

SWEETWATER COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Sweetwater County's population increased from 43,806 in 2010 to 44,175 in 2011, or by 2.6 percent. This compares to a statewide population growth of 0.8 percent over the period.¹⁴³ The number of people from 15 to 24 years of age decreased by 0.8 percent, and the number of people from 55 to 64 years of age increased by 4.0 percent. The white population increased by 0.5 percent, while the black population increased by 12.1 percent. The Hispanic population increased from 6,689 to 6,865 people between 2010 and 2011 or by 2.6 percent. These data are presented in Table II.19.1, below.

Subject	Sweetwater County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	43,806	44,175	0.8%	563,626	568,158	0.8%
Age						
Under 14 years	10,158	10,243	0.8%	113,371	113,462	0.1%
15 to 24 years	6,044	5,997	-0.8%	78,460	78,704	0.3%
25 to 44 years	12,329	12,511	1.5%	144,615	145,669	0.7%
45 to 54 years	6,484	6,292	-3.0%	83,577	80,936	-3.2%
55 to 64 years	5,148	5,356	4.0%	73,513	77,120	4.9%
65 and Over	3,643	3,776	3.7%	70,090	72,267	3.1%
Race						
White	41,739	41,929	0.5%	529,110	531,484	0.4%
Black	489	548	12.1%	5,135	6,024	17.3%
American Indian and Alaskan Native	506	559	10.5%	14,457	14,774	2.2%
Asian	354	378	6.8%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	56	62	10.7%	521	551	5.8%
Two or more races	662	699	5.6%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	6,689	6,865	2.6%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Sweetwater County's population increased from 37,613 persons in 2000 to 43,806 in 2010, or by 16.5 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 12.4 percent, while the black population increased by 59.3 percent. The Hispanic population increased from 3,545 to 6,689 persons between 2000 and 2010, or by 88.7 percent. These data are presented in Table II.19.2, on the following page.

¹⁴³ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

Table II.19.2						
Population by Race and Ethnicity						
Sweetwater County 2010 Five-Year ACS Data						
Race	2000 Census			2010 Census		% Change 00 – 10
	Population	% of Total	Population	% of Total		
White	34,461	91.6%	38,748	88.5%		12.4%
Black	275	0.7%	438	1.0%		59.3%
American Indian	380	1.0%	423	1.0%		11.3%
Asian	240	0.6%	336	0.8%		40.0%
Native Hawaiian/Pacific Islander	16	.	42	0.1%		162.5%
Other	1,349	3.6%	2,799	6.4%		107.5%
Two or More Races	892	2.4%	1,020	2.3%		14.3%
Total	37,613	100.0%	43,806	100.0%		16.5%
Hispanic (Ethnicity)	3,545	9.4%	6,689	15.3%		88.7%

Table II.19.3, below, presents the population of Sweetwater County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 16.5 percent, with the largest total increase occurring in the group aged 25 to 34, which rose by 2,501 persons, or by 55.3 percent. In 2010, the largest age group in Sweetwater County was the group aged 35 to 54, which accounted for 26.9 percent of the entire population. The 2010 census count showed a total of 22,849 males, who accounted for 52.2 percent of the population, and the remaining 47.8 percent, or 20,957 persons, were female.

Table II.19.3							
Population by Age and Gender							
Sweetwater County 2010 Five-Year ACS Data							
Age	2000 Census			2010 Census			% Change 00–10
	Male	Female	Total	Male	Female	Total	
Under 5	1,310	1,270	2,580	1,877	1,789	3,666	42.1%
5 to 19	4,968	4,675	9,643	4,938	4,493	9,431	-2.2%
20 to 24	1,188	1,243	2,431	1,603	1,502	3,105	27.7%
25 to 34	2,216	2,303	4,519	3,746	3,274	7,020	55.3%
35 to 54	6,469	5,993	12,462	6,220	5,573	11,793	-5.4%
55 to 64	1,589	1,380	2,969	2,731	2,417	5,148	73.4%
65 and Over	1,286	1,723	3,009	1,734	1,909	3,643	21.1%
Total	19,026	18,587	37,613	22,849	20,957	43,806	16.5%

At the time of the 2010 Census, there were 679 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters increased by 10.8 percent, as shown in Table II.19.4, on the following page.

Table II.19.4 Group Quarters Population Sweetwater County 2010 Five-Year ACS Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹⁴⁴	75	132	76.0%
Juvenile Facilities	.	12	.
Nursing Homes	119	121	1.7%
Other Institutions	.	.	.
Total	194	265	36.6%
Noninstitutionalized			
College Dormitories	327	363	11.0%
Military Quarters	.	.	.
Other Noninstitutions	92	51	-44.6%
Total	419	414	-1.2%
Group Quarters Population	613	679	10.8%

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 census.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and 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. Since the five-year estimates include more responses, the estimates can be tabulated down to the census tract level, and considered more robust than the one or three year sample estimates.

Table II.19.5, on the following page, shows data on household type by tenure in the 2011 5-year ACS data. Household type is broken down by family households and non-family households. In 2011, there were an estimated 11,780 family households, of which 9,547 housed married couple families and 2,233 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 832 families, or a female householder with no husband present, of which there were 1,401 families. There were also an estimated 4,638 “non-family households,” which refers to households of unrelated people or one person living alone. When compared to the state, the percentage of family households in Sweetwater County was 71.8 percent, which compared to the statewide rate of 66.1 percent. Of the family households in Sweetwater County, 81.0 percent were married households, which compared to 80.5 percent in the State of Wyoming.

¹⁴⁴ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

Table II.19.5				
Household Type by Tenure				
Sweetwater County 2007-2011 Five-Year ACS Data				
Family Type	Sweetwater County		State of Wyoming	
	Sweetwater County	% of Total	State of Wyoming	% of Total
Family households	11,780	71.8%	145,279	66.1%
Married-couple family	9,547	81.0%	116,920	80.5%
Owner-occupied housing units	8,005	83.8%	97,958	83.8%
Renter-occupied housing units	1,542	16.2%	18,962	16.2%
Other family	2,233	19.0%	28,359	19.5%
Male householder, no wife present	832	7.1%	9,289	32.8%
Owner-occupied housing units	493	59.3%	5,532	59.6%
Renter-occupied housing units	339	40.7%	3,757	40.4%
Female householder, no husband present	1,401	11.9%	19,070	67.2%
Owner-occupied housing units	894	63.8%	10,181	53.4%
Renter-occupied housing units	507	36.2%	8,889	46.6%
Nonfamily households	4,638	28.2%	74,349	33.9%
Owner-occupied housing units	2,649	57.1%	41,217	55.4%
Renter-occupied housing units	1,989	42.9%	33,132	44.6%
Total	16,418	100.0%	219,628	100.0%

Table II.19.6, below, displays the 2011 Five-year ACS census data for household type by household size. In 2011, there were 4,950 two-person family households, 2,455 three-person family households and 2,539 four-person family households. One-person non-family households made up 77.1 percent of all non-family households or an estimated 3,575 households. Sweetwater County's two persons households made up 35.6 percent of total housing units and four person households made up an additional 15.5 percent, which compares to 38.1 and 12.1 percent, respectively, for the State of Wyoming.

Table II.19.6				
Household Type by Household Size				
Sweetwater County 2007-2011 Five-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Sweetwater County				
One Person	.	3,575	3,575	21.8%
Two Person	4,950	887	5,837	35.6%
Three Person	2,455	170	2,625	16.0%
Four Person	2,539	0	2,539	15.5%
Five Person	1,270	0	1,270	7.7%
Six Person	414	6	420	2.6%
Seven Person	152	0	152	.9%
Total	11,780	4,638	16,418	100.0%
State of Wyoming				
One Person	.	60,205	60,205	27.4%
Two Person	71,688	11,947	83,635	38.1%
Three Person	29,300	1,506	30,806	14.0%
Four Person	26,107	549	26,656	12.1%
Five Person	11,231	96	11,327	5.2%
Six Person	4,464	46	4,510	2.1%
Seven Person	2,489	0	2,489	1.1%
Total	145,279	74,349	219,628	100.0%

The 2011 Five-Year ACS census estimates also provided information on tenure by household size. According to the 2011 ACS estimates, of the 5,837 two-person households, 4,617 were owner-occupied and 1,220 were renter-occupied. Of the 2,539 four-person households, 2,014 were owner-occupied and 525 were renter-occupied. Further household size data by tenure are presented in Table II.19.7, below.

Table II.19.7 Tenure by Household Size				
Sweetwater County 2007-2011 Five-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Sweetwater County				
One Person	2,102	1,473	3,575	21.8%
Two Person	4,617	1,220	5,837	35.6%
Three Person	1,927	698	2,625	16.0%
Four Person	2,014	525	2,539	15.5%
Five Person	967	303	1,270	7.7%
Six Person	311	109	420	2.6%
Seven Person or more	103	49	152	.9%
Total	12,041	4,377	16,418	100.0%
State of Wyoming				
One Person	34,603	25,602	60,205	27.4%
Two Person	65,587	18,048	83,635	38.1%
Three Person	21,990	8,816	30,806	14.0%
Four Person	19,817	6,839	26,656	12.1%
Five Person	8,013	3,314	11,327	5.2%
Six Person	3,314	1,196	4,510	2.1%
Seven Person or more	1,564	925	2,489	1.1%
Total	154,888	64,740	219,628	100.0%

As shown in Table II.19.8, below, Sweetwater County had a total of 18,436 housing units of which 16,418 or 89.1 percent were occupied. Of these occupied units, 73.3 percent, or 12,041 units were owner occupied, which compares to a statewide rate of 70.5. A total of 2,018 units or 10.9 percent of all units were vacant. This compared to a statewide vacancy rate of 15.2 percent.

Table II.19.8 Housing Units by Tenure				
Sweetwater County 2007-2011 Five-Year ACS Data				
Tenure	Sweetwater County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	16,418	89.1%	219,628	84.8%
Owner-Occupied	12,041	73.3%	154,888	70.5%
Renter-Occupied	4,377	26.7%	64,740	29.5%
Vacant Housing Units	2,018	10.9%	39,362	15.2%
Total Housing Units	18,436	100.0%	258,990	100.0%

Table II.19.9, on the following page, shows that of the 2,018 housing units in Sweetwater County as reported in the 2011 ACS data, 329 or 16.3 percent were for rent and 190 or 9.4 percent were for sale. An estimated 466 units were for seasonal, recreational, or occasional use, and 655 or 32.5 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.0 percent for “other vacant” units.

Table II.19.9 Disposition of Vacant Housing Units Sweetwater County 2007-2011 Five Year ACS Data				
Disposition	Sweetwater County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	329	16.3%	5,138	13.1%
Rented, but not occupied	242	12.0%	2,072	5.3%
For sale only	190	9.4%	2,921	7.4%
Sold, but not occupied	112	5.6%	983	2.5%
For seasonal, recreational, or occasional use	466	23.1%	17,501	44.5%
For migrant workers	24	1.2%	498	1.3%
Other vacant	655	32.5%	10,249	26.0%
Total	2,018	100.0%	39,362	100.0%

Table II.19.10, at right, presents different income statistics for Sweetwater County. According to the 2011 ACS data averages, median family income for Sweetwater County was \$81,592 compared to the statewide average of \$69,058. Per capita income for Sweetwater County, which is calculated by dividing total income by population, was \$31,125, which compared to \$28,952 for the State of Wyoming.

Table II.19.10 Median and Per Capita Income Sweetwater County 2007-2011 Five-Year ACS Data		
Income Type	Sweetwater County	Wyoming
Median Family Income	81,592	69,058
Median Household Income	72,096	56,380
Per Capita Income	31,125	28,952

Table II.19.11, below, shows households by income for Sweetwater County and the State of Wyoming. In Sweetwater County, there were a total of 1,106 households or 6.7 percent with incomes under \$15,000 compared to 9.7 percent of households in Wyoming. There were another 1,646 households that had incomes between \$35,000 and \$49,999, which accounted for 10.0 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 30.3 percent of total households and numbered 4,982 in Sweetwater County.

Table II.19.11 Households by Income Sweetwater County 2007-2011 Five-Year ACS Data				
Income	Sweetwater County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	1,106	6.7%	21,222	9.7%
15,000 - 19,999	564	3.4%	10,180	4.6%
20,000 - 24,999	610	3.7%	10,638	4.8%
25,000 - 34,999	1,279	7.8%	23,696	10.8%
35,000 - 49,999	1,646	10.0%	31,275	14.2%
50,000 - 74,999	3,485	21.2%	44,469	20.2%
75,000 - 99,999	2,746	16.7%	31,675	14.4%
100,000 and above	4,982	30.3%	46,473	21.2%
Total	16,418	100.0%	219,628	100.0%

Poverty statistics were also reported in the 2011 five-year ACS estimates, and these data are displayed in Table II.19.12, below. In total, the poverty rate in Sweetwater County was 9.3 percent, which compared to a statewide poverty rate of 10.1 percent in Wyoming. The male population in Sweetwater County had a poverty rate of 8.2 percent and the female population had a poverty rate of 10.4 percent. There were 293 males and 257 females in poverty under the age of 5. Overall, 13.9 percent of persons in poverty in Sweetwater County were under the age of five, which compared to 13.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 194 individuals with incomes below the poverty level which represented 4.9 percent of the total population in poverty. In the State of Wyoming there were 4,129 individuals with incomes below the poverty level which represented 7.5 percent of the total Wyoming population in poverty.

Table II.19.12				
Poverty by Age				
Sweetwater County				
2007-2011 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
Sweetwater County				
5 and Below	293	257	550	13.9%
6 to 18	631	400	1,031	26.1%
18 to 64	828	1,342	2,170	55.0%
65 and Older	58	136	194	4.9%
Total	1,810	2,135	3,945	100.0%
Poverty Rate	8.2%	10.4%	9.3%	.
State of Wyoming				
5 and Below	3,930	3,291	7,221	13.2%
6 to 18	5,508	4,781	10,289	18.7%
18 to 64	13,586	19,675	33,261	60.6%
65 and Older	1,311	2,818	4,129	7.5%
Total	24,335	30,565	54,900	100.0%
Poverty Rate	9.0%	11.0%	10.1%	.

Table II.19.13, on the following page, presents the breakdown of households by unit type and tenure. Between 2006 and 2011, Sweetwater County saw an average of 8,972 owner-occupied single-family units compared to 1,605 single-family rental units. In Sweetwater County, single-family units comprised 64.4 percent of all households compared with 71.7 percent statewide. Sweetwater County had a total of 1,123 apartment rental units and total apartment units accounted for 6.9 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 3,658 mobile homes in Sweetwater County, which comprised 22.3 percent of all occupied housing units and compared to 13.8 statewide.

Table II.19.13				
Households by Unit Type				
Sweetwater County 2007-2011 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Sweetwater County				
Single-Family Unit	8,972	1,605	10,577	64.4%
Duplex	11	566	577	3.5%
Tri- or Four-Plex	3	463	466	2.8%
Apartments	17	1,123	1,140	6.9%
Mobile Homes	3,038	620	3,658	22.3%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	12,041	4,377	16,418	100.0%
State of Wyoming				
Single-Family Unit	129,946	27,445	157,391	71.7%
Duplex	837	4,691	5,528	2.5%
Tri- or Four-Plex	397	8,950	9,347	4.3%
Apartments	843	16,020	16,863	7.7%
Mobile Homes	22,616	7,604	30,220	13.8%
Boat, RV, Van, Etc.	249	30	279	.1%
Total	154,888	64,740	219,628	100.0%

Table II. 19.14, below, shows the number of households by year of construction. As shown, 12.1 percent, or 1,991 units, were built in 1939 or earlier in the county, and another 920 were built between 1940 and 1949. The number of households built between 2000 and 2004 was 540, which accounted for 3.3 percent of all households, and an additional 1,422 households, or 8.7 percent, were built in 2005 or later. These figures compare to 14,269 households, or 6.5 percent, that were built from 2005 or later statewide.

Table II.19.14				
Households by Year Built				
Sweetwater County 2007-2011 Five-Year ACS Data				
Year Built	Sweetwater County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	1,991	12.1%	25,099	11.4%
1940 to 1949	920	5.6%	10,841	4.9%
1950 to 1959	870	5.3%	22,067	10.0%
1960 to 1969	1,007	6.1%	19,430	8.8%
1970 to 1979	5,087	31.0%	52,134	23.7%
1980 to 1989	2,828	17.2%	34,742	15.8%
1990 to 1999	1,753	10.7%	26,856	12.2%
2000 to 2004	540	3.3%	14,190	6.5%
Built 2005 or Later	1,422	8.7%	14,269	6.5%
Total	16,418	100.0%	219,628	100.0%

Table II.19.15, on the following page, displays housing units for Sweetwater County and the State of Wyoming. The number of rooms in Sweetwater County varied between households. Households with one room accounting for only 0.5 percent of total housing units, while households with five

and six rooms accounted for 25.1 and 12.8 percent, respectively. The median number of rooms in Sweetwater County was 5 rooms, which compared to 6 statewide.

Table II.19.15				
Housing Units by Number of Rooms				
Sweetwater County				
2007-2011 Five-Year ACS Data				
Number of Rooms	Sweetwater County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	91	0.5%	4,252	1.6%
Two	249	1.4%	6,593	2.5%
Three	1,035	5.6%	19,112	7.4%
Four	3,828	20.8%	44,741	17.3%
Five	4,634	25.1%	52,369	20.2%
Six	2,359	12.8%	40,122	15.5%
Seven	1,947	10.6%	31,810	12.3%
Eight	2,143	11.6%	25,589	9.9%
Nine or more	2,150	11.7%	34,402	13.3%
Total	18,436	100.0%	258,990	100.0%
Median Rooms	5	.	6	.

Table II.19.16, below, shows the number of households in the county by number of bedrooms and tenure. There were 85 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 24.5 percent of total households in Sweetwater County, which compared to 24.8 percent statewide. In Sweetwater County, the 6,475 households with three bedrooms accounted for 39.4 percent of all households, and there were only 1,370 five-bedroom or more households, which accounted for 8.3 percent of all households.

Table II.19.16				
Households by Number of Bedrooms				
Sweetwater County				
2007-2011 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Sweetwater County				
None	19	85	104	0.6%
One	212	855	1,067	6.5%
Two	2,045	1,984	4,029	24.5%
Three	5,417	1,058	6,475	39.4%
Four	3,059	314	3,373	20.5%
Five or more	1,289	81	1,370	8.3%
Total	12,041	4,377	16,418	100.0%
State of Wyoming				
None	343	1,715	2,058	0.9%
One	4,009	12,897	16,906	7.7%
Two	28,633	25,922	54,555	24.8%
Three	71,265	17,440	88,705	40.4%
Four	35,828	4,818	40,646	18.5%
Five or more	14,810	1,948	16,758	7.6%
Total	154,888	64,740	219,628	100.0%

The age of a structure influences its value. As shown in Table II.19.17, at right, structures built in 1939 or earlier had a median value of \$133,700, while structures built between 1950 and 1959 had a median value of \$176,000 and those built between 1990 to 1999 had a median value of \$209,000. The newest structures tended to have the highest values and those built between 2000 and 2004 and from 2005 or later had median values of \$296,900 and \$167,100, respectively. The total average median value in Sweetwater County was \$180,300, which compared to \$181,900 in the State of Wyoming.

Table II.19.17 Median Value by Year Structure Built Sweetwater County 2007-2011 Five-Year ACS Data		
Year Built	Sweetwater County	State of Wyoming
1939 or earlier	133,700	148,000
1940 to 1949	134,200	130,200
1950 to 1959	176,000	155,800
1960 to 1969	182,000	171,100
1970 to 1979	173,000	180,100
1980 to 1989	219,200	194,300
1990 to 1999	209,000	224,800
2000 to 2004	296,900	247,900
Built 2005 or Later	167,100	245,700
Total	180,300	181,900

Household mortgage status is reported in Table II.19.18, below. In Sweetwater County, households with a mortgage accounted for 59.8 percent of all households or 7,204 housing units, and the remaining 40.2 percent or 4,837 units had no mortgage. Of those units with a mortgage, 1,142 had either a second mortgage or home equity loan, 59 had both a second mortgage and home equity loan, and 6,003 or 83.3 percent had no second mortgage or no home equity loan.

Table II.19.18 Mortgage Status Sweetwater County 2007-2011 Five-Year ACS Data				
Mortgage Status	Sweetwater County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	7,204	59.8%	95,294	61.5%
With either a second mortgage or home equity loan, but not both	1,142	15.9%	16,846	17.7%
Second mortgage only	546	47.8%	8,326	49.4%
Home equity loan only	596	52.2%	8,520	50.6%
Both second mortgage and home equity loan	59	0.8%	733	0.8%
No second mortgage and no home equity loan	6,003	83.3%	77,715	81.6%
Housing units without a mortgage	4,837	40.2%	59,594	38.5%
Total	12,041	100.0%	154,888	100.00%

The median rent in Sweetwater County was \$737 as compared to \$591 statewide, as shown in Table II.19.19, below.

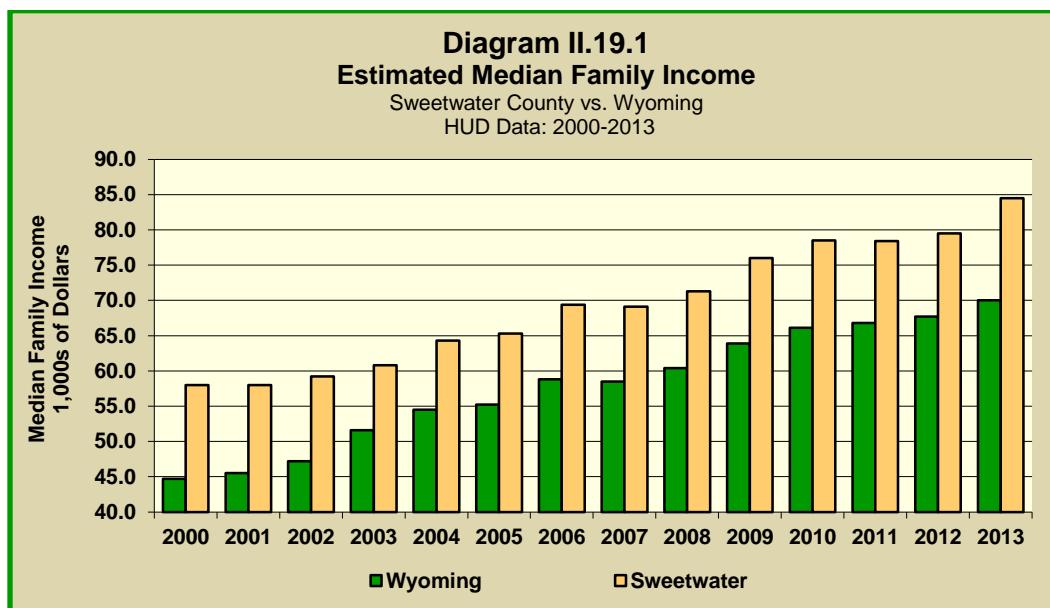
Table II.19.19 Median Rent Sweetwater County 2007-2011 Five-Year ACS Data	
Place	Rent
Sweetwater County	\$737
State of Wyoming	\$591

The Wyoming driver’s license data provided by the WYDOT indicated a net change of 259 persons during the first half of 2012. The driver’s license total exchanges since 2000 for Sweetwater County are presented in Table II.19.20, below, and indicate a net increase of 3,911 persons over the time period.

Table I.19.20			
Driver’s Licenses Exchanged and Surrendered			
Sweetwater County			
WYDOT Data, 2000–Second Quarter 2012			
Year	In-Migrants	Out-Migrants	Net Change
2000	866	1,190	-324
2001	1,076	1,039	37
2002	912	927	-15
2003	825	815	10
2004	1,174	976	198
2005	1,255	1,012	243
2006	1,560	849	711
2007	1,705	1,074	631
2008	1,905	1,170	735
2009	1,453	1,159	294
2010	1,498	931	567
2011	1,722	1,157	565
2012 – First Half	856	597	259
Total	16,807	12,896	3,911

Economics

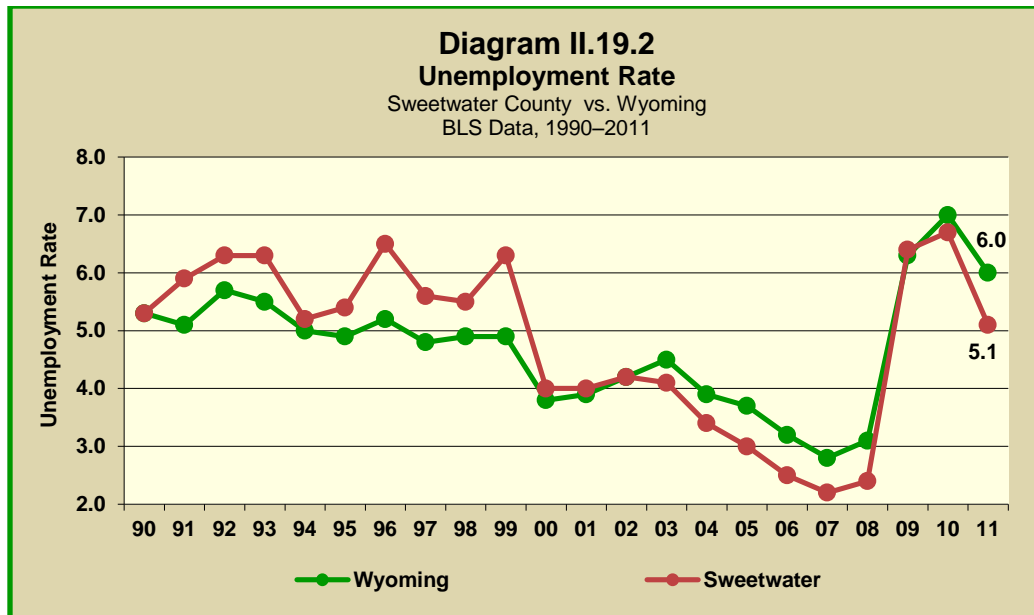
The HUD estimated MFI for Sweetwater County was \$84,500 in 2013.¹⁴⁵ This compares to Wyoming’s MFI of \$70,000. Diagram II.19.1, below, illustrates the estimated MFI for 2000 through 2013.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Sweetwater County’s labor force, defined as the number of persons working or actively seeking work, decreased by 562 persons, from 24,576 in 2010 to 25,138 in 2011. Employment increased by 946 persons; unemployment decreased by 384 persons; and the unemployment rate, or the number of

¹⁴⁵ Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.

unemployed persons as a percentage of the labor force, decreased from 6.7 percent in 2010 to 5.1 in 2011, as shown on the following page in Diagram II.19.2.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. As shown in Table II.19.21, below, annual total monthly employment increased by 3.85 percent between 2010 and 2011, from a total of 23,668 to 24,580 workers. Preliminary estimates shows employment increased to 25,212 persons in June 2012.

Year	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012(p)
Jan	18,120	18,536	19,373	20,387	21,995	23,748	24,916	25,028	22,262	23,574	24,258
Feb	18,114	18,417	19,387	20,820	22,448	24,100	25,116	24,770	22,431	23,545	24,401
Mar	18,268	18,798	19,698	21,315	22,900	24,503	25,196	24,776	22,813	23,967	24,561
Apr	18,386	19,277	20,128	21,671	23,639	24,724	24,981	24,482	23,744	24,302	24,581
May	18,776	19,753	20,712	22,328	24,335	25,268	25,577	24,423	24,212	24,623	25,070
Jun	18,468	19,588	20,483	22,089	24,581	25,235	25,675	24,108	23,991	25,075	25,212
Jul	18,309	19,237	20,542	21,740	23,852	24,614	25,505	23,186	23,411	24,700	.
Aug	18,934	19,862	20,825	22,225	24,755	24,958	26,117	23,593	24,077	25,074	.
Sep	19,238	20,247	20,890	22,297	24,658	24,804	26,133	23,528	24,297	25,133	.
Oct	19,065	20,271	20,999	22,499	24,547	24,723	26,186	23,244	24,470	24,997	.
Nov	18,586	19,756	21,145	22,577	24,403	25,106	26,056	23,010	24,239	24,936	.
Dec	18,593	19,695	21,089	22,249	24,559	25,302	25,867	22,892	24,070	25,038	.
Annual	18,571	19,453	20,439	21,850	23,889	24,757	25,610	23,920	23,668	24,580	.
% Change	-1.51	4.75	5.07	6.90	9.33	3.63	3.45	-6.60	-1.05	3.85	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. As shown in Table II.19.22, on the following page, annual average weekly wages increased by 5.57 percent between 2010 and

2011 from a total of \$987 to \$1,042. Preliminary estimates show average weekly wages increased to \$1,059 in the second quarter 2012.

Table II.19.22						
Average Weekly Wages						
Sweetwater County						
BLS QCEW Data, 2001–2011(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	678	682	673	713	687	.
2002	686	712	680	719	699	1.75
2003	709	722	697	762	723	3.43
2004	722	739	735	796	749	3.60
2005	759	808	800	867	809	8.01
2006	835	877	876	950	885	9.39
2007	900	930	906	991	932	5.31
2008	955	977	967	1,063	991	6.33
2009	950	936	897	1,009	948	-4.34
2010	951	993	942	1,060	987	4.11
2011	1,013	1,045	1,040	1,068	1,042	5.57
2012(p)	1,097	1,059

Total business establishments reported by the QCEW are displayed below in Table II.19.23. Annual establishments increased by 0.06 percent between 2010 and 2011, from a total of 1,690 to 1,691 establishments. Preliminary estimate show business establishments increased to 1,699 in the second quarter of 2012.

Table II.19.23						
Number of Establishments						
Sweetwater County						
BLS QCEW Data, 2001–2011(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,236	1,248	1,257	1,251	1,248	.
2002	1,253	1,280	1,292	1,297	1,281	2.64
2003	1,308	1,317	1,332	1,325	1,321	3.12
2004	1,362	1,391	1,409	1,428	1,398	5.83
2005	1,442	1,473	1,509	1,532	1,489	6.51
2006	1,589	1,628	1,650	1,646	1,628	9.34
2007	1,645	1,662	1,675	1,672	1,664	2.21
2008	1,682	1,694	1,715	1,736	1,707	2.58
2009	1,720	1,744	1,721	1,708	1,723	0.94
2010	1,689	1,703	1,680	1,686	1,690	-1.92
2011	1,670	1,696	1,699	1,698	1,691	0.06
2012(p)	1,694	1,699

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2011, the most recent year for which data are available, Sweetwater County recorded 30,668 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, adjusted for place of residence, was \$2,290,895,000, and real per capita income was \$51,860 in 2011. Average earnings per job in the county was \$68,497 in 2011. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, average apartment rent in Sweetwater County increased from \$673 in second quarter 2011 to \$716 in second quarter 2012, or by 6.4 percent. Detached single-family home rents increased by 8.7 percent, rents for mobile homes on a lot increased by 6.7 percent, and rents for mobile home lots increased by 3.4 percent.

Sweetwater County rental prices experienced average annualized increases of 3.2 percent for apartments, 3.6 percent for houses, 3.5 percent for mobile homes plus a lot, and 2.8 percent for mobile home lots since fourth quarter 1986 through second quarter 2012. These figures compare to state average annualized increases in rental prices of 3.3 percent for apartments, 3.8 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots. Table II.19.24, at right, presents the Sweetwater County data for each rental type.¹⁴⁶

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 Sweetwater County increased from 100 authorized units in 2010 to 102 in 2011. Total residential authorizations decreased from 147 units in 2010 to 122 in 2011.

The real value of single-family building permits decreased from \$177,500 in 2010 to \$177,000 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$270,950 in 2003 to a low of \$184,110

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	317	160	434	331
Q2.87	302	164	375	318
Q4.87	316	164	394	304
Q2.88	282	169	346	300
Q4.88	249	167	395	312
Q2.89	269	167	366	321
Q4.89	303	163	402	307
Q2.90	282	166	400	327
Q4.90	324	166	448	355
Q2.91	337	166	443	353
Q4.91	358	166	476	351
Q2.92	346	169	481	361
Q4.92	368	169	430	388
Q2.93	384	174	486	332
Q4.93	375	174	482	394
Q2.94	387	174	467	388
Q4.94	393	173	477	403
Q2.95	385	173	461	372
Q4.95	390	174	518	373
Q2.96	380	182	499	359
Q4.96	396	182	493	381
Q2.97	366	182	460	346
Q4.97	372	185	441	378
Q2.98	363	183	459	405
Q4.98	358	188	470	406
Q2.99	354	188	472	392
Q4.99	363	195	474	360
Q2.00	367	196	485	389
Q4.00	333	196	498	401
Q2.01	368	200	534	439
Q4.01	390	201	533	422
Q2.02	387	202	518	443
Q4.02	392	197	516	422
Q2.03	391	208	539	449
Q4.03	412	218	595	457
Q2.04	427	212	635	566
Q4.04	469	212	654	546
Q2.05	512	214	674	594
Q4.05	624	224	773	619
Q2.06	684	238	816	669
Q4.06	686	253	922	701
Q2.07	709	261	1,013	741
Q4.07	751	283	1,074	774
Q2.08	779	294	1,113	749
Q4.08	776	306	1,136	806
Q2.09	740	306	1,015	821
Q4.09	683	307	937	817
Q2.10	691	325	935	756
Q4.10	688	319	932	801
Q2.11	673	319	998	764
Q4.11	720	325	1,019	799
Q2.12	716	330	1,085	815

¹⁴⁶ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

in 2007. Additional details of permit activity are given in Table II.19.25, below.

Table II.19.25 Building Permits and Valuation Sweetwater County Census Bureau Data, 1980–2011								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	325	6	56	414	801	.	.	101.3
1981	385	8	60	63	516	.	.	89.8
1982	278	12	19	16	325	.	.	87.9
1983	189	2	.	22	213	.	.	87.5
1984	123	.	.	16	139	.	.	87.6
1985	93	.	.	.	93	.	.	98.8
1986	85	.	.	.	85	.	.	103.9
1987	50	2	.	20	72	.	.	106.6
1988	30	.	.	.	30	.	.	118.2
1989	34	.	.	.	34	.	.	104.3
1990	56	.	.	.	56	.	.	122.3
1991	80	.	.	.	80	.	.	127.1
1992	102	.	.	.	102	.	.	137.1
1993	99	.	.	.	99	.	.	168.8
1994	115	.	.	8	123	48	.	182.5
1995	90	.	.	.	90	.	.	174.5
1996	90	.	.	.	90	.	.	169.2
1997	75	.	.	.	75	.	.	178.5
1998	73	.	.	.	73	.	.	193.3
1999	39	.	.	12	51	.	.	162.4
2000	36	.	.	5	41	.	.	171.4
2001	38	.	.	.	38	.	.	209.7
2002	48	.	.	.	48	.	.	189.4
2003	63	.	.	.	63	.	.	213.8
2004	216	.	.	.	216	60	6	187.5
2005	260	.	.	.	260	101	.	173.7
2006	236	.	8	24	268	.	.	183.7
2007	438	8	.	26	472	69	.	162.7
2008	144	.	22	79	245	.	.	186.4
2009	130	.	7	214	351	.	.	167.7
2010	100	.	.	47	147	.	.	177.5
2011	102	.	4	16	122	.	.	177.0

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2011, the average sales price in Sweetwater County was \$217,245. This represented an increase of 1.7 percent from the previous year. In contrast, Wyoming’s weighted average was \$241,301, a decrease of 3.8 percent over the previous year. A comparison of average sales prices between 1999 and 2011 is displayed in Table II.19.26, on the following page.

Table II.19.26 Average Sales Prices Sweetwater County vs. Wyoming DOR Data, 1999–2011				
Year	Sweetwater Average Price (\$)	Sweetwater Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	108,324	2.82	101,517	4.76
2000	108,633	0.29	111,437	9.77
2001	111,056	2.23	116,469	4.52
2002	114,838	3.41	121,140	4.01
2003	121,652	5.93	132,708	9.55
2004	142,688	17.29	142,501	7.38
2005	179,000	25.45	159,776	12.12
2006	195,981	9.49	187,869	17.58
2007	230,063	17.39	265,044	41.08
2008	242,470	5.4	256,045	-3.4
2009	232,959	-3.9	241,622	-5.6
2010	213,689	-8.27	250,958	3.9
2011	217,245	1.7	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2012.¹⁴⁷ During December 2012, a total of 95 surveys were completed by property managers in Sweetwater County. Of the 3,010 rental units surveyed, 145 were vacant, indicating a vacancy rate of 4.82 percent, as shown in Table II.19.27, below. This rate compares to a 4.80 percent vacancy rate one year ago and a statewide December 2012 vacancy rate of 4.17 percent.

Table II.19.27 Total Units, Vacant Units, Vacancy Rate Sweetwater County RVS Data, 2001–Second Survey 2012				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	16	821	67	8.16%
2001b	19	1,083	49	4.52%
2002a	20	1,060	65	6.13%
2002b	21	1,439	65	4.52%
2003a	24	1,620	34	2.10%
2003b	33	1,942	18	0.93%
2004a	29	1,369	12	0.88%
2004b	28	1,264	20	1.58%
2005a	24	1,440	34	2.36%
2005b	27	923	22	2.38%
2006a	29	1,290	24	1.86%
2006b	30	1,433	9	0.63%
2007a	30	1,416	17	1.20%
2007b	32	1,484	13	0.88%
2008a	36	1,684	20	1.19%
2008b	52	1,906	30	1.57%
2009a	67	1,924	107	5.56%
2009b	72	2,085	148	7.10%
2010a	82	2,381	129	5.42%
2010b	93	2,687	156	5.81%
2011a	86	2,478	54	2.18%
2011b	94	2,417	116	4.80%
2012a	90	2,281	58	2.54%
2012b	95	3,010	145	4.82%

Diagram II.19.3, on the following page, shows the historical vacancy rate for Sweetwater County and Wyoming. As can be seen, after 2002 the vacancy rate remained at or below the statewide vacancy rate over the 12 year period.

¹⁴⁷Those signified as a in the “year” column of Table II.19.10 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

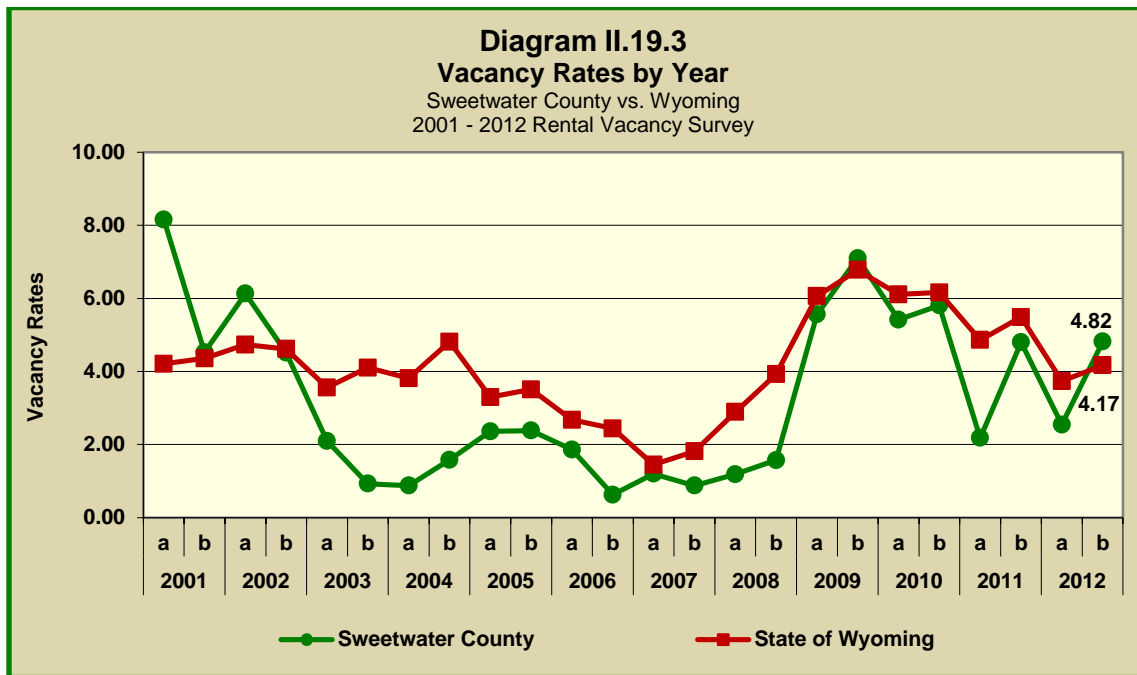
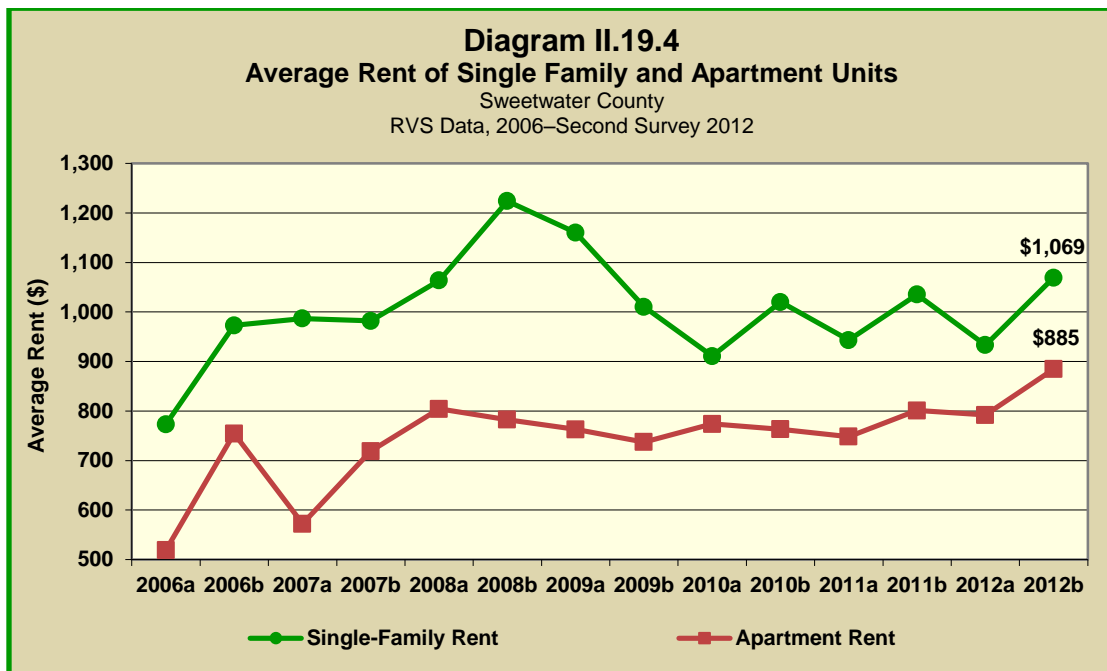


Diagram II.19.4, below, shows the average rent of single-family and apartment units in Sweetwater County. In the second half of 2012, average rents for single-family units rose to \$1,069 and average rents for apartments rose slightly to \$885.



The calendar year 2012 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 2 respondents in Sweetwater County. Of the incoming persons who were unsatisfied with their current housing, 71.4 percent said they sought to own a home and 28.6 percent were seeking to rent. Of those seeking to own a home, 100 percent wished to buy existing units, of which 50 percent sought homes between \$100,000 and \$250,000 and 50 percent sought homes for above \$250,000. Additional survey data are presented in **Volume II. Technical Appendix.**

Housing Problems

While the ACS data do not report significant details regarding the physical condition of housing units, some information can be derived from data relating to overcrowding, incomplete plumbing or kitchen facilities, and cost burdens.

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. According to 2011 five-year ACS data, 457 or 2.8 percent of households in Sweetwater County were overcrowded and another 39 or .2 percent of units were severely overcrowded, as shown in Table II.19.28, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.19.28				
Overcrowding and Severe Overcrowding				
Sweetwater County				
2007-2011 Five-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Sweetwater County				
Owner				
Households	11,806	224	11	12,041
Percentage	98.0%	1.9%	0.1%	100.0%
Renter				
Households	4,116	233	28	4,377
Percentage	94.0%	5.3%	.6%	100.0%
Total				
Households	15,922	457	39	16,418
Percentage	97.0%	2.8%	0.2%	100.0%
State of Wyoming				
Owner				
Households	152,816	1,630	442	154,888
Percentage	98.7%	1.1%	0.3%	100.0%
Renter				
Households	62,434	1,856	450	64,740
Percentage	96.4%	2.9%	0.7%	100.0%
Total				
Households	215,250	3,486	892	219,628
Percentage	98.0%	1.6%	0.4%	100.0%

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.

At the time of the 2011 five-year ACS, a total of 591 units or 3.2 percent of all housing units in Sweetwater County were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.19.29, at right.

Table II.19.29		
Housing Units with Incomplete Kitchen Facilities		
Sweetwater County		
2007-2011 Five-Year ACS Data		
Facilities	Sweetwater County	State of Wyoming
Complete Kitchen Facilities	17,845	251,420
Lacking Complete Kitchen Facilities	591	7,570
Total Housing Units	18,436	258,990
Percent Lacking	3.2%	2.9%

At the time of the 2011 ACS, a total of 324 units or 1.8 percent of all housing units in Sweetwater County were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.19.30, at right.

Table II.19.30		
Housing Units with Incomplete Plumbing Facilities		
Sweetwater County 2007-2011 Five-Year ACS Data		
Facilities	Sweetwater County	State of Wyoming
Complete Plumbing Facilities	18,112	252,719
Lacking Complete Plumbing Facilities	324	6,271
Total Households	18,436	258,990
Percent Lacking	1.8%	2.4%

The third type of housing problem reported in the 2011 ACS data is cost burden. 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.

In Sweetwater County, 10.5 percent of households had a cost burden and 5.9 percent of households had a severe cost burden, which compared to 13.9 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 13.6 percent of homeowners with a mortgage in Sweetwater County experienced a cost burden and 5.8 percent experienced a severe cost burden, while 13.4 percent of renters had a cost burden and 8.7 percent had a severe cost burden, as shown in Table II.19.31, on the following page.

Table II.19.31					
Cost Burden and Severe Cost Burden by Tenure					
Sweetwater County					
2007-2011 Five-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Sweetwater County					
Owner With a Mortgage					
Households	5,803	983	418	0	7,204
Percent	80.6%	13.6%	5.8%	0.0%	100.0%
Owner Without a Mortgage					
Households	4,457	156	165	59	4,837
Percent	92.1%	3.2%	3.4%	1.2%	100.0%
Renter					
Households	3,064	585	382	346	4,377
Percent	70.0%	13.4%	8.7%	7.9%	100.0%
Total					
Households	13,324	1,724	965	405	16,418
Percent	81.2%	10.5%	5.9%	2.5%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,978	16,599	8,551	166	95,294
Percent	73.4%	17.4%	9.0%	0.2%	100.0%
Owner Without a Mortgage					
Households	53,907	3,140	2,176	371	59,594
Percent	90.5%	5.3%	3.7%	0.6%	100.0%
Renter					
Households	36,244	10,740	10,064	7,692	64,740
Percent	56.0%	16.6%	15.5%	11.9%	100.0%
Total					
Households	160,129	30,479	20,791	8,229	219,628
Percent	72.9%	13.9%	9.5%	3.7%	100.0%

2013 HOUSING NEEDS FORECAST

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the *2013 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income as a percentage of Median Household Income (MHI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent, and more than 95 percent of MHI.

The household forecast indicated a total increase of 6,454 households in Sweetwater County, from 16,475 in 2010 to 22,929 in 2040. Homeowners are expected to increase from 11,872 households in 2010 to 16,050 by 2040. Renters are anticipated to increase from 4,603 households in 2010 to 6,880 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 336 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 31 to 50 percent of MHI is expected to increase by 409 households and by 593 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 473 households for renters with extremely low incomes or 30 percent or less of MHI. Further, rental demand for those with 31 to 50 percent of MHI is expected to increase by 325 households over the period. Table II.19.32, on the following page, provides details of the household forecast by tenure and income.

Table II.19.32						
Household Forecast by Tenure and Income						
Sweetwater County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	955	1,161	1,685	1,014	7,056	11,872
2015	986	1,198	1,738	1,046	7,280	12,248
2020	1,044	1,269	1,840	1,108	7,708	12,969
2025	1,104	1,342	1,947	1,172	8,153	13,717
2030	1,165	1,417	2,055	1,237	8,608	14,482
2035	1,228	1,493	2,166	1,303	9,070	15,259
2040	1,291	1,570	2,278	1,371	9,540	16,050
Renters by Percent of Median Household Income						
2010	955	657	936	516	1,539	4,603
2015	1,068	734	1,046	577	1,720	5,145
2020	1,137	781	1,113	614	1,831	5,477
2025	1,207	830	1,183	652	1,945	5,817
2030	1,279	879	1,253	691	2,061	6,164
2035	1,353	930	1,325	731	2,179	6,518
2040	1,428	982	1,399	772	2,300	6,880
Total Households by Percent of Median Household Income						
2010	1,911	1,818	2,621	1,530	8,595	16,475
2015	2,054	1,932	2,784	1,623	9,000	17,393
2020	2,180	2,050	2,954	1,722	9,539	18,446
2025	2,311	2,172	3,129	1,824	10,098	19,535
2030	2,445	2,296	3,308	1,928	10,668	20,646
2035	2,581	2,423	3,491	2,034	11,249	21,777
2040	2,719	2,552	3,676	2,143	11,839	22,929

