

SWEETWATER COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Sweetwater County's population increased from 43,806 in 2010 to 45,267 in 2012, or by 3.3 percent. This compares to a statewide population growth of 2.3 percent over the period.¹⁴⁰ The number of people from 25 to 44 years of age increased by 5.5 percent, and the number of people from 55 to 64 years of age increased by 8.6 percent. The white population increased by 2.5 percent, while the black population increased by 48.5 percent. The Hispanic population increased from 6,689 to 7,170 people between 2010 and 2012 or by 7.2 percent. These data are presented in Table II.19.1, below.

Table II.19.1						
Profile of Population Characteristics						
Wyoming vs. Sweetwater County						
2010 Census and 2012 Current Census Estimates						
Subject	Sweetwater County			Wyoming		
	2010 Census	Jul-12	% Change	2010 Census	Jul-12	% Change
Population	43,806	45,267	3.3%	563,626	576,412	2.3%
Age						
Under 14 years	10,158	10,377	2.2%	113,371	113,773	0.4%
15 to 24 years	6,044	6,216	2.8%	78,460	79,861	1.8%
25 to 44 years	12,329	13,007	5.5%	144,615	149,367	3.3%
45 to 54 years	6,484	6,102	-5.9%	83,577	78,964	-5.5%
55 to 64 years	5,148	5,590	8.6%	73,513	78,939	7.4%
65 and Over	3,643	3,975	9.1%	70,090	75,508	7.7%
Race						
White	41,739	42,794	2.5%	529,110	536,450	1.4%
Black	489	726	48.5%	5,135	8,555	66.6%
American Indian and Alaskan Native	506	575	13.6%	14,457	15,003	3.8%
Asian	354	382	7.9%	4,649	5,183	11.5%
Native Hawaiian or Pacific Islander	56	48	-14.3%	521	575	10.4%
Two or more races	662	742	12.1%	9,754	10,646	9.1%
Ethnicity (of any race)						
Hispanic or Latino	6,689	7,170	7.2%	50,231	54,770	9.0%

Table II.19.2, on the following page, presents the population of Sweetwater County by age and gender from the 2000 and 2010 Census counts. 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. In 2012 the number of females increased to 21,652 persons, which accounted for 47.8 percent of the population while the remaining 52.2 percent, or 23,615 persons were male.

¹⁴⁰ 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 Age and Gender							
Sweetwater County							
2010 Census and 2012 Current Census Estimates							
Age	2010 Census			2012 Current Census Estimates			% Change 10-12
	Male	Female	Total	Male	Female	Total	
Under 14 years	5,288	4,870	10,158	5,318	5,059	10,377	2.2%
15 to 24 years	3,130	2,914	6,044	3,305	2,911	6,216	2.8%
25 to 44 years	6,530	5,799	12,329	6,912	6,095	13,007	5.5%
45 to 54 years	3,436	3,048	6,484	3,169	2,933	6,102	-5.9%
55 to 64 years	2,731	2,417	5,148	3,012	2,578	5,590	8.6%
65 and Over	1,734	1,909	3,643	1,899	2,076	3,975	9.1%
Total	22,849	20,957	43,806	23,615	21,652	45,267	3.3%
% of Total	52.2%	47.8%	.	52.2%	47.8%	.	.

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.19.3, below.

Table II.19.3			
Group Quarters Population			
Sweetwater County			
2010 Five-Year ACS Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹⁴¹	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

¹⁴¹ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

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.19.4, below, shows data on household type by tenure in the 2012 5-year ACS data. Household type is broken down by family households and non-family households. In 2012, there were an estimated 11,714 family households, of which 9,496 housed married couple families and 2,218 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 779 families, or a female householder with no husband present, of which there were 1,439 families. There were also an estimated 4,821 "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 70.8 percent, which compared to the statewide rate of 65.9 percent. Of the family households in Sweetwater County, 81.1 percent were married households, which compared to 80.5 percent in the State of Wyoming.

Family Type	Sweetwater County		State of Wyoming	
	Sweetwater County	% of Total	State of Wyoming	% of Total
Family households	11,714	70.8%	145,992	65.9%
Married-couple family	9,496	81.1%	117,493	80.5%
Owner-occupied housing units	7,830	82.5%	98,110	83.5%
Renter-occupied housing units	1,666	17.5%	19,383	16.5%
Other family	2,218	18.9%	28,499	19.5%
Male householder, no wife present	779	6.7%	9,246	32.4%
Owner-occupied housing units	439	56.4%	5,485	59.3%
Renter-occupied housing units	340	43.6%	3,761	40.7%
Female householder, no husband present	1,439	12.3%	19,253	67.6%
Owner-occupied housing units	849	59.0%	10,177	52.9%
Renter-occupied housing units	590	41.0%	9,076	47.1%
Nonfamily households	4,821	29.2%	75,487	34.1%
Owner-occupied housing units	2,674	55.5%	41,887	55.5%
Renter-occupied housing units	2,147	44.5%	33,600	44.5%
Total	16,535	100.0%	221,479	100.0%

Table II.19.5, on the following page, displays the 2012 5-year ACS census data for household type by household size. In 2012, there were 4,838 two-person family households, 2,629 three-person family households and 2,387 four-person family households. One-person non-family households made up 78.4 percent of all non-family households or an estimated 3,782 households. Sweetwater County's two persons households made up 34.1 percent of total housing units and four person households made up an additional 14.4 percent, which compares to 37.8 and 12.1 percent, respectively, for the State of Wyoming.

Table II.19.5				
Household Type by Household Size				
Sweetwater County				
2008-2012 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Sweetwater County				
One Person	.	3,782	3,782	22.9%
Two Person	4,838	794	5,632	34.1%
Three Person	2,629	236	2,865	17.3%
Four Person	2,387	0	2,387	14.4%
Five Person	1,228	0	1,228	7.4%
Six Person	452	9	461	2.8%
Seven Person	180	0	180	1.1%
Total	11,714	4,821	16,535	100.0%
State of Wyoming				
One Person	.	61,207	61,207	27.6%
Two Person	71,901	11,872	83,773	37.8%
Three Person	29,567	1,663	31,230	14.1%
Four Person	26,129	580	26,709	12.1%
Five Person	11,395	74	11,469	5.2%
Six Person	4,420	91	4,511	2.0%
Seven Person	2,580	0	2,580	1.2%
Total	145,992	75,487	221,479	100.0%

The 2012 5-Year ACS census estimates also provided information on tenure by household size. According to the 2012 ACS estimates, of the 5,632 two-person households, 4,539 were owner-occupied and 1,093 were renter-occupied. Of the 2,387 four-person households, 1,779 were owner-occupied and 608 were renter-occupied. Further household size data by tenure are presented in Table II.19.6, below.

Table II.19.6				
Tenure by Household Size				
Sweetwater County				
2008-2012 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Sweetwater County				
One Person	2,167	1,615	3,782	22.9%
Two Person	4,539	1,093	5,632	34.1%
Three Person	1,918	947	2,865	17.3%
Four Person	1,779	608	2,387	14.4%
Five Person	908	320	1,228	7.4%
Six Person	362	99	461	2.8%
Seven Person or more	119	61	180	1.1%
Total	11,792	4,743	16,535	100.0%
State of Wyoming				
One Person	35,444	25,763	61,207	27.6%
Two Person	65,905	17,868	83,773	37.8%
Three Person	21,929	9,301	31,230	14.1%
Four Person	19,413	7,296	26,709	12.1%
Five Person	7,927	3,542	11,469	5.2%
Six Person	3,406	1,105	4,511	2.0%
Seven Person or more	1,635	945	2,580	1.2%
Total	155,659	65,820	221,479	100.0%

As seen in Table II.19.7, on the following page, Sweetwater County had a total of 18,624 housing units of which 16,535 or 88.8 percent were occupied. Of these occupied units, 71.3 percent, or 11,792 units were owner occupied, which compares to a statewide rate of 70.3. A total of 2,089

units or 11.2 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.19.7 Housing Units by Tenure Sweetwater County 2008-2012 5-Year ACS Data				
Tenure	Sweetwater County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	16,535	88.8%	221,479	84.7
Owner-Occupied	11,792	71.3%	155,659	70.3
Renter-Occupied	4,743	28.7%	65,820	29.7
Vacant Housing Units	2,089	11.2%	39,951	15.3
Total Housing Units	18,624	100.0%	261,430	100.0

Table II.19.8, below, shows that of the 2,089 housing units in Sweetwater County as reported in the 2012 ACS data, 417 or 20.0 percent were for rent and 170 or 8.1 percent were for sale. An estimated 433 units were for seasonal, recreational, or occasional use, and 727 or 34.8 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 25.8 percent for “other vacant” units.

Table II.19.8 Disposition of Vacant Housing Units Sweetwater County 2008-2012 5-Year ACS Data				
Disposition	Sweetwater County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	417	20.0%	5,825	14.6%
Rented, but not occupied	208	10.0%	1,811	4.5%
For sale only	170	8.1%	2,711	6.8%
Sold, but not occupied	111	5.3%	799	2.0%
For seasonal, recreational, or occasional use	433	20.7%	18,027	45.1%
For migrant workers	23	1.1%	488	1.2%
Other vacant	727	34.8%	10,290	25.8%
Total	2,089	100.0%	39,951	100.0%

Table II.19.9, at right, presents different income statistics for Sweetwater County. According to the 2012 ACS data averages, median family income for Sweetwater County was \$82,222 compared to the statewide average of \$70,013. Per capita income for Sweetwater County, which is calculated by dividing total income by population, was \$30,666, which compared to \$28,858 for the State of Wyoming.

Table II.19.9 Median and Per Capita Income Sweetwater County 2008-2012 5-Year ACS Data		
Income Type	Sweetwater County	Wyoming
Median Family Income	82,222	70,013
Median Household Income	72,139	56,573
Per Capita Income	30,666	28,858

Table II.19.10, on the following page, shows households by income for Sweetwater County and the State of Wyoming. In Sweetwater County, there were a total of 969 households or 5.9 percent with incomes under \$15,000 compared to 9.9 percent of households in Wyoming. There were another 1,819 households that had incomes between \$35,000 and \$49,999, which accounted for 11.0 percent of households and compared to 14.2 percent for the State of Wyoming. Households with

incomes of \$100,000 or more accounted for 30.9 percent of total households and numbered 5,106 in Sweetwater County.

Table II.19.10 Households by Income Sweetwater County 2008-2012 5-Year ACS Data				
Income	Sweetwater County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	969	5.9%	21,996	9.9%
15,000 - 19,999	586	3.5%	10,608	4.8%
20,000 - 24,999	536	3.2%	10,519	4.7%
25,000 - 34,999	1,499	9.1%	22,992	10.4%
35,000 - 49,999	1,819	11.0%	31,395	14.2%
50,000 - 74,999	3,331	20.1%	44,135	19.9%
75,000 - 99,999	2,689	16.3%	31,949	14.4%
100,000 and above	5,106	30.9%	47,885	21.6%
Total	16,535	100.0%	221,479	100.0%

Poverty statistics were also reported in the 2012 5-year ACS estimates, and these data are displayed in Table II.19.11, below. In total, the poverty rate in Sweetwater County was 9.9 percent, which compared to a statewide poverty rate of 11.0 percent in Wyoming. The male population in Sweetwater County had a poverty rate of 8.8 percent and the female population had a poverty rate of 11.0 percent. There were 344 males and 268 females in poverty under the age of 5. Overall, 14.4 percent of persons in poverty in Sweetwater County were under the age of five, which compared to 13.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 138 individuals with incomes below the poverty level which represented 3.2 percent of the total population in poverty. In the State of Wyoming there were 4,264 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

Table II.19.11 Poverty by Age Sweetwater County 2008-2012 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Sweetwater County				
5 and Below	344	268	612	14.4%
6 to 18	733	529	1,262	29.6%
18 to 64	876	1,373	2,249	52.8%
65 and Older	34	104	138	3.2%
Total	1,987	2,274	4,261	100.0%
Poverty Rate	8.8%	11.0%	9.9%	.
State of Wyoming				
5 and Below	3,990	3,909	7,899	13.0%
6 to 18	6,156	5,415	11,571	19.1%
18 to 64	15,273	21,629	36,902	60.9%
65 and Older	1,453	2,811	4,264	7.0%
Total	26,872	33,764	60,636	100.0%
Poverty Rate	10%	12%	11.0%	.

Table II.19.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2008 and 2012, Sweetwater County saw an average of 8,684 owner-occupied single-family units compared to 1,788 single-family rental units. In Sweetwater County, single-family units comprised 63.3 percent of all households compared with 71.5 percent statewide. Sweetwater County had a total of 1,400 apartment rental units and total apartment units accounted for 8.5 percent of all households. In the State of Wyoming, apartment units accounted for 7.9 percent of total households. There were also an estimated 3,624 mobile homes in Sweetwater County, which comprised 21.9 percent of all occupied housing units and compared to 13.6 percent statewide.

Table II.19.12				
Households by Unit Type				
Sweetwater County				
2008-2012 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Sweetwater County				
Single-Family Unit	8,684	1,788	10,472	63.3%
Duplex	0	554	554	3.4%
Tri- or Four-Plex	0	473	473	2.9%
Apartments	12	1,400	1,412	8.5%
Mobile Homes	3,096	528	3,624	21.9%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	11,792	4,743	16,535	100.0%
State of Wyoming				
Single-Family Unit	130,636	27,673	158,309	71.5%
Duplex	771	4,940	5,711	2.6%
Tri- or Four-Plex	529	8,887	9,416	4.3%
Apartments	776	16,716	17,492	7.9%
Mobile Homes	22,624	7,565	30,189	13.6%
Boat, RV, Van, Etc.	323	39	362	.2%
Total	155,659	65,820	221,479	100.0%

Table II.19.13, below, shows the number of households by year of construction. As shown, 11.6 percent, or 1,915 units, were built in 1939 or earlier in the county, and another 875 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 2,260, which accounted for 13.7 percent of all households, and an additional 141 households, or 0.9 percent, were built in 2005 or later. These figures compare to 1,270 households, or 0.6 percent, that were built from 2005 or later statewide.

Table II.19.13				
Households by Year Built				
Sweetwater County 2008-2012 5-Year ACS Data				
Year Built	Sweetwater County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	1,915	11.6%	24,899	11.2%
1940 to 1949	875	5.3%	10,352	4.7%
1950 to 1959	799	4.8%	22,395	10.1%
1960 to 1969	1,095	6.6%	19,254	8.7%
1970 to 1979	4,798	29.0%	50,875	23.0%
1980 to 1989	2,920	17.7%	34,715	15.7%
1990 to 1999	1,732	10.5%	26,905	12.1%
2000 to 2004	2,260	13.7%	30,814	13.9%
Built 2005 or Later	141	.9%	1,270	.6%
Total	16,535	100.0%	221,479	100.0%

Table II.19.14, below, 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 1.0 percent of total housing units, while households with five and six rooms accounted for 24.8 and 13.7 percent, respectively. The median number of rooms in Sweetwater County was 5 rooms, which compared to 6 statewide.

Table II.19.14				
Housing Units by Number of Rooms				
Sweetwater County 2008-2012 5-Year ACS Data				
Number of Rooms	Sweetwater County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	191	1.0%	4,323	1.7%
Two	245	1.3%	6,841	2.6%
Three	1,283	6.9%	19,299	7.4%
Four	3,626	19.5%	44,488	17.0%
Five	4,618	24.8%	51,437	19.7%
Six	2,559	13.7%	40,208	15.4%
Seven	1,936	10.4%	32,481	12.4%
Eight	2,083	11.2%	25,835	9.9%
Nine or more	2,083	11.2%	36,518	14.0%
Total	18,624	100.0%	261,430	100.0%
Median Rooms	5	.	6	.

Table II.19.15, on the following page, shows the number of households in the county by number of bedrooms and tenure. There were 133 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 23.9 percent of total households in Sweetwater County, which compared to 24.6 percent statewide. In Sweetwater County, the 6,838 households with three bedrooms accounted for 41.4 percent of all households, and there were only 1,257 five-bedroom or more households, which accounted for 7.6 percent of all households.

Table II.19.15				
Households by Number of Bedrooms				
Sweetwater County 2008-2012 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Sweetwater County				
None	17	133	150	.9%
One	193	874	1,067	6.5%
Two	1,855	2,090	3,945	23.9%
Three	5,584	1,254	6,838	41.4%
Four	2,991	287	3,278	19.8%
Five or more	1,152	105	1,257	7.6%
Total	11,792	4,743	16,535	100.0%
State of Wyoming				
None	318	1,699	2,017	.9%
One	4,121	13,132	17,253	7.8%
Two	28,396	26,012	54,408	24.6%
Three	71,945	17,775	89,720	40.5%
Four	36,199	4,889	41,088	18.6%
Five or more	14,680	2,313	16,993	7.7%
Total	155,659	65,820	221,479	100.0%

The age of a structure influences its value. As shown in Table II.19.16, at right, structures built in 1939 or earlier had a median value of \$132,500, while structures built between 1950 and 1959 had a median value of \$169,500 and those built between 1990 to 1999 had a median value of \$215,300. 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 \$188,200 and \$124,100, respectively. The total average median value in Sweetwater County was \$174,600, which compared to \$184,400 in the State of Wyoming.

Table II.19.16		
Median Value by Year Structure Built		
Sweetwater County 2008-2012 5-Year ACS Data		
Year Built	Sweetwater County	State of Wyoming
1939 or earlier	132,500	153,500
1940 to 1949	132,500	136,800
1950 to 1959	169,500	156,600
1960 to 1969	175,500	173,700
1970 to 1979	169,200	181,700
1980 to 1989	212,900	196,100
1990 to 1999	215,300	228,400
2000 to 2004	188,200	248,900
Built 2005 or Later	124,100	221,600
Total	174,600	184,400

Household mortgage status is reported in Table II.19.17, below. In Sweetwater County, households with a mortgage accounted for 59.0 percent of all households or 6,962 housing units, and the remaining 41.0 percent or 4,830 units had no mortgage. Of those units with a mortgage, 1,084 had either a second mortgage or home equity loan, 50 had both a second mortgage and home equity loan, and 5,828 or 83.7 percent had no second mortgage or no home equity loan.

Table II.19.17				
Mortgage Status				
Sweetwater County 2008-2012 5-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	6,962	59.0%	94,301	60.6%
With either a second mortgage or home equity loan, but not both	1,084	15.6%	15,069	16.0%
Second mortgage only	481	44.4%	7,440	49.4%
Home equity loan only	603	55.6%	7,629	50.6%
Both second mortgage and home equity loan	50	.7%	645	.7%
No second mortgage and no home equity loan	5,828	83.7%	78,587	83.3%
Housing units without a mortgage	4,830	41.0%	61,358	39.4%
Total	11,792	100.0%	155,659	100.00%

The median rent in Sweetwater County was \$755 as compared to \$618 statewide, as seen in Table II.19.18, below.

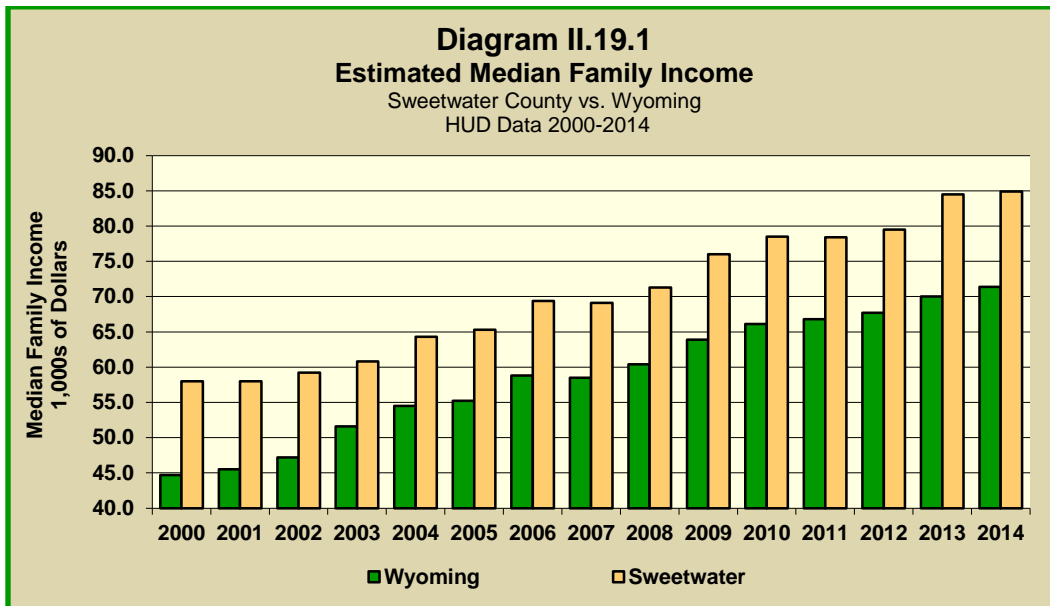
Table II.19.18	
Median Rent	
Sweetwater County 2008-2012 5-Year ACS Data	
Place	Rent
Sweetwater County	\$755
State of Wyoming	\$618

The Wyoming driver’s license data provided by the WYDOT indicated a net decreased of 206 persons during 2013. The driver’s license total exchanges since 2000 for Sweetwater County are presented in Table II.19.19, below, and indicate a net increase of 3,673 persons over the time period.

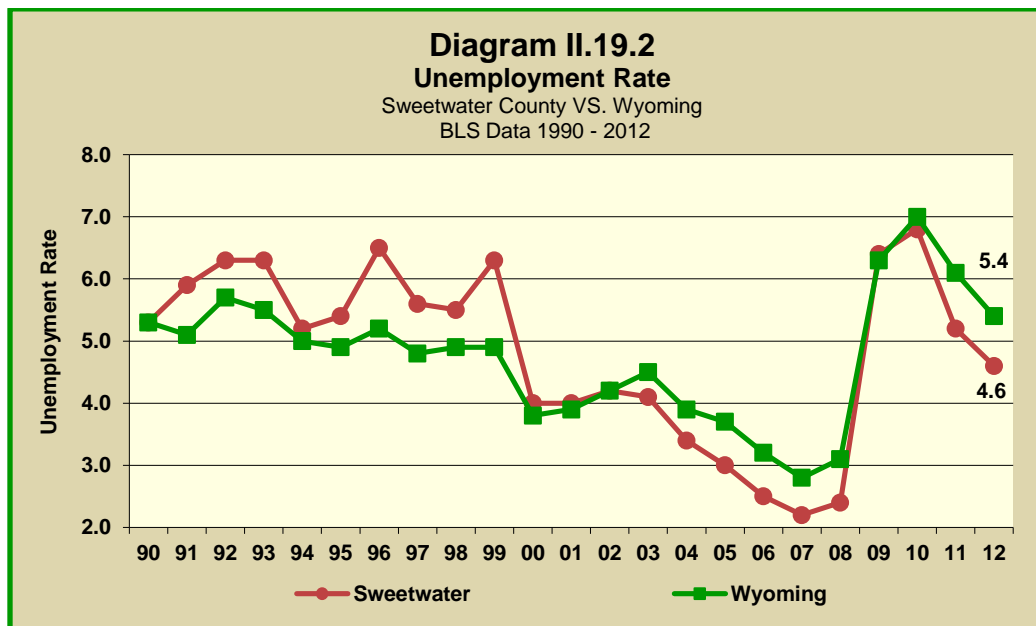
Table I.19.19			
Driver’s Licenses Exchanged and Surrendered			
Sweetwater County WYDOT Data, 2000–2013			
Year	In-Migrants	Out-Migrants	Net Change
2000	866	1,190	-324
2001	1,076	1,039	37
2002	912	927	-15
2003	825	815	10
2004	1,174	976	198
2005	1,255	1,012	243
2006	1,560	849	711
2007	1,705	1,074	631
2008	1,905	1,170	735
2009	1,453	1,159	294
2010	1,498	931	567
2011	1,722	1,157	565
2012	1,573	1,346	227
2013	1,331	1,537	-206
Total	18,855	15,182	3,673

Economics

The HUD estimated MFI for Sweetwater County was \$84,900 in 2014.¹⁴² This compares to Wyoming’s MFI of \$71,400. Diagram II.19.1, below, illustrates the estimated MFI for 2000 through 2014.



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, increased by 94 persons, from 25,048 in 2011 to 25,142 in 2012. Employment increased by 245 persons; unemployment decreased by 151 persons; and the unemployment rate, or the number of unemployed persons as a percentage of the labor force, decreased from 5.2 percent in 2011 to 4.6 in 2012, as shown below in Diagram II.19.2.



¹⁴² 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.

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.19.20, below, annual total monthly employment increased by 1.21 percent between 2011 and 2012, from a total of 24,580 to 24,877 workers. Preliminary estimates shows total monthly employment increased to 24,994 persons in June 2013.

Year	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013(p)
Jan	18,536	19,373	20,387	21,995	23,748	24,916	25,028	22,262	23,574	24,258	24,472
Feb	18,417	19,387	20,820	22,448	24,100	25,116	24,770	22,431	23,545	24,401	24,383
Mar	18,798	19,698	21,315	22,900	24,503	25,196	24,776	22,813	23,967	24,561	24,434
Apr	19,277	20,128	21,671	23,639	24,724	24,981	24,482	23,744	24,302	24,581	24,601
May	19,753	20,712	22,328	24,335	25,268	25,577	24,423	24,212	24,623	25,070	24,911
Jun	19,588	20,483	22,089	24,581	25,235	25,675	24,108	23,991	25,075	25,229	24,994
Jul	19,237	20,542	21,740	23,852	24,614	25,505	23,186	23,411	24,700	24,612	.
Aug	19,862	20,825	22,225	24,755	24,958	26,117	23,593	24,077	25,074	25,078	.
Sep	20,247	20,890	22,297	24,658	24,804	26,133	23,528	24,297	25,133	25,051	.
Oct	20,271	20,999	22,499	24,547	24,723	26,186	23,244	24,470	24,997	25,254	.
Nov	19,756	21,145	22,577	24,403	25,106	26,056	23,010	24,239	24,936	25,233	.
Dec	19,695	21,089	22,249	24,559	25,302	25,867	22,892	24,070	25,038	25,195	.
Annual	19,453	20,439	21,850	23,889	24,757	25,610	23,920	23,668	24,580	24,877	.
% Change	4.75	5.07	6.90	9.33	3.63	3.45	-6.60	-1.05	3.85	1.21	.

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.19.21, on the following page, annual average weekly wages increased by 3.07 percent between 2011 and 2012 from a total of \$1,042 to \$1,074. In the second quarter of 2013, preliminary estimates show average weekly wages fell to \$1,068.

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	1,097	1,059	1,038	1,101	1,074	3.07
2013(p)	1,090	1,068

Total business establishments reported by the QCEW are displayed below in Table II.19.22. Annual establishments increased by 0.71 percent between 2011 and 2012, from a total of 1,691 to 1,703 establishments.

Table II.19.22						
Number of Establishments						
Sweetwater County						
BLS QCEW Data, 2001–2013(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	1,694	1,697	1,718	1,704	1,703	0.71
2013(p)	1,710	1,700

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 \$2,331,334,000, and real per capita income was \$52,775 in 2011. Average earnings per job in the county was \$69,706 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 \$716 in second quarter 2012 to \$728 in second quarter 2013, or by 1.7 percent. Detached single-family home rents increased by 0.4 percent, rents for mobile homes on a lot increased by 2.5 percent, and rents for mobile home lots increased by 2.4 percent.

Sweetwater County rental prices experienced average annualized increases of 3.0 percent for apartments, 3.3 percent for houses, 3.4 percent for mobile homes plus a lot, and 2.7 percent for mobile home lots since fourth quarter 1986 through second quarter 2013. These figures compare to state average annualized increases in rental prices of 3.1 percent for apartments, 3.7 percent for houses, 3.3 percent for mobile homes plus a lot, and 2.9 percent for mobile home lots. Table II.19.23, at right, presents the Sweetwater County data for each rental type.¹⁴³

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 102 authorized units in 2011 to 116 in 2012. Total residential authorizations increased from 122 units in 2011 to 132 in 2012.

The real value of single-family building permits increased from \$180,100 in 2011 to \$219,000 in 2012. The value over the past decade, in real 2012 dollars, fluctuated from a high of \$275,723 in 2003 to a low of \$187,359 in 2007. Additional details of permit activity are given in Table II.19.24, on the following page.

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
Q4.12	760	328	1,040	803
Q2.13	728	338	1,089	835

¹⁴³ 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.

Table II.19.24 Building Permits and Valuation Sweetwater County Census Bureau Data, 1980–2012								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2012 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	.	.	103.1
1981	385	8	60	63	516	.	.	91.4
1982	278	12	19	16	325	.	.	89.5
1983	189	2	.	22	213	.	.	89.0
1984	123	.	.	16	139	.	.	89.1
1985	93	.	.	.	93	.	.	100.5
1986	85	.	.	.	85	.	.	105.7
1987	50	2	.	20	72	.	.	108.5
1988	30	.	.	.	30	.	.	120.3
1989	34	.	.	.	34	.	.	106.1
1990	56	.	.	.	56	.	.	124.4
1991	80	.	.	.	80	.	.	129.4
1992	102	.	.	.	102	.	.	139.5
1993	99	.	.	.	99	.	.	171.7
1994	115	.	.	8	123	48	.	185.7
1995	90	.	.	.	90	.	.	177.6
1996	90	.	.	.	90	.	.	172.1
1997	75	.	.	.	75	.	.	181.7
1998	73	.	.	.	73	.	.	196.7
1999	39	.	.	12	51	.	.	165.2
2000	36	.	.	5	41	.	.	174.5
2001	38	.	.	.	38	.	.	213.4
2002	48	.	.	.	48	.	.	192.7
2003	63	.	.	.	63	.	.	217.5
2004	216	.	.	.	216	60	6	190.8
2005	260	.	.	.	260	101	.	176.8
2006	236	.	8	24	268	.	.	186.9
2007	438	8	.	26	472	69	.	165.5
2008	144	.	22	79	245	.	.	189.7
2009	130	.	7	214	351	.	.	170.9
2010	100	.	.	47	147	.	.	180.7
2011	102	.	4	16	122	.	.	180.1
2012	116	.	.	16	132	.	.	219.0

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2012, the average sales price in Sweetwater County was \$229,003. This represented an increase of 5.4 percent from the previous year. In contrast, Wyoming’s weighted average was \$266,406, an increase of 10.4 percent over the previous year. A comparison of average sales prices between 2000 and 2012 is displayed in Table II.19.25, on the following page.

Table II.19.25 Average Sales Prices Sweetwater County vs. Wyoming DOR Data, 2000–2012				
Year	Sweetwater Average Price (\$)	Sweetwater Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	108,633	.	131,207	.
2001	111,056	2.23	128,771	-1.86
2002	114,838	3.41	138,295	7.40
2003	121,652	5.93	148,276	7.22
2004	142,688	17.29	159,558	7.61
2005	179,000	25.45	178,183	11.67
2006	195,981	9.49	219,438	23.15
2007	230,063	17.39	265,044	20.78
2008	242,470	5.4	256,045	-3.40
2009	232,959	-3.9	241,622	-5.63
2010	213,689	-8.27	250,958	3.86
2011	217,245	1.7	241,301	-3.85
2012	229,003	5.4	266,406	10.40

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2013.¹⁴⁴ During December 2013, a total of 116 surveys were completed by property managers in Sweetwater County. Of the 3,723 rental units surveyed, 201 were vacant, indicating a vacancy rate of 5.40 percent, as shown in Table II.19.26, below. This rate compares to a 4.82 percent vacancy rate one year ago and a statewide December 2013 vacancy rate of 5.57 percent.

Table II.19.26 Total Units, Vacant Units, Vacancy Rate Sweetwater County RVS Data, June 2001 –December 2013				
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%
2013a	106	2,687	178	6.62%
2013b	116	3,723	201	5.40%

¹⁴⁴Those 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.19.3, below, shows the historical vacancy rate for Sweetwater County and Wyoming. As can be seen, except for December 2012 and June 2013, the vacancy rate remained at or below the statewide vacancy rate over the 13 year period.

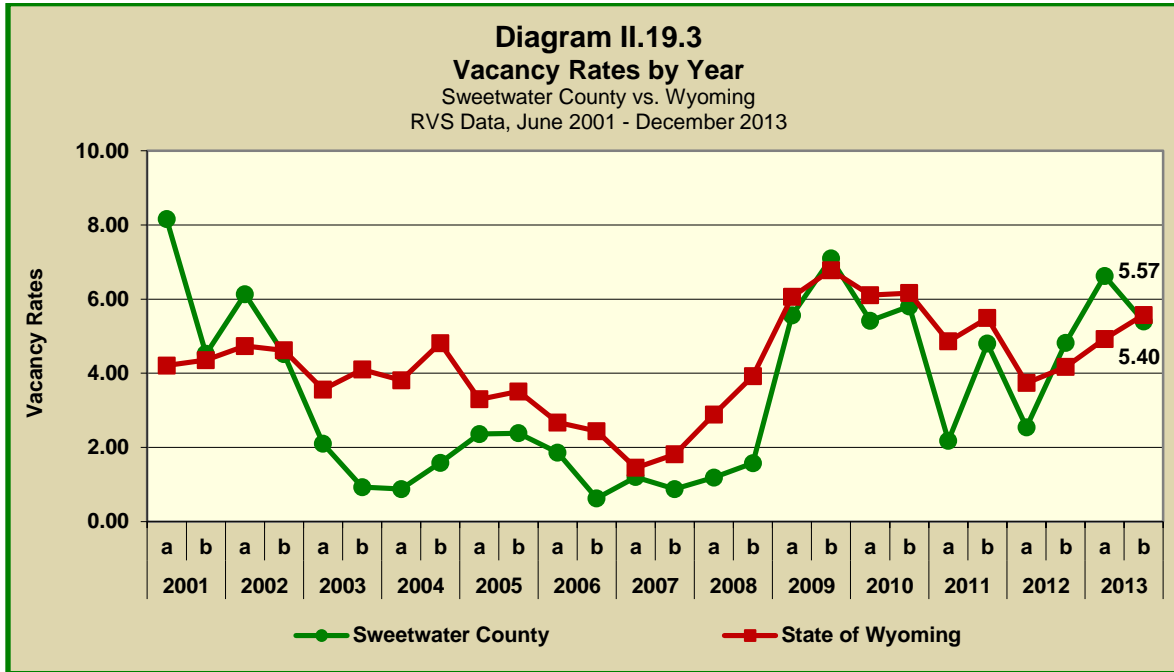


Diagram II.19.4, below, shows the average rent of single-family and apartment units in Sweetwater County. In the second half of 2013, average rents for single-family units fell to \$958 and average rents for apartments rose slightly to \$910.

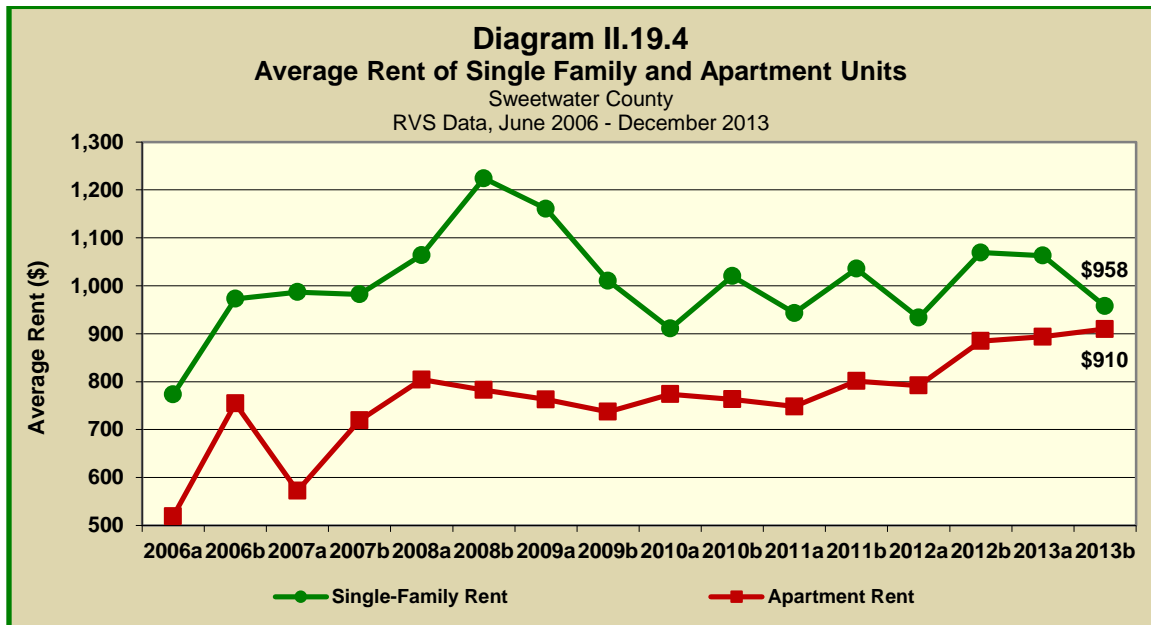


Table II.19.27, below, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 423 single family units in Sweetwater County, with 17 of them available. This translates into a vacancy rate of 4.0 percent in Sweetwater County, which compares to a single family vacancy rate of 4.41 percent for the State of Wyoming. There were 2,131 apartment units reported in the survey, with 115 of them available, which resulted in a vacancy rate of 5.4 percent. This compares to a statewide vacancy rate of 5.79 percent for apartment units across the state.

Table II.19.27			
Rental Vacancy Survey by Type			
Sweetwater County			
RVS Data, December 2013			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	423	17	4.0%
Duplex units	43	2	4.7%
Apartments	2,131	115	5.4%
Mobile Homes	760	9	1.2%
"Other" Units	116	4	3.4%
Don't Know	250	54	21.6%
Total	3,723	201	5.4%

Table II.19.28, below, reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 42 units. The most common apartment units were two bedroom units, with 725 units. Additional details for additional unit types are reported found below.

Table II.19.28							
Rental Units by Bedroom Size							
Sweetwater County							
RVS Data, December 2013							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	0	2	0	0	.	2
One	14	6	361	2	10	.	393
Two	37	12	725	21	56	.	851
Three	42	19	145	16	34	.	256
Four	8	0	12	1	4	.	25
Five	5	0	0	0	1	.	6
Don't Know	317	6	886	720	11	250	2,190
Total	423	43	2,131	760	116	250	3,723

Average market-rate rents by unit type are shown in Table II.19.29, on the following page. 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. Single family units also normally command higher rents than apartment units.

Table II.19.29						
Average Market Rate Rents by Bedroom Size						
Sweetwater County						
RVS Data, December 2013						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$525	\$	\$	\$525
One	\$594	\$415	\$628	\$650	\$525	\$595
Two	\$784	\$820	\$783	\$729	\$975	\$797
Three	\$1,106	\$988	\$1,009	\$823	\$1,049	\$1,025
Four	\$1,245	\$	\$1,110	\$650	\$1,167	\$1,142
Five	\$1,667	\$	\$	\$	\$1,300	\$1,614
Total	\$958	\$819	\$910	\$775	\$1,017	\$884

Table II.19.30, below shows the average rental rates for assisted units by bedroom size and unit type. Again, those units with larger bedrooms generally commanded higher rents, with single family units costing more than apartment units.

Table II.19.30						
Average Assisted Rate Rents by Bedroom Size						
Sweetwater County						
RVS Data, December 2013						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$	\$
One	\$50	\$	\$300	\$	\$	\$175
Two	\$50	\$	\$690	\$	\$	\$370
Three	\$	\$	\$794	\$	\$	\$794
Four	\$	\$	\$	\$	\$	\$
Five	\$	\$	\$	\$	\$	\$
Total	\$50	\$	\$521	\$	\$	\$286

Table II.19.31, below, shows vacancy rates for single family units by average rental rates for Sweetwater County. Single family units with the lowest vacancy rate had an average rent of less than 500 dollars, indicating there may be more of a demand for units within this rental range.

Table II.19.31			
Single Family Market Rate Rents by Vacancy Status			
Sweetwater County			
RVS Data, December 2013			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	2	0	.0%
\$500 to \$1,000	71	7	9.9%
\$1,000 to \$1,500	312	8	2.6%
Above \$1,500	8	1	12.5%
Missing	30	1	3.3%
Total	423	17	4.0%

The average rent and availability of apartment units is displayed in Table II.19.32, below. The lowest vacancy rate was seen in apartment units renting for above 1,500 dollars, with a vacancy rate of 0.0 percent.

Table II.19.32			
Apartment Market Rate Rents by Vacancy Status			
Sweetwater County			
RVS Data, December 2013			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	1,595	91	5.7%
\$1,000 to \$1,500	354	22	6.2%
Above \$1,500	1	0	.0%
Missing	181	2	1.10%
Total	2,131	115	5.4%

Table II.19.33, below, shows the availability of mobile home units by vacancy status. The lowest vacancy rate was seen in mobile home units renting for 500 to 1,000, with a vacancy rate of 1.19 percent.

Table II.19.33			
Mobile Home Market Rate Rents by Vacancy Status			
Sweetwater County			
RVS Data, December 2013			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	754	9	1.2%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	6	0	.0%
Total	760	9	1.2%

Table II.19.34, on the following page, shows the condition of rental units by unit type for Sweetwater County. Respondents could rate their units from poor to excellent, however many respondents did not know, or wish to comment on the condition of their units. As reported below, most single family units were in good condition, with most apartments being in good condition. Details on the conditions of additional unit types are displayed below.

Table II.19.34							
Condition by Unit Type							
Sweetwater County							
RVS Data, December 2013							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Poor						.	
Fair	16	0	12	2	2	.	32
Average	142	4	125	28	1	.	300
Good	185	26	1,044	711	92	.	2,058
Excellent	61	9	932	14	17	.	1,033
Don't Know	19	4	18	5	4	250	300
Total	423	43	2,131	760	116	250	3,723

The availability of single family units based on their condition is displayed in Table II.19.35, below. As can be seen the single family units with the lowest vacancy rates were in fair condition, with a vacancy rate of 0.0 percent.

Table II.19.35			
Condition of Single Family Units by Vacancy Status			
Sweetwater County			
RVS Data, December 2013			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	16	0	.0%
Average	142	8	5.6%
Good	185	6	3.2%
Excellent	61	2	3.3%
Don't Know	19		%
Total	423	17	4.0%

Table II.19.36, at right, shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in fair condition, and had a vacancy rate of 0.0 percent.

Table II.19.36			
Condition of Apartment Units by Vacancy Status			
Sweetwater County			
RVS Data, December 2013			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	12	0	.0%
Average	125	15	12.0%
Good	1,044	35	3.4%
Excellent	932	65	7.0%
Don't Know	18		%
Total	2,131	115	5.4%

Table II.19.37, at right, shows the availability of mobile homes units based on their condition. As can be seen the mobile home units with the lowest vacancy rates were in fair quality, with a vacancy rate of 0.0 percent.

Table II.19.37 Condition of Mobile Home Units by Vacancy Status Sweetwater County RVS Data, December 2013			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair	2	0	.0%
Average	28	1	3.6%
Good	711	8	1.1%
Excellent	14	0	.0%
Don't Know	5		%
Total	760	9	1.2%

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 II.19.38, below, respondents in Sweetwater County said they would prefer 20 more single family units, 73 more apartment units, and 65 units of all types. In total respondents indicated they wished to own or manage an additional 175 units.

Table II.19.38 If you had the opportunity to own/manage more units, how many would you prefer Sweetwater County RVS Data, December 2013	
Unit Type	More Units
Single family units	20
Duplex Units	0
Apartments	73
Mobile homes	10
Other	7
Don't Know	
All types	65
Total	175

The calendar year 2013 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 107 respondents in Sweetwater County. Of the incoming persons who were unsatisfied with their current housing, 72.7 percent said they sought to own a home and 27.3 percent were seeking to rent. Of those seeking to own a home, 100.0 percent wished to buy existing units, of which 66.7 percent sought homes between \$100,000 and \$250,000 and 33.3 percent sought homes for above \$250,000. Additional survey data are presented in **Volume II. Technical Appendix**.

Of those persons currently renting or seeking to rent, 33.3 percent anticipated spending under \$474, while the remaining 66.7 percent hoped to spend above \$850 per month. 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 2012 5-year ACS data, 513 or 3.1 percent of households in Sweetwater County were overcrowded and another 89 or

0.5 percent of units were severely overcrowded, as shown in Table II.19.39, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.19.39				
Overcrowding and Severe Overcrowding				
Sweetwater County				
2008-2012 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Sweetwater County				
Owner				
Households	11,535	246	11	11,792
Percentage	97.8%	2.1%	.1%	100.0%
Renter				
Households	4,398	267	78	4,743
Percentage	92.7%	5.6%	1.6%	100.0%
Total				
Households	15,933	513	89	16,535
Percentage	96.4%	3.1%	.5%	100.0%
State of Wyoming				
Owner				
Households	153,576	1,642	441	155,659
Percentage	98.7%	1.1%	.3%	100.0%
Renter				
Households	63,203	2,045	572	65,820
Percentage	96.0%	3.1%	.9%	100.0%
Total				
Households	216,779	3,687	1,013	221,479
Percentage	97.9%	1.7%	.5%	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 2012 5-year ACS, a total of 716 units or 3.8 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.19.40, at right.

Table II.19.40		
Housing Units with Incomplete Kitchen Facilities		
Sweetwater County		
2008-2012 5-Year ACS Data		
Facilities	Sweetwater County	State of Wyoming
Complete Kitchen Facilities	17,908	253,942
Lacking Complete Kitchen Facilities	716	7,488
Total Housing Units	18,624	261,430
Percent Lacking	3.8%	2.9%

At the time of the 2012 ACS, a total of 386 units or 2.1 percent of all housing units in Sweetwater County were lacking complete plumbing facilities. This compared to 2.3 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.19.41, below.

Table II.19.41		
Housing Units with Incomplete Plumbing Facilities		
Sweetwater County 2008-2012 5-Year ACS Data		
Facilities	Sweetwater County	State of Wyoming
Complete Plumbing Facilities	18,238	255,465
Lacking Complete Plumbing Facilities	386	5,965
Total Households	18,624	261,430
Percent Lacking	2.1%	2.3%

The third type of housing problem reported in the 2012 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, 11.7 percent of households had a cost burden and 5.8 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 13.8 percent of homeowners with a mortgage in Sweetwater County experienced a cost burden and 5.8 percent experienced a severe cost burden, while 17.9 percent of renters had a cost burden and 8.2 percent had a severe cost burden, as seen in Table II.19.42, on the following page.

Table II.19.42					
Cost Burden and Severe Cost Burden by Tenure					
Sweetwater County					
2008-2012 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Sweetwater County					
Owner With a Mortgage					
Households	5,585	964	407	6	6,962
Percent	80.2%	13.8%	5.8%	.1%	100.0%
Owner Without a Mortgage					
Households	4,487	125	168	50	4,830
Percent	92.9%	2.6%	3.5%	1.0%	100.0%
Renter					
Households	3,185	848	389	321	4,743
Percent	67.2%	17.9%	8.2%	6.8%	100.0%
Total					
Households	13,257	1,937	964	377	16,535
Percent	80.2%	11.7%	5.8%	2.3%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,166	16,223	8,723	189	94,301
Percent	73.3%	17.2%	9.3%	.2%	100.0%
Owner Without a Mortgage					
Households	55,107	3,594	2,253	404	61,358
Percent	89.8%	5.9%	3.7%	.7%	100.0%
Renter					
Households	35,072	12,067	11,011	7,670	65,820
Percent	53.3%	18.3%	16.7%	11.7%	100.0%
Total					
Households	159,345	31,884	21,987	8,263	221,479
Percent	71.9%	14.4%	9.9%	3.7%	100.0%

2014 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 *2014 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 6,936 households in Sweetwater County, from 16,475 in 2010 to 23,411 in 2040. Homeowners are expected to increase from 11,872 households in 2010 to 16,257 by 2040. Renters are anticipated to increase from 4,603 households in 2010 to 7,155 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 420 households and by 623 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 449 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 461 households over the period. Table II.19.43, below, provides details of the household forecast by tenure and income.

Table II.19.43						
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	908	1,138	1,686	1,023	7,116	11,872
2015	926	1,160	1,718	1,043	7,252	12,099
2020	988	1,238	1,834	1,113	7,742	12,915
2025	1,052	1,318	1,953	1,185	8,241	13,748
2030	1,116	1,398	2,071	1,257	8,742	14,585
2035	1,180	1,478	2,190	1,329	9,244	15,422
2040	1,244	1,558	2,309	1,401	9,745	16,257
Renters by Percent of Median Household Income						
2010	810	831	1,019	410	1,533	4,603
2015	898	921	1,129	454	1,699	5,101
2020	970	994	1,220	491	1,834	5,509
2025	1,042	1,068	1,311	527	1,971	5,920
2030	1,115	1,143	1,402	564	2,108	6,332
2035	1,187	1,217	1,493	601	2,245	6,743
2040	1,259	1,291	1,584	637	2,382	7,155
Total Households by Percent of Median Household Income						
2010	1,719	1,969	2,705	1,433	8,649	16,475
2015	1,824	2,080	2,848	1,497	8,951	17,200
2020	1,958	2,232	3,054	1,604	9,576	18,424
2025	2,094	2,386	3,263	1,712	10,212	19,668
2030	2,231	2,541	3,473	1,821	10,851	20,916
2035	2,367	2,695	3,683	1,930	11,490	22,165
2040	2,503	2,849	3,893	2,039	12,127	23,411