMI, the disparities among the four counties tend to diminish. Fremont and Madison counties have the highest percentage of low

income households. Even though incomes are significantly higher in Teton County, WY, there actually are more low-income households on the Wyoming side of the mountains than in Teton County, ID.

## Economic Conditions and Trends

Although Madison County has more households, Teton County, WY has the most jobs. Even with large variation in the number of jobs among the four counties, economic trends between 2005 and 2013 were similar in all four counties though not as pronounced in Fremont County. Jobs increased until 2008, declined for a couple of years then rebounded starting in 2010.



A detailed comparison of growth just prior to the recession, job losses from 2008 through 2010 and job growth from 2010 through 2013 shows that:

- Fremont County had the most stable economy, with the lowest rate of job growth both pre- and post-recession and the lowest rate of job loss between 2008 and 2010.
- Madison County had relatively little job growth but experienced a greater loss of jobs; recovery has been modest.

- Teton County, ID had the greatest variability in jobs in relative terms with the highest rate of growth before the recession, the greatest loss during the recession and the highest rate of growth since 2010.
- Teton County, WY experienced the biggest gain in and the largest loss of jobs in absolute numbers, with an increase of over 3,500 jobs in the three years before the recession followed by a loss of 1,900 jobs. Job growth since 2010 has more than made up for the loss, increasing the total number of jobs to a new high.

#### Change in Jobs – Before, During and After the Recession

	Job Growth 2005-2008		Jobs Lost 2008-2010		Job Growth 2010-2013	
Fremont	467	9.5%	81	-1.51%	339	6.4%
Madison	1,843	10.6%	1,389	-7.25%	1,274	7.2%
Teton ID	1,472	39.1%	657	-12.55%	503	11.0%
Teton WY	3,524	14.4%	1,907	-6.82%	2,125	8.2%
REGION	7,306	14.5%	4,034	-6.99%	4,240	7.9%

Sources: Bureau of Economic Analysis; Quarterly Census of Employment and Wages.

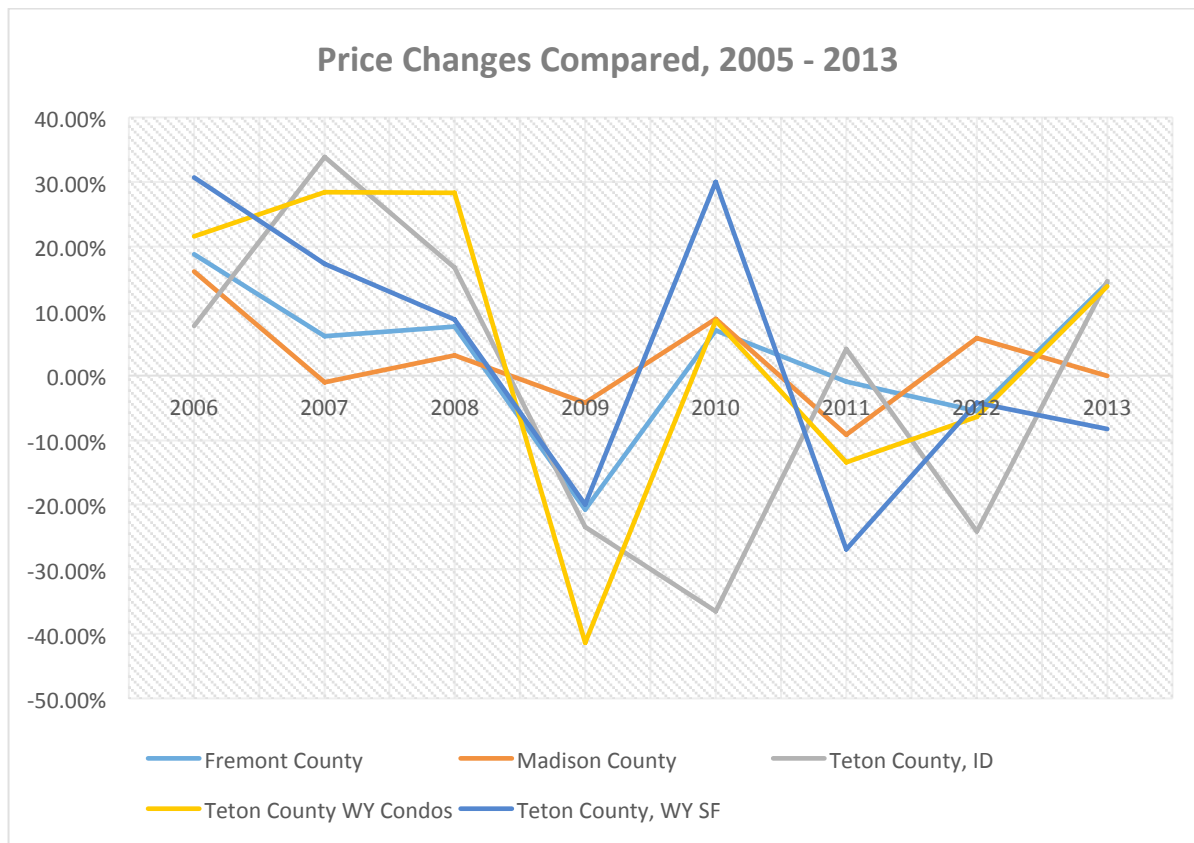
## Market Conditions and Housing Costs

### Ownership Market

Home prices and availability vary widely around the region although market trends have exhibited a similar pattern in recent years. In all counties, home prices were going up prior to the recession. In Teton County, WY and Teton County, ID, the increase was steep as demand outweighed supply. The inventories of homes for sale generally declined during this period despite high levels of residential construction activity.

The recession hit the real estate markets in the region in 2008 when prices reversed their upward trend, the number of sales dropped off and inventories swelled. Prices hit bottom in 2010 at levels 20% to 50% below peak prices, stayed flat for a couple of years then slowly started to recover and are still below pre-recession levels.

The following chart depicts the percentage change in the median price (average price in Teton County, ID) during this period. It appears that prices for single family homes in Teton County, WY and all units in Madison County rose in 2010 but the bumps were the result of sales of higher priced units rather than a jump in values. Prices were most stable in Madison County and most volatile in Teton County, ID.



Source: Snake River MLS and Teton Board of Realtors MLS

In terms of price, there are sharp contrasts in the region.

- Madison County has the lowest prices in the region. They align well with household incomes - the median price is affordable at 103% AMI. In July, 50 homes or nearly one-third of homes for sale were at prices that would be affordable for purchase by low and very low income households.
- The median price of homes listed for sale in Fremont County is \$62,000 higher than in Madison County, affordable at 136% AMI. This is due to homes located in the Island Park area. Prices in St. Anthony are lower than in Rexburg. Prices in the Ashton area are similar to those in Madison County. Fremont County has almost twice as many homes listed for sale as Madison County and 84 available for low and very low income households.
- The median list price for homes in Teton County, ID has recovered to \$395,000, which is affordable at 200% AMI. Very few homes (7 total) are affordable for low and very low income households. Three-fourths of listings require an income greater than 120% AMI.
- Homes in Teton County, WY are expensive, even by international resort standards. The median list price of housing units listed for sale now surpasses \$2 million. This price is affordable for households earning 727% AMI. No units are listed for sale that would be affordable for low and very low income households. Realtors report entry level, first time buyers seek homes priced around \$500,000.

### Housing Costs in the Region Compared

	Fremont County	Madison County	Teton County, ID	Teton County, WY
Average Monthly Housing Payment	\$636	\$792	\$1,006	\$1,398
Average Monthly Utility Costs	\$159	\$222	\$179	\$213
Median List Price – Homes for Sale	\$241,900	\$179,900	\$395,000	\$2,092,500
AMI Required to Afford Median Price	136%	103%	200%	727%
# Homes Listed for Sale	293	159	192	408
# Homes Listed for Sale by AMI				
≤50%	34	11	2	0
50.1% - 80%	50	39	7	0
80.1% -120%	54	44	37	8
>120%	155	48	146	400
Median Rent – Occupied Units	\$491	\$560	\$675	\$1,200
Median Rent –Units for Rent	\$513	\$757	\$950	\$2,825
AMI Required to Afford Median Rent	43% AMI	47%	70% AMI	145% AMI

Sources: 2014 Housing Survey; Snake River MLS; Teton Board of Realtors MLS

#### Rental Market

The rental market also varies widely within the region. Conditions softened so much in Teton County, ID and Teton County, WY during the recession that rents declined about 20%. The recovery was rapid, however, with occupancy levels soaring to the extent that rental availability has become very limited. Market conditions were more stable in Fremont and Madison Counties due to BYU-I enrollment. Rental availability fluctuates by season with higher vacancies in Fremont County during the summer months, except in the Island Park area. Rental occupancy levels are highest in both of the Teton counties during the summer months.

Rents for occupied rental units range from a low of \$490 in Fremont County to a high of \$1,200 in Teton County, WY. These medians include both market and subsidized/income restricted units. The market rates for units listed for rent are affordable at 43% AMI in Fremont County but would require an income of 145% AMI in Teton County, WY.

#### Housing Problems

While there are some similarities, the extent to which households have or are experiencing housing problems varies widely within the region, with problems typically being more acute in Teton County, WY.

#### Threat to Quality of Life

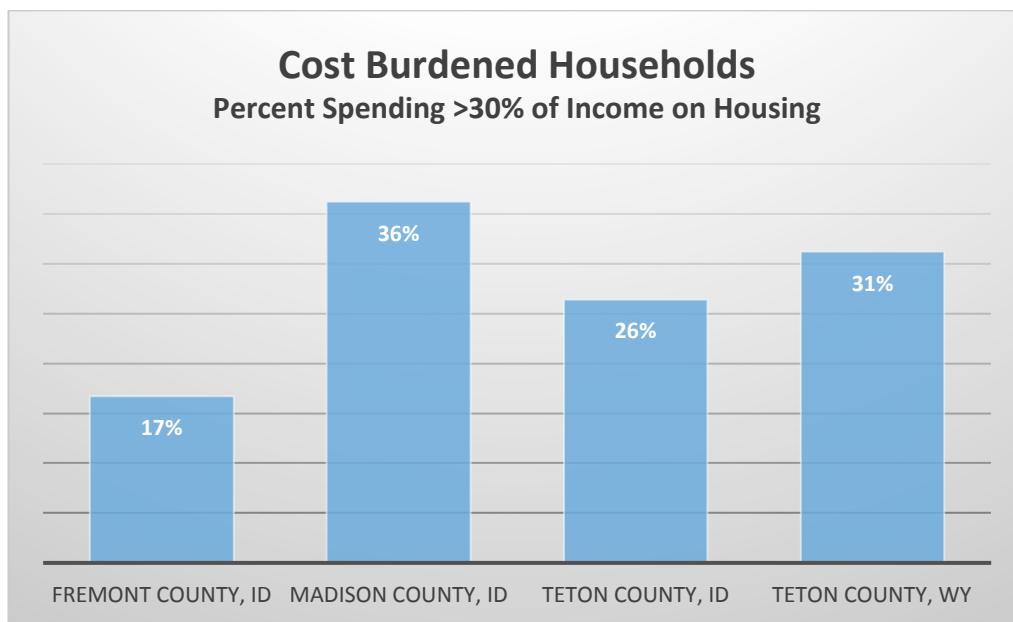
In Fremont and Madison counties, relatively few residents feel that the affordability of housing for the workforce is a serious threat to the quality of life. In Teton County, ID, more than one-third, however are concerned that workforce housing affordability is a serious threat. In Teton County, WY, nearly 60%

of resident households believe that their quality of life is seriously threatened by the lack of housing affordability.

### Cost Burdened

The percentage of households that spend more than 30% of their income on housing (cost burdened) also varies, but is not aligned with beliefs about the extent to which housing affordability is a threat to quality of life.

- Incomes in Fremont and Madison are about the same, yet only 17% of households are cost burdened in Fremont while proportionately over twice as many households in Madison County spend more than 30% of their income on housing. This is due to a combination of factors – housing costs are higher in Madison County and student households skew incomes lower.
- Just over one-fourth of the households in Teton County, ID are cost burdened.
- In Teton County, WY, nearly one-third of households spend more than 30% of their income on housing.



Source: 2014 Housing Survey

### Difficulty Finding Housing

There is wide variety in the extent to which households found it very difficult to find housing they could afford and that met their needs the last time they moved, ranging from 15% in Fremont County to 46% in Teton County, WY. Even though 36% of Madison County households spend more than 30% of income on their housing, only 18% felt it was difficult to find housing they could afford, suggesting that student households are less concerned about paying more for housing relative to their incomes.

## Overcrowding

Overcrowding, as measured by more than two persons per bedroom, is not widespread in any of the counties but is more common in Teton County, WY and Fremont County.

## Physical Deficiencies

The condition of homes is similar throughout the region. Fremont County, where homes are generally older, has the most homes in fair or poor condition. Teton County, ID, where relatively more homes have been built since 2000, has the fewest homes in need of repair.

## Want to Live Elsewhere

Generally, residents live in the county where they most want to live. The exception is Teton County, ID where 50% of households would rather live elsewhere, mainly since a high percentage of residents work in Teton County, WY.

## Forced to Move

Approximately twice as many households in Madison County and Teton County, WY will have to move within the next five years. In Madison this is influenced by students that will have to leave upon completion of their studies. In Jackson, it appears to be due primarily to the cost of housing.

### Housing Problems by County – Regional Comparison

	Fremont County	Madison County	Teton County, ID	Teton County, WY
Affordability of Workforce Housing is a Serious Threat	10%	16%	38%	59%
Cost Burdened Households	17%	36%	26%	31%
Very Difficult to Find Housing	15%	18%	32%	46%
Home Overcrowded	5%	2%	3%	7%
Home in Fair or Poor Condition	18%	15%	12%	17%
Will Have to Move	9%	18%	9%	17%

Source: 2014 Housing Survey

## Housing Instability

Overall, the frequency of some type of housing instability has not varied a great deal though is lower in Madison County.

- Teton County, WY households are much more likely than those living elsewhere in the region to have been evicted or forced to move often.

- In Fremont County, households have been far less able to pay their bills on necessities like food, utilities and medical care. They have also been more often unable to rent or buy a home due to poor credit, which is likely tied to their inability to pay their bills.

### Housing Instability Problems – Regional Comparison

	Fremont County	Madison County	Teton County, ID	Teton County, WY
Households with 1+ Instability Problems	24%	15%	25%	29%
Eviction/forced removal from housing	6%	6%	9%	18%
Unable to pay bills - food, utilities, medical	91%	79%	74%	43%
Unable to rent or buy due to poor credit	27%	17%	23%	15%
Forced to move often	4%	14%	18%	56%

Source: 2014 Housing Survey

## Commuting and Its Impact on Housing Affordability

The counties within the Western Greater Yellowstone region are linked by commuting between home and work. Two counties, Fremont and Teton County, ID, serve to varying degrees as bedroom communities, where the majority of households include at least one member who commutes out of the county for work. Madison County and Teton County, WY have relatively little out commuting but far more in commuting.

- Half of households with employees in Fremont County have an employee who works in Madison County or counties outside of the region and 6% includes commuters to Teton County, ID and Teton County, WY.
- Madison County is home to some employees who work in Fremont County and counties outside of the region, but 95% of employee households have a member working within the county.
- Teton County, ID has the highest percentage of households with employees who leave the county for work and the lowest percentage of households with a locally employed member.
- Teton County, WY exports few workers. Only 10% of employee households include a member who works elsewhere, mostly in Teton County, ID or counties outside of the region.

### Commuting – Regional Comparison

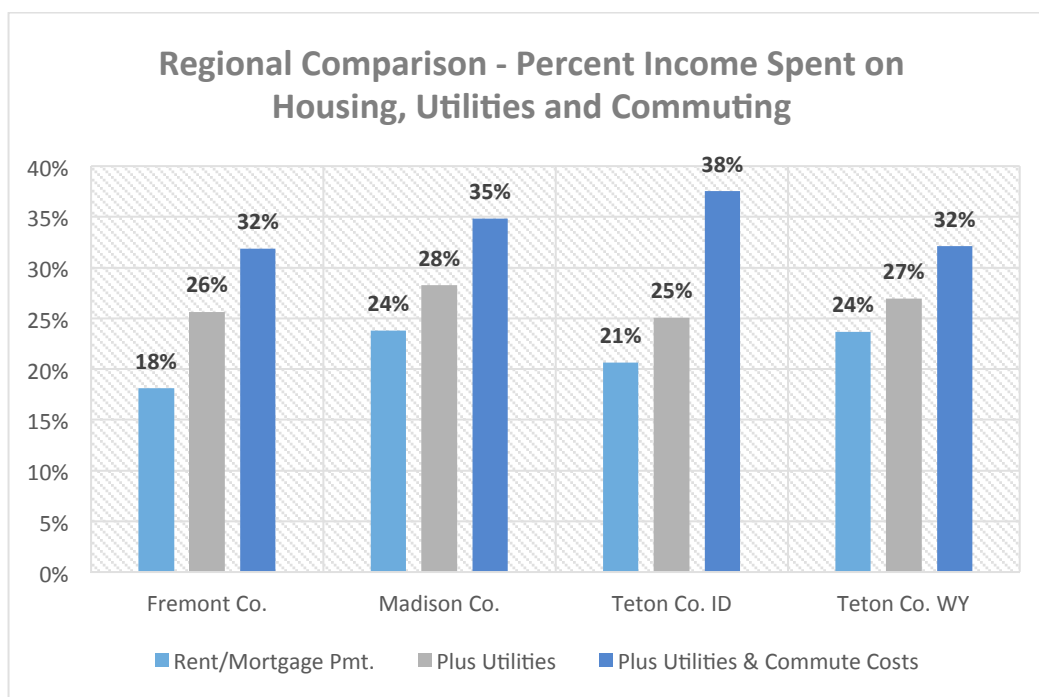
% Employee Households with 1+ Employee Commuting to:	County of Residence			
	Fremont County	Madison County	Teton County, ID	Teton County, WY
Fremont County	82%	9%	2%	1%
Madison County	37%	95%	2%	
Teton County, ID	4%	1%	70%	5%
Teton County, WY	2%	0%	53%	97%
Other county	15%	15%	7%	5%
Total*	139%	121%	132%	107%
Employee Households w/ Out-of-County Employee(s)	57%	26%	63%	10%
Employee Households w/ In-County Employee(s)	82%	95%	70%	97%

Source: 2014 Housing Survey. \*Multiple response question; total exceeds 100% (households include more than one employee).

The cost of commuting when added to housing costs alters the affordability of housing within the region. The following graph shows that:

- Housing is less affordable in Teton County, ID than in Teton County, WY when commuting costs are considered.
- Households spend the same percentage of their income on housing, utility and transportation costs combined in Fremont County as in Teton County, WY due to more commuters and higher utility costs in Fremont County.
- Madison County is also less affordable than Teton County, WY due to more out commuting of employees which raises commuting costs.

So, while Teton County, WY has the highest housing costs by far, it is one of the most affordable counties in the region in which to live when commuting costs and incomes are considered.



Source: 2014 Housing Survey Note: Commuting costs calculated using IRS rate of \$0.56/mile.

## Housing Units Needed

Based on current household estimates and employment levels, renters who want to move into ownership and owners who want to purchase a different home within the next five years generate total demand for more than 3,500 homes, of which about 1,500 would need to be priced for low and very low income households.

### Regional Ownership Housing Needs by AMI and County

	≤50%	50.1% - 80%	80.1% -120%	>120%	Total
<b>Units Needed</b>					
Fremont County	59	36	83	-4	174
Madison County	587	164	246	205	1,202
Teton County, ID	45	143	272	191	651
Teton County, WY	212	258	905	132	1,507
Region Total	903	601	1,506	524	3,534
<b>Home Price Range</b>					
Fremont County	Up to \$90,000	\$90,000-\$140,000	\$140,000 – \$210,000	\$210,000 and up	-
Madison County	Up to \$90,000	\$90,000 – \$140,000	\$140,000 – \$210,000	\$210,000 and up	-
Teton County, ID	Up to \$100,000	\$100,000 - \$160,000	\$160,000-\$240,000	\$240,000 and up	-
Teton County, WY	Up to \$145,000	\$145,000 – \$190,000	\$190,000 - \$345,000	\$345,000 and up	-

Source: 2014 Housing Survey and team calculations.

Additional rental units are also needed given the tight market in Teton County, ID and extremely limited availability in Teton County, WY. To return to a more balanced market, 35 additional rental units in Teton County, ID and 230 in Teton County, WY are now needed. These estimates are very conservative. They do not take into account continued job growth and the demand for rental housing new jobs will generate.

The rental market is less clear in Fremont and Madison counties due to the impact of BYU-I. While changing to a trimester system should reduce seasonal fluctuations in vacancy rates, summer still has far low enrollment than during the rest of the year and there is no enrollment in August. Given the downward trend in the homeownership rate in both counties, which is particularly pronounced in Madison County, efforts to reduce demand for rental housing by moving renters into ownership seem more appropriate than construction of a sufficient number of additional rental units to balance the market.

## Strategy Recommendations

What should be done to address housing problems and needs taking into consideration past and current efforts and opportunities for the future varies among the four counties. Detailed recommendations are provided within each county report. They vary widely from recommendations in Teton County, WY to modify a comprehensive array of existing, complex strategies to the creation of basic programs in Fremont and Madison counties.

The only strategy recommended for all four counties is to create housing rehabilitation/weatherization programs. In the three Idaho counties, creating a housing agency or authority is recommended, which could be done separately for each county or through a multi-county approach depending upon many considerations and local preferences. Expanding work with Habitat for Humanity is also recommended for the three Idaho counties.

From a regional perspective, addressing housing needs in any one county will impact a neighboring county. If housing units are developed in one county, it will impact demand in a neighboring county. It is, therefore, important that communication occur among the four counties when developing housing policies and addressing housing needs.

This is especially true in Teton County, WY and Teton County, ID where many residents of Teton County, ID work in Teton County, WY and would rather live there. To the extent Teton County, WY provides housing for these employees will impact the amount and type of housing needed in Teton County, ID. The relationship between Fremont and Madison Counties is similar though not to the same degree.

Coordination of housing efforts within the region should insure that actions taken are responsive to needs, and could result in efficiencies and enhance effectiveness through sharing of expertise, lessons learned and resources. Discussions about creation of a Regional Housing Initiative could be a first step.

In addition to the recommendations flowing from the Housing Needs Assessment, the Regional Analysis of Impediments includes Recommended Actions to Address Impediments (see pages 15 through 19).