

# Western Greater Yellowstone Area Housing Needs Assessment

August 29, 2014 Draft



*Prepared by*

Rees Consulting, Inc  
WSW Consulting  
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# Report Organization

- Key Findings
- 8 Primary Sections
  - Households and Housing Units
  - Economic Conditions and Trends
  - Ownership Market Analysis
  - Rental Market Analysis
  - Housing Problems
  - Housing Needs
  - Community Comparison
  - Recommended Strategies

# Report Organization cont'd

- Overview (11 pages)
- Key Findings and Analysis by county
- Strategies and Recommendations by county

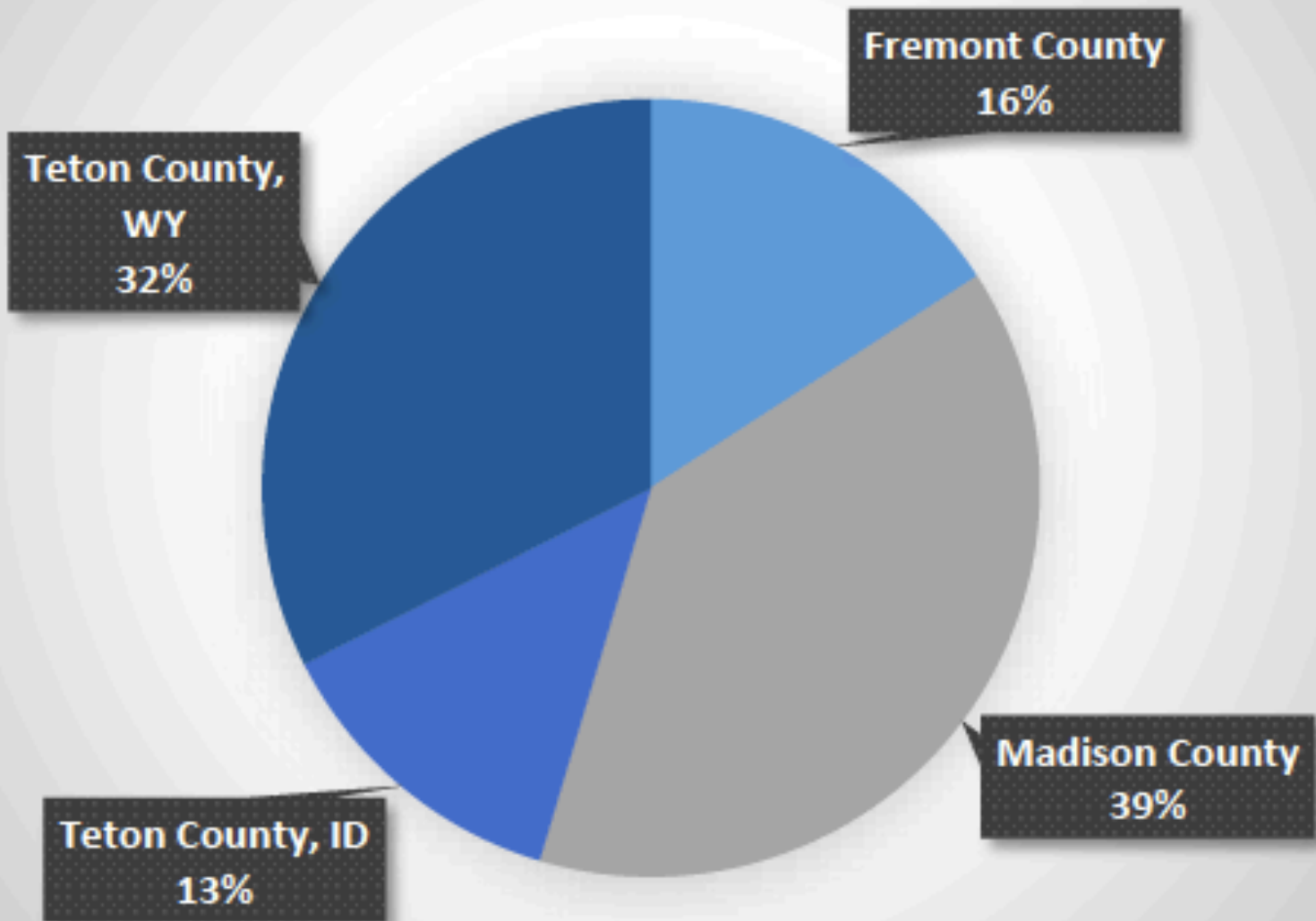
# Methodology

- Survey
  - Online survey, English
  - Paper surveys, English and Spanish
- Key Informant Interviews
  - Realtors, property managers, appraisers, planners
- Secondary data
  - Census data, Idaho Housing and Finance Agency, WY Community Development Authority, Idaho Falls Habitat for Humanity, Teton County Housing Authority, Jackson Hole Housing Trust; MLS/Board of Realtors; ID Dept. of Labor, WY Workforce Services, US Bureau of Economic Analysis

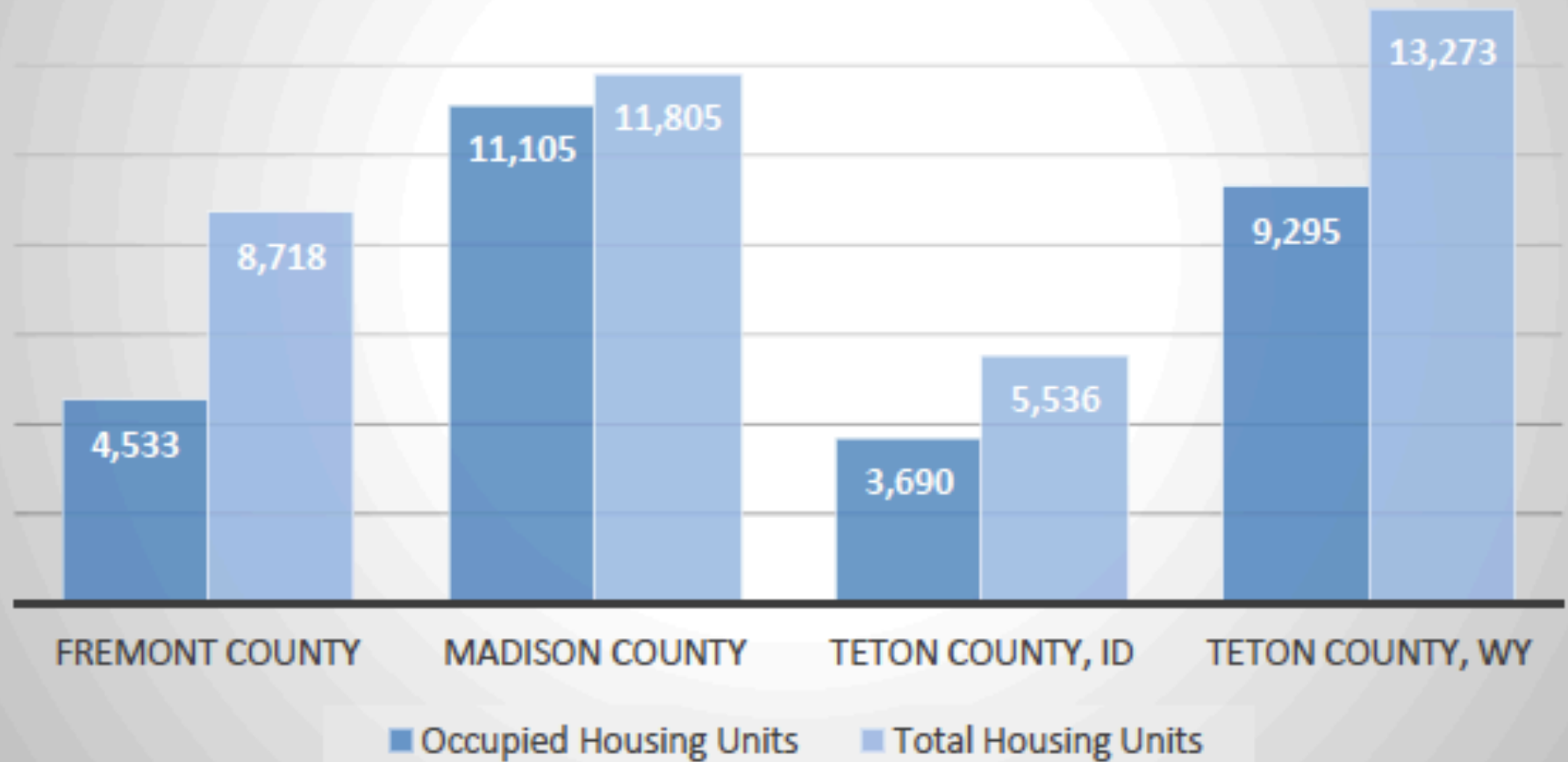
# Survey Responses

	<b>Regional Total</b>	<b>Fremont</b>	<b>Madison</b>	<b>Teton, ID</b>	<b>Teton, WY</b>	<b>Outside of Region</b>
On Line Survey	3,477	288	1,437	502	1,078	172
Paper - English	384	204	41	38	101	0
Paper - Spanish	198	68	35	45	48	2
<b>Total</b>	<b>4,059</b>	<b>560</b>	<b>1,513</b>	<b>585</b>	<b>1,227</b>	<b>174</b>

# Households



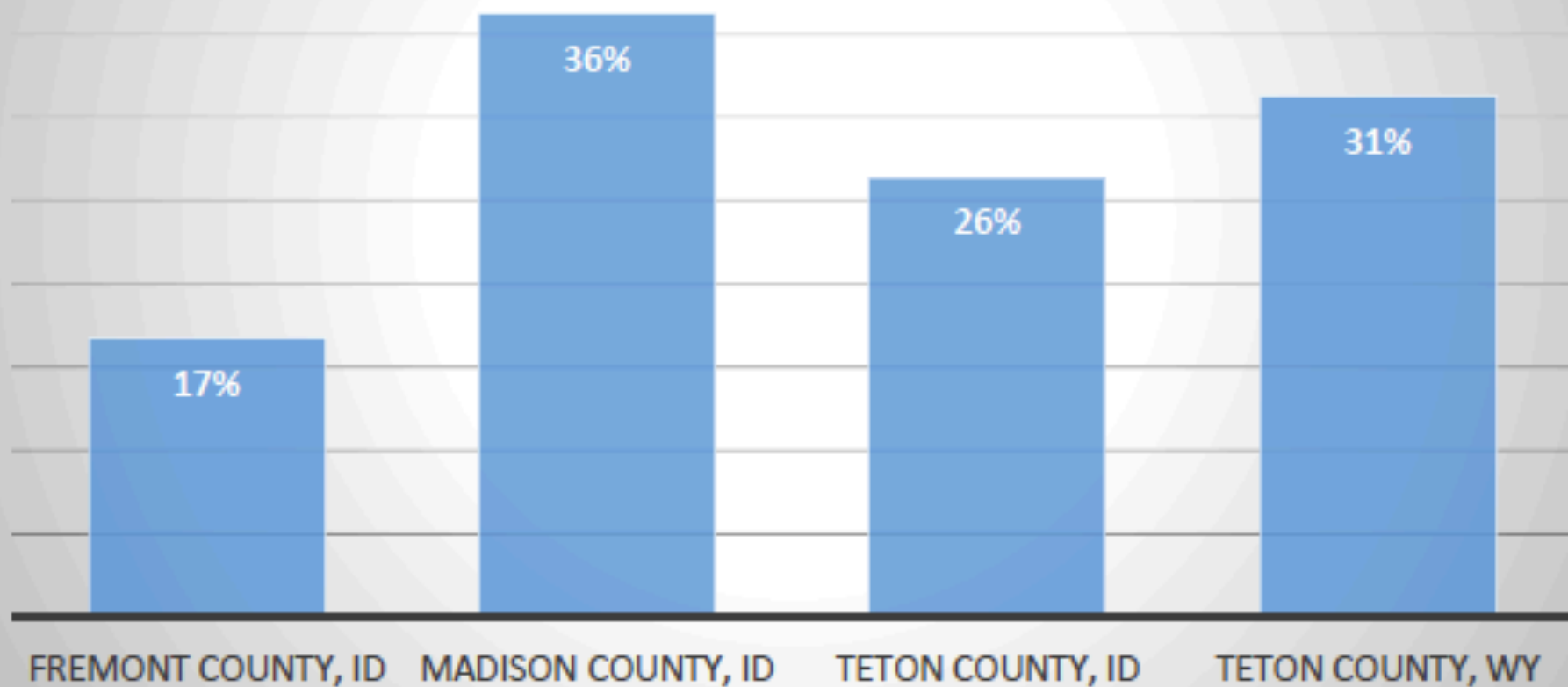
## Occupied Compared to Total Housing Units



Source: 2013 Census Bureau estimates.

## Cost Burdened Households

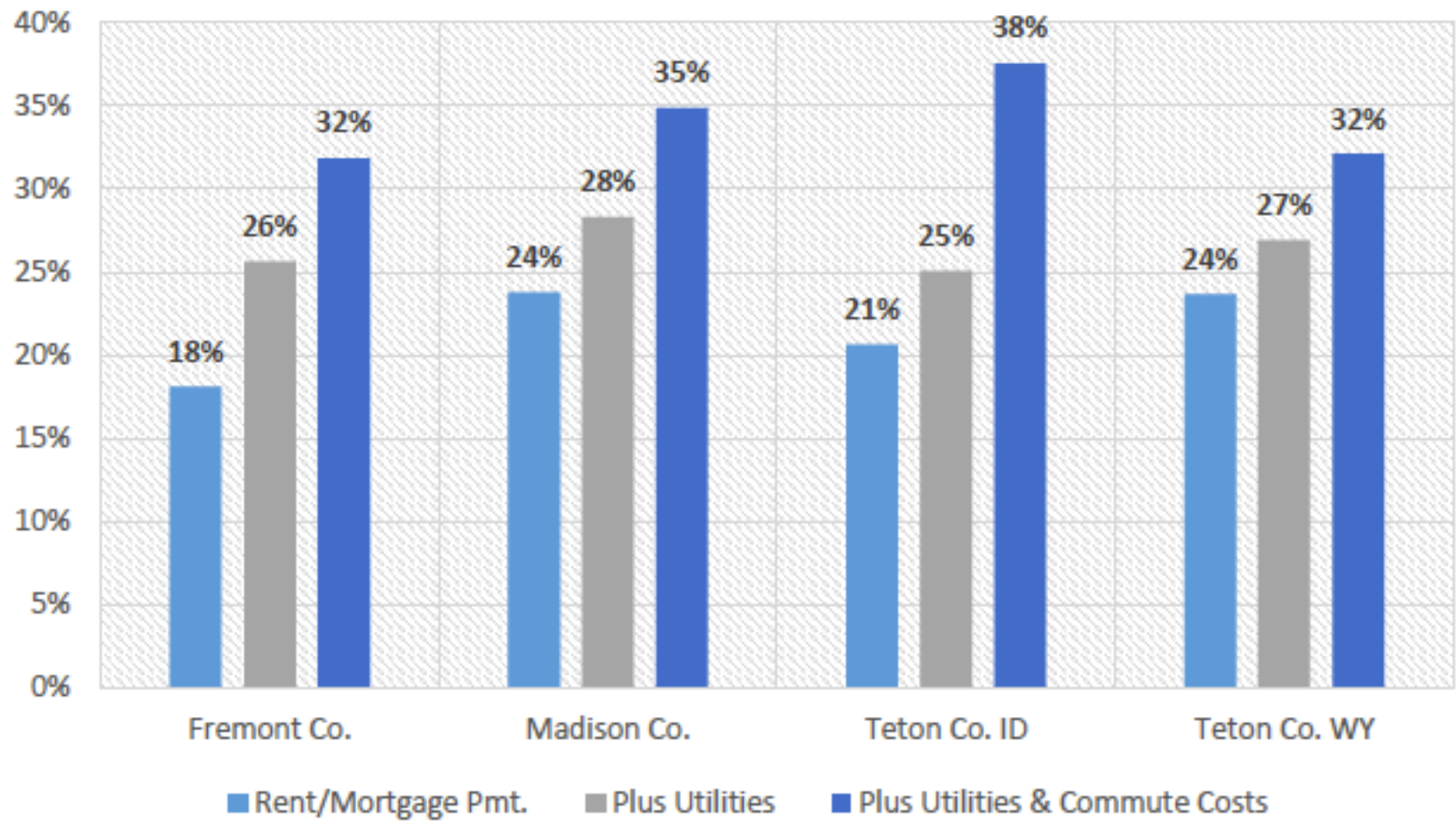
Percent Spending >30% of Income on Housing



Source: 2014 Housing Survey

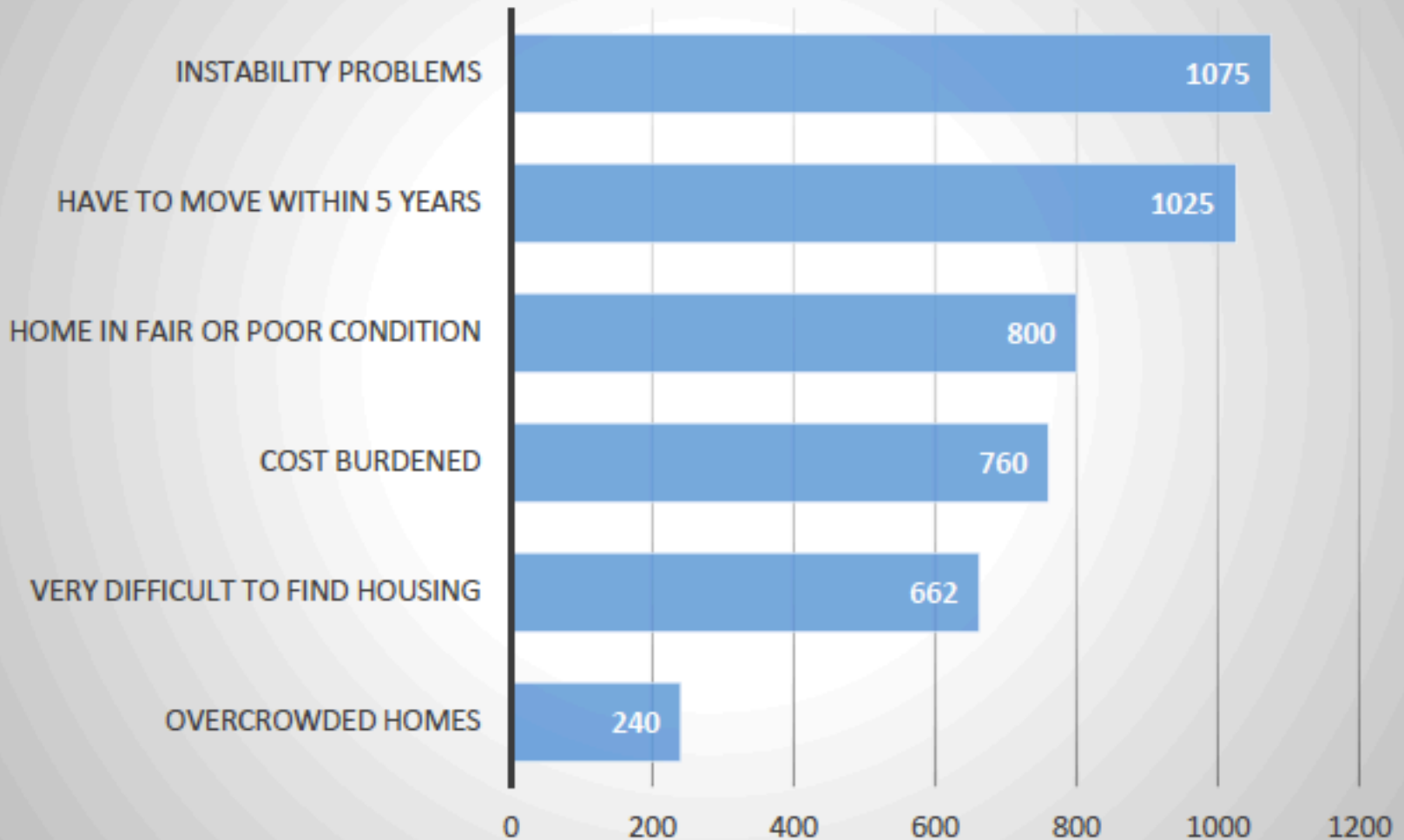


## Percent Income Spent on Housing, Utilities and Commuting



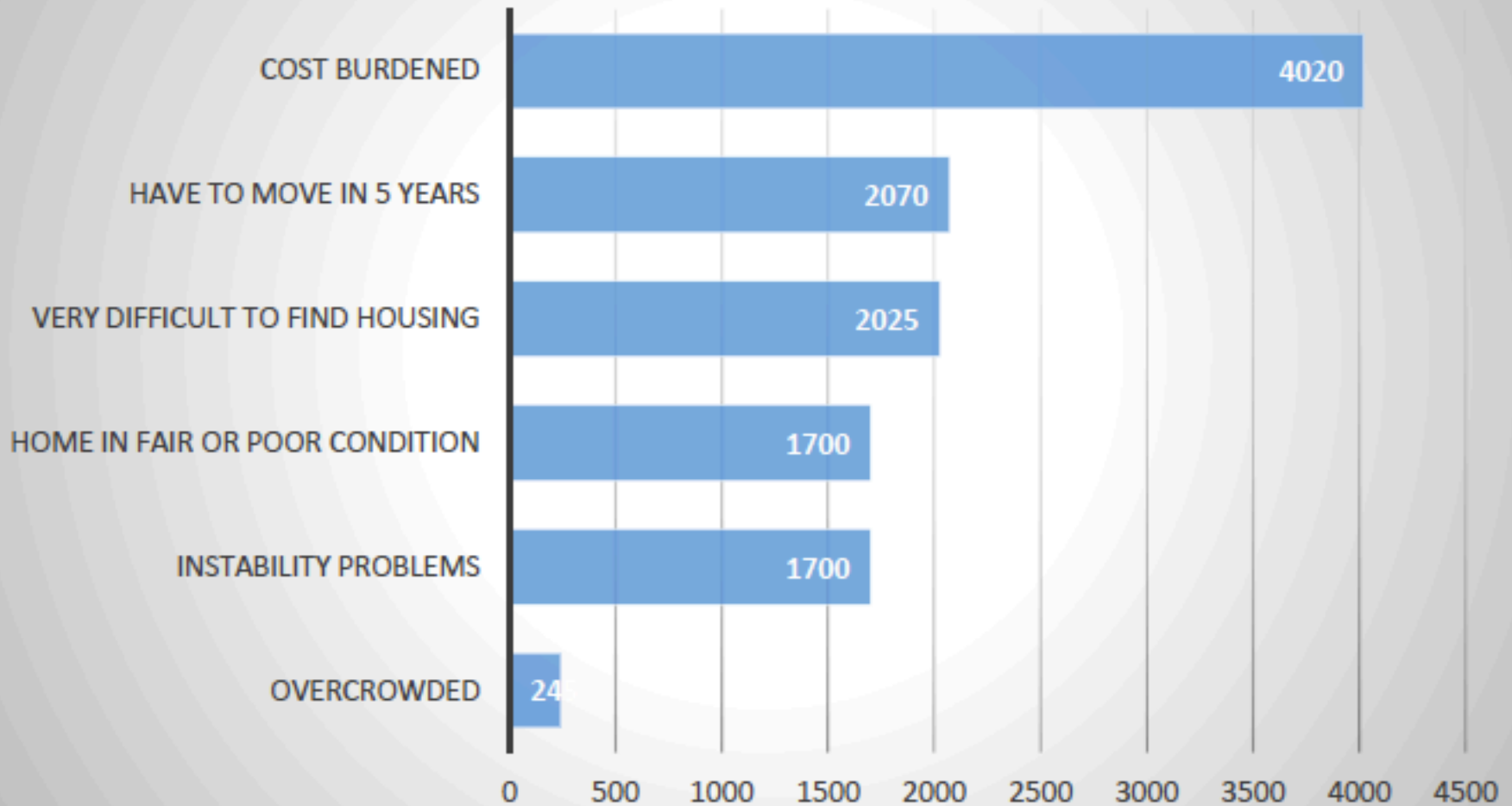
# Fremont County

## Households with Housing Problems



# Madison County

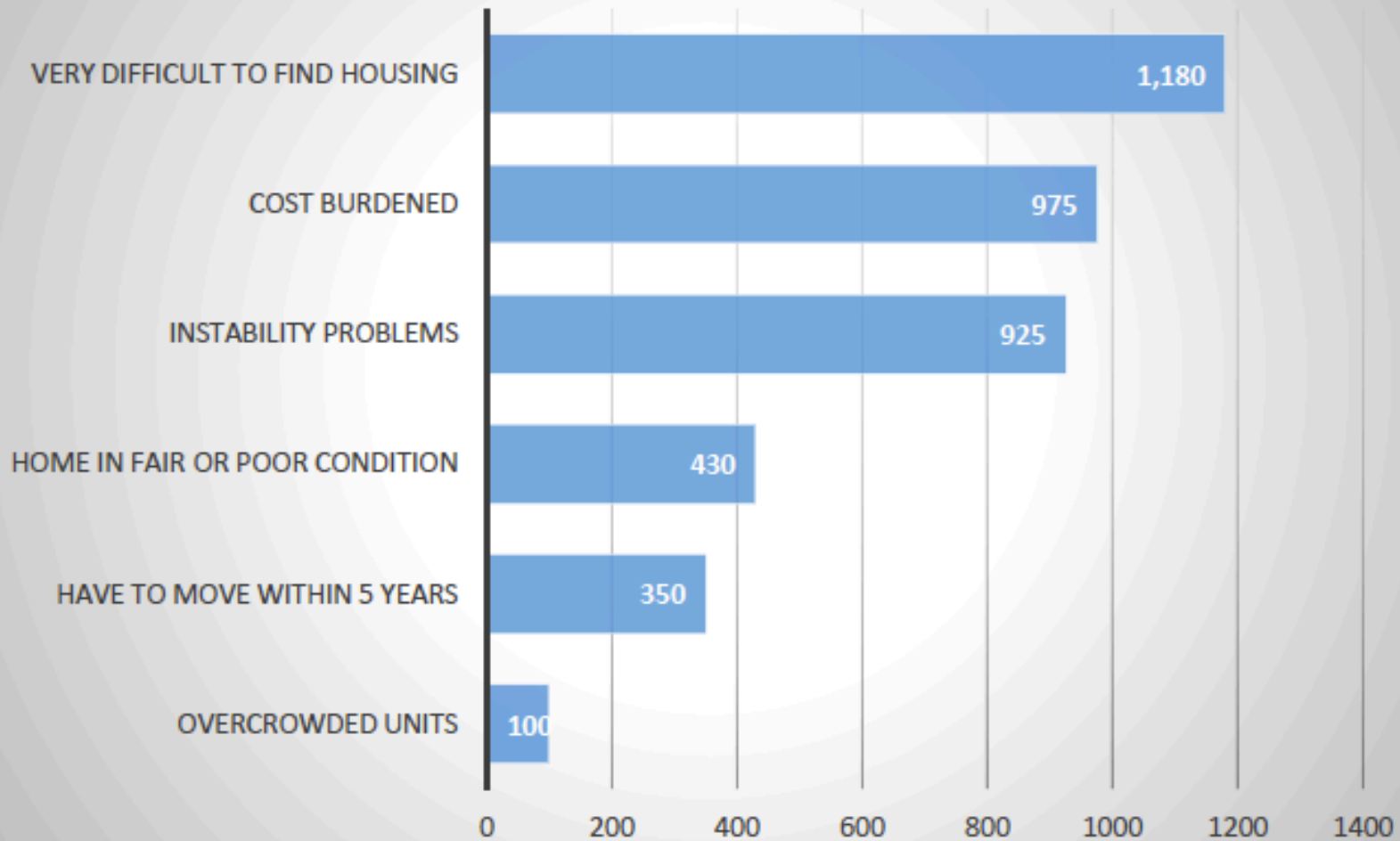
## Households with Housing Problems



Source: 2014 Housing Survey

# Teton County, ID

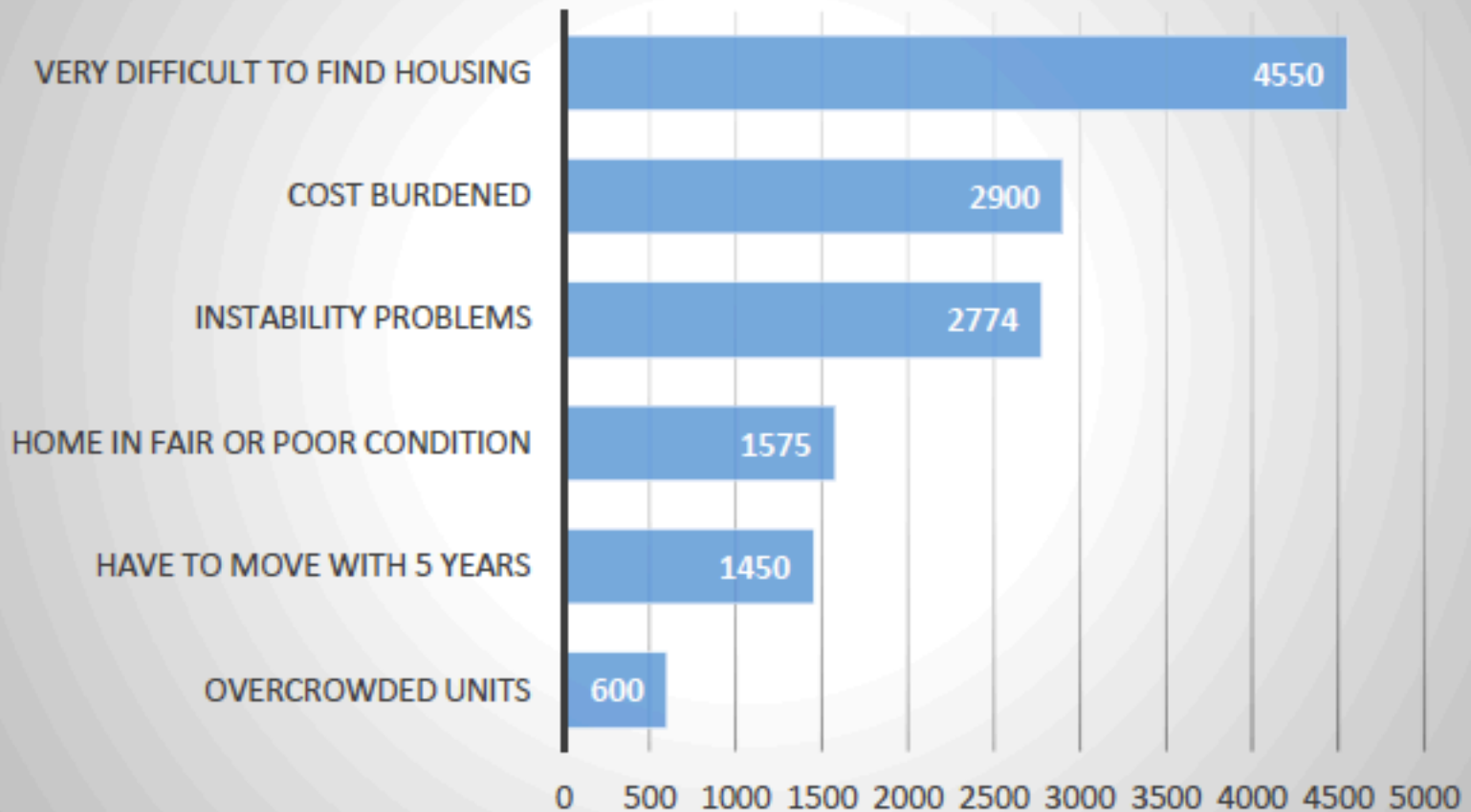
## Households with Housing Problems



Source: 2014 Housing Survey

# Teton County, WY

## Households with Housing Problems



Source: 2014 Housing Survey

# Western Greater Yellowstone Area Regional Analysis of Impediments

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# HUD Requirements

- HUD grantees are required to undertake Fair Housing Planning
  - Conduct an analysis to identify impediments to fair housing and choice (RAI)
  - Take appropriate actions to overcome the effects of any identified impediments (Recommendations in RAI; up to each jurisdiction)
  - Maintain records reflecting the analysis and actions taken (Up to each jurisdiction)

# Primary Findings: 8 identified impediments

1. Not all jurisdictions have Fair Housing policies and others can be improved to better support and educate residents on Fair Housing issues
2. Residents experience discrimination
3. Loan denial rates are higher for certain protected classes in some areas of the region, including Hispanic/Latino and female loan applicants



# Primary Findings: 8 identified impediments

4. Persons with disabilities are occupying homes that do not meet their accessibility needs
5. Residents have limited access to and availability of government services in some areas
6. Jurisdictions can improve some aspects of their development codes to help incent or create fair access to and provision of a diversity of housing for residents

# Primary Findings: 8 identified impediments

7. Jurisdictions can improve access to affordable homes through various programs that expand the inventory for households in need and improve and preserve existing homes
8. Information on affordable and market rentals in the region can be better coordinated to reach a broader range of residents, including Spanish-speaking residents

# Process to finalize study/reports

- Draft reports to HUD by the end of September
- Post public review drafts on consortium website by the end of September
- Frontier Forward final presentation to consortium Nov. 20

# Consortium Responsibilities

- Discussion: level of review of Housing Needs Assessment and RAI; internally sharing relevant data and recommendations with jurisdiction
  - Brief City Council/County Commission
  - Get on agenda at public meetings
  - Other outreach ideas?
- Consortium members need to be ready in November to approve recommendations for inclusion in final RPSD

# Helpful advice

- Read Housing Needs Assessment:
  - Overview
  - Your specific county HNA
- Read Regional Analysis of Impediments:
  - Impediments
  - Recommended actions