2018 Intake Form Report

The Jackson/Teton County Housing Department Survey



What is the Intake Form?

In November 2015, local elected officials approved the Workforce Housing Action Plan. The plan focused on housing supply, housing management, funding for housing, and zoning for housing. The Intake Form was launched in January 2018. The purpose of the Form is to understand demand so we can build units that are most needed. The Intake Form also allows us to track trends in our local workforce such as income, family size, and employment.

Ultimately, the Intake Form will serve as a single point of entry for all deed restricted housing programs which is why the Housing Department worked with both Habitat for Humanity and the Jackson Hole Community Housing Trust to develop the form. By ensuring we are asking the questions to which we all seek answers, we can streamline the process of creating that "one stop shop" for households seeking housing.

The Housing Department requires every household looking for housing through our programs to fill out the Intake Form. From January to September 2018, 772 households logged on and created an account to fill out the form. Of those households, 684 fully completed the form and that data is what is reflected in this report.

What type of households completed the survey?

By Income Range

Income Range	Number of Households	% of Total Households
0-50	114	17%
50-80	237	35%
80-120	220	33%
Workforce	103	15%

By Household Size

Number of People	Number of Households	% of Total Households
1	272	40%
2	182	27%
3	91	14%
4	87	13%
5	28	4%
6+	14	2%

684 households fully completed the Intake Form

Typical Household for Each Income Range:

0-50% Median Family Income

- 1-person household
- Commutes less than 15 miles to work
- Has worked 1 to 3 years locally
- Volunteers 20 to 50 hours per year
- Would prefer to rent or own any size unit
- Currently lives in a 3-bedroom unit
- Spends > 50% of monthly income on housing
- Lives with 2 roommates

50-80% Median Family Income

- 1-person household
- Commutes less than 15 miles to work
- Has worked more than 10 years locally
- Volunteers 20 to 50 hours per year
- Would prefer to own a 2-bedroom unit
- Currently lives in a 2-bedroom unit
- Spends 30-40% of monthly income on housing
- Lives with 1 roommate

80-120% Median Family Income

- 2-person household
- Commutes less than 15 miles to work
- Has worked more than 10 years locally
- Volunteers 20 to 50 hours per year
- Prefers to own a 2-bedroom unit
- Currently lives in a 2-bedroom unit
- Spends < 30% of monthly income on housing
- Lives with no roommates

Workforce Households

- 2-person household
- Commutes less than 15 miles to work
- Has worked locally for more than 10 years
- Volunteers 20 to 50 hours per year
- Prefers to own a 3-bedroom unit
- Currently lives in a 3-bedroom unit
- Spends < 30% of monthly income on housing
- Lives with no roommates

How does our data compare with national data?



Compared to the American Community Survey (ACS) data, the Intake Form data reflects smaller household sizes that earn less money on an annual basis. This difference may reflect the targeted data set (ie – households looking for affordable housing). The difference could also be a function of how the ACS counts households (two singles living together are considered one household) versus the Intake Form where each of those people fills out their own Intake Form because they would prefer to live alone. Both data sets indicate that most households earn less than 120% of median family income (MFI) and are one or two-person households.

ACS & Intake Form Data Comparison

HH Size	ACS % Total	Intake Form % Total
1	24%	40%
2	37%	27%
3	21%	14%
4+	18%	19%
Income Range	**ACS % Total**	**Intake Form % Total**
0-50	20%	17%
50-80	15%	35%
80-120	35%	33%
Workforce	30%	15%

Which income range are you?

Find your household size and move across the chart to your income range.

How many in your household?	0% - 50% of MFI	50% - 80% of MFI	80% - 120% of MFI	Over 120% qualifies for Workforce Housing
One	$0 → $34,475	→ $55,160	→ $82,740	No Income Limit
Two	$0 → $39,400	→ $63,040	→ $94,560	No Income Limit
Three	$0 → $44,325	→ $70,920	→ $106,380	No Income Limit
Four	$0 → $49,250	→ $78,800	→ $118,200	No Income Limit
Five	$0 → $53,190	→ $85,104	→ $127,656	No Income Limit
Six	$0 → $57,130	→ $91,408	→ $137,112	No Income Limit
Seven	$0 → $61,070	→ $97,712	→ $146,568	No Income Limit
Eight	$0 → $65,010	→ $104,016	→ $156,024	No Income Limit
Net Asset Limits for Affordable Units	$98,500	$157,600	$236,400	No Limit to value of assets owned.

MFI = Median Family Income for Teton County, Wyoming

Income Ranges effective July 4, 2018 until HUD updates

Who recieved housing this year?



Ownership Drawings

22 households entered per drawing



Rental Drawings

4 households entered per drawing

All two-bedroom 80-120% units at The Grove Phase 1

In July 2018, the Housing Department's Rules and Regulations were updated as part of the 16-month Engage 2017 project. Key changes to these rules included a new weighted drawing system to remove preference tiers and reward households for longevity in the community; new occupancy requirements that limit the number of bedrooms based on a household's size; and new income ranges that reflect the ACS household income data.

A complete list of weighted drawings can be found at **jhaffordablehousing.org**

How does this information inform future projects?

Analyzing the Intake Form data and comparing it with ACS data allows staff and elected officials to determine the highest need for workforce housing in Teton County.

What We Learned

Both the ACS and Intake Form data indicate that the highest need is units for one and two-person households earning less than 120% MFI. There are currently two projects in development, Grove Phase 3 and 174 North King Street, that serve some portion of these household sizes and income ranges.

The Housing Supply Plan identifies three projects for 2019/2020. The Housing Supply Board and Housing Director will utilize the data from the Intake Form and ACS to inform the housing programs for each project. The Board of County Commissioners or the Town Council will make the final decision related to the RFPs and the requirements therein.

Households Per Size and Income Range

(Intake Form data)

Household Size	Number of Households	0-50	50-80	80-120	Workforce
1	272	20%	50%	24%	6%
2	182	15%	26%	37%	21%
3	91	11%	29%	43%	18%
4	87	9%	17%	45%	29%
5	28	36%	18%	29%	18%
6	6	17%	67%	0%	17%
7	8	37%	25%	25%	12%

Next Steps

Outreach/Engagement



- Increase outreach to households currently living in Teton County and those households commuting to Teton County for work.
- Partner with Teton County Library to reach Spanish-speaking community members.
- Upgrade Intake Form so that it includes more "required" questions that will provide us with better data sets and create a more customized user interface.

Request for Proposal Development



- Jackson/Kelly – Release RFP February 2019 – Teton County
- Mercill Avenue – Release RFP May 2019 – Teton County
- Flat Creek Drive – Release RFP September 2019 – Town of Jackson

Apartment Annual Reports

- This year both Grove Phase 1 and Redmond Street Rentals will submit annual reports that detail rent rates and demographic data for each household. Over time, we will have a better understanding of who is living in these rental units and how our public investments are serving the community's stated goals related to qualify of life and sustainability.
- Future rental developments that are either funded publicly or that take advantage of land development incentives will be required to provide annual reporting data for the purposes of tracking the long-term trends for our deed-restricted rental housing stock.

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