

## SWEETWATER COUNTY

### Demographics

The Census Bureau's current census estimates indicate that Sweetwater County's population increased from 43,806 in 2010 to 44,626 in 2015, or by 1.9 percent. This compares to a statewide population growth of 4.0 percent over the period. The number of people from 25 to 44 years of age increased by 4.5 percent, and the number of people from 55 to 64 years of age increased by 15.6 percent. The white population increased by .7 percent, while the black population increased by 32.3 percent. The Hispanic population increased from 6,689 to 7,064 people between 2010 and 2015 or by 5.6 percent. These data are presented in Table II.19.1, below.

<b>Table II.19.1</b>						
<b>Profile of Population Characteristics</b>						
Sweetwater County vs. Wyoming						
2010 Census and 2015 Current Census Estimates						
Subject	Sweetwater County			Wyoming		
	2010 Census	Jul-15	% Change	2010 Census	Jul-15	% Change
<b>Population</b>	<b>43,806</b>	<b>44,626</b>	<b>1.9%</b>	<b>563,626</b>	<b>586,107</b>	<b>4.0%</b>
<b>Age</b>						
Under 14 years	10,158	10,131	-3%	113,371	116,880	3.1%
15 to 24 years	6,044	5,810	-3.9%	78,460	78,529	0.1%
25 to 44 years	12,329	12,882	4.5%	144,615	153,641	6.2%
45 to 54 years	6,484	5,376	-17.1%	83,577	71,070	-15.0%
55 to 64 years	5,148	5,953	15.6%	73,513	81,288	10.6%
65 and Over	3,643	4,474	22.8%	70,090	84,699	20.8%
<b>Race</b>						
White	41,739	42,017	.7%	529,110	543,292	2.7%
Black	489	647	32.3%	5,135	8,286	61.4%
American Indian and Alaskan Native	506	576	13.8%	14,457	15,757	9.0%
Asian	354	429	21.2%	4,649	6,072	30.6%
Native Hawaiian or Pacific Islander	56	88	57.1%	521	676	29.8%
Two or more races	662	869	31.3%	9,754	12,024	23.3%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	6,689	7,064	5.6%	50,231	58,207	15.9%

Table II.19.2, on the following page, presents the population of Sweetwater County by age and gender from the 2010 Census and 2015 current census estimates. 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 2015, the number of males rose to 23,141 persons, and accounted for 51.9 percent of the population, with the remaining 48.1 percent, or 21,485 persons being female.

<b>Table II.19.2</b> <b>Population by Age and Gender</b> Sweetwater County 2010 Census and Current Census Estimates							
Age	2010 Census			2015 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	5,288	4,870	10,158	5,214	4,917	10,131	-0.3%
15 to 24 years	3,130	2,914	6,044	3,029	2,781	5,810	-3.9%
25 to 44 years	6,530	5,799	12,329	6,741	6,141	12,882	4.5%
45 to 54 years	3,436	3,048	6,484	2,805	2,571	5,376	-17.1%
55 to 64 years	2,731	2,417	5,148	3,129	2,824	5,953	15.6%
65 and Over	1,734	1,909	3,643	2,223	2,251	4,474	22.8%
<b>Total</b>	<b>22,849</b>	<b>20,957</b>	<b>43,806</b>	<b>23,141</b>	<b>21,485</b>	<b>44,626</b>	<b>1.9%</b>
% of Total	52.2%	47.8%	.	51.9%	48.1%	.	

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.

<b>Table II.19.3</b> <b>Group Quarters Population</b> Sweetwater County 2010 Five-Year ACS Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
<b>Institutionalized</b>			
Correctional Institutions <sup>157</sup>	75	132	76.0%
Juvenile Facilities	.	12	.
Nursing Homes	119	121	1.7%
Other Institutions	.	.	.
<b>Total</b>	<b>194</b>	<b>265</b>	<b>36.6%</b>
<b>Noninstitutionalized</b>			
College Dormitories	327	363	11.0%
Military Quarters	.	.	.
Other Noninstitutions	92	51	-44.6%
<b>Total</b>	<b>419</b>	<b>414</b>	<b>-1.2%</b>
<b>Group Quarters Population</b>	<b>613</b>	<b>679</b>	<b>10.8%</b>

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

<sup>157</sup> 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 2015 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 11,412 family households, of which 9,071 housed married couple families and 2,341 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 930 families, or a female householder with no husband present, of which there were 1,411 families. There were also an estimated 5,267 “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 68.4 percent, which compared to the statewide rate of 64.9 percent. Of the family households in Sweetwater County, 79.5 percent were married households, which compared to 79.7 percent in the State of Wyoming.

<b>Table II.19.4</b>				
<b>Household Type by Tenure</b>				
Sweetwater County				
2010-2015 5-Year ACS Data				
Family Type	Sweetwater County		State of Wyoming	
	Sweetwater County	% of Total	State of Wyoming	% of Total
Family households	11,412	68.4%	147,229	64.9%
Married-couple family	9,071	79.5%	117,355	79.7%
Owner-occupied housing units	7,527	83.0%	97,628	83.2%
Renter-occupied housing units	1,544	17.0%	19,727	16.8%
Other family	2,341	20.5%	29,874	20.3%
Male householder, no wife present	930	39.7%	10,771	36.1%
Owner-occupied housing units	452	48.6%	6,308	58.6%
Renter-occupied housing units	478	51.4%	4,463	41.4%
Female householder, no husband present	1,411	60.3%	19,103	63.9%
Owner-occupied housing units	739	52.4%	9,562	50.1%
Renter-occupied housing units	672	47.6%	9,541	49.9%
Nonfamily households	5,267	31.6%	79,636	35.1%
Owner-occupied housing units	3,123	59.3%	43,177	54.2%
Renter-occupied housing units	2,144	40.7%	36,459	45.8%
<b>Total</b>	<b>16,679</b>	<b>100.0%</b>	<b>226,865</b>	<b>100.0%</b>

Table II.19.5, on the following page, displays the 2015 5-year ACS census data for household type by household size. In 2015, there were 5,073 two-person family households, 2,512 three-person family households and 2,020 four-person family households. One-person non-family households made up 81.8 percent of all non-family households or an estimated 4,306 households. Sweetwater County’s two persons households made up 35.3 percent of total housing units and four person households made up an additional 12.1 percent, which compares to 38.2 and 11.3 percent, respectively, for the State of Wyoming.

<b>Table II.19.5</b>				
<b>Household Type by Household Size</b>				
Sweetwater County 2010-2015 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
<b>Sweetwater County</b>				
One Person	.	4,306	4,306	25.8%
Two Person	5,073	822	5,895	35.3%
Three Person	2,512	130	2,642	15.8%
Four Person	2,020	5	2,025	12.1%
Five Person	1,090	0	1,090	6.5%
Six Person	480	4	484	2.9%
Seven Person	237	0	237	1.4%
<b>Total</b>	<b>11,412</b>	<b>5,267</b>	<b>16,679</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	.	63,516	63,516	28.0%
Two Person	73,531	13,188	86,719	38.2%
Three Person	30,054	1,885	31,939	14.1%
Four Person	24,723	891	25,614	11.3%
Five Person	11,504	76	11,580	5.1%
Six Person	4,839	80	4,919	2.2%
Seven Person	2,578	0	2,578	1.1%
<b>Total</b>	<b>147,229</b>	<b>79,636</b>	<b>226,865</b>	<b>100.0%</b>

The 2015 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 5,895 two-person households, 4,666 were owner-occupied and 1,229 were renter-occupied. Of the 2,025 four-person households, 1,450 were owner-occupied and 575 were renter-occupied. Further household size data by tenure are presented in Table II.19.6, below.

<b>Table II.19.6</b>				
<b>Tenure by Household Size</b>				
Sweetwater County 2010-2015 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
<b>Sweetwater County</b>				
One Person	2,755	1,551	4,306	25.8%
Two Person	4,666	1,229	5,895	35.3%
Three Person	1,748	894	2,642	15.8%
Four Person	1,450	575	2,025	12.1%
Five Person	702	388	1,090	6.5%
Six Person	354	130	484	2.9%
Seven Person or more	166	71	237	1.4%
<b>Total</b>	<b>11,841</b>	<b>4,838</b>	<b>16,679</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	36,335	27,181	63,516	28.0%
Two Person	67,652	19,067	86,719	38.2%
Three Person	21,933	10,006	31,939	14.1%
Four Person	17,649	7,965	25,614	11.3%
Five Person	7,877	3,703	11,580	5.1%
Six Person	3,605	1,314	4,919	2.2%
Seven Person or more	1,624	954	2,578	1.1%
<b>Total</b>	<b>156,675</b>	<b>70,190</b>	<b>226,865</b>	<b>100.0%</b>

As seen in Table II.19.7, on the following page, Sweetwater County had a total of 19,042 housing units of which 16,679 or 87.6 percent were occupied. Of these occupied units, 71.0 percent, or 11,841 units were owner occupied, which compares to a statewide rate of 69.1. A total of 2,363

units or 12.4 percent of all units were vacant. This compared to a statewide vacancy rate of 14.9 percent.

<b>Table II.19.7 Housing Units by Tenure</b> Sweetwater County 2010-2015 5-Year ACS Data				
<b>Tenure</b>	<b>Sweetwater County</b>		<b>State of Wyoming</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Occupied Housing Units	16,679	87.6%	226,865	85.1
Owner-Occupied	11,841	71.0%	156,675	69.1
Renter-Occupied	4,838	29.0%	70,190	30.9
Vacant Housing Units	2,363	12.4%	39,765	14.9
<b>Total Housing Units</b>	<b>19,042</b>	<b>100.0%</b>	<b>266,630</b>	<b>100.0</b>

Table II.19.8, below, shows that of the 2,363 housing units in Sweetwater County as reported in the 2014 ACS data, 452 or 19.1 percent were for rent and 174 or 7.4 percent were for sale. An estimated 280 units were for seasonal, recreational, or occasional use, and 1,062 or 44.9 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

<b>Table II.19.8 Disposition of Vacant Housing Units</b> Sweetwater County 2010-2015 5-Year ACS Data				
<b>Disposition</b>	<b>Sweetwater County</b>		<b>State of Wyoming</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
For rent	452	19.1%	6,460	16.2%
Rented, but not occupied	128	5.4%	1,371	3.4%
For sale only	174	7.4%	2,571	6.5%
Sold, but not occupied	151	6.4%	931	2.3%
For seasonal, recreational, or occasional use	280	11.8%	17,209	43.3%
For migrant workers	116	4.9%	302	.8%
Other vacant	1,062	44.9%	10,921	27.5%
<b>Total</b>	<b>2,363</b>	<b>100.0%</b>	<b>39,765</b>	<b>100.0%</b>

Table II.19.9, at right, presents different income statistics for Sweetwater County. According to the 2014 ACS data averages, median family income for Sweetwater County was \$80,723 compared to the statewide average of \$73,194.

<b>Table II.19.9 Median and Per Capita Income</b> Sweetwater County 2010-2015 5-Year ACS Data		
<b>Income Type</b>	<b>Sweetwater County</b>	<b>Wyoming</b>
Median Family Income	80,723	73,194
Median Household Income	69,022	58,840

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 1,243 households or 7.5 percent with incomes under \$15,000 compared to 9.4 percent of households in Wyoming. There were another 1,907 households that had incomes between \$35,000 and \$49,999, which accounted for 11.4 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 29.4 percent of total households and numbered 4,902 in Sweetwater County.

<b>Table II.19.10</b>				
<b>Households by Income</b>				
Sweetwater County				
2010-2015 5-Year ACS Data				
Income	Sweetwater County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	1,243	7.5%	21,426	9.4%
15,000 - 19,999	612	3.7%	10,358	4.6%
20,000 - 24,999	720	4.3%	11,900	5.2%
25,000 - 34,999	1,441	8.6%	22,435	9.9%
35,000 - 49,999	1,907	11.4%	30,775	13.6%
50,000 - 74,999	3,103	18.6%	43,104	19.0%
75,000 - 99,999	2,751	16.5%	32,540	14.3%
100,000 and above	4,902	29.4%	54,327	23.9%
<b>Total</b>	<b>16,679</b>	<b>100.0%</b>	<b>226,865</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2015 5-year ACS estimates, and these data are displayed in Table II.19.11, below. In total, the poverty rate in Sweetwater County was 11 percent, which compared to a statewide poverty rate of 11 percent in Wyoming. The male population in Sweetwater County had a poverty rate of 9 percent and the female population had a poverty rate of 14 percent. There were 451 males and 309 females in poverty under the age of 5. Overall, 15.0 percent of persons in poverty in Sweetwater County were under the age of five, which compared to 12.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 275 individuals with incomes below the poverty level which represented 5.4 percent of the total population in poverty. In the State of Wyoming there were 5,008 individuals with incomes below the poverty level which represented 7.7 percent of the total Wyoming population in poverty.

<b>Table II.19.11</b>				
<b>Poverty by Age</b>				
Sweetwater County				
2010-2015 5-Year ACS Data				
Age	Male	Female	Total	% of Total
<b>Sweetwater County</b>				
5 and Below	451	309	760	15.0%
6 to 17	568	703	1,271	25.1%
18 to 64	1,053	1,699	2,752	54.4%
65 and Older	105	170	275	5.4%
<b>Total</b>	<b>2,177</b>	<b>2,881</b>	<b>5,058</b>	<b>100.0%</b>
Poverty Rate	9%	14%	11%	.
<b>State of Wyoming</b>				
5 and Below	4,053	3,734	7,787	12.0%
6 to 17	6,035	5,860	11,895	18.3%
18 to 64	17,172	23,133	40,305	62.0%
65 and Older	1,622	3,386	5,008	7.7%
<b>Total</b>	<b>28,882</b>	<b>36,113</b>	<b>64,995</b>	<b>100.0%</b>
Poverty Rate	10%	13%	11%	.

Table II.19.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2010 and 2015, Sweetwater County saw an average of 9,118 owner-occupied single-family units compared to 1,646 single-family rental units. In Sweetwater County, single-family units comprised 64.5 percent of all households compared with 71.8 percent statewide. Sweetwater County had a total of 1,489 apartment rental units and total apartment units accounted

for 9.1 percent of all households. In the State of Wyoming, apartment units accounted for 8.7 percent of total households. There were also an estimated 3,492 mobile homes in Sweetwater County, which comprised 20.9 percent of all occupied housing units and compared to 12.9 statewide.

<b>Table II.19.12 Households by Unit Type</b> Sweetwater County 2010-2015 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Sweetwater County</b>				
Single-Family Unit	9,118	1,646	10,764	64.5%
Duplex	37	411	448	2.7%
Tri- or Four-Plex	0	443	443	2.7%
Apartments	34	1,489	1,523	9.1%
Mobile Homes	2,643	849	3,492	20.9%
Boat, RV, Van, Etc.	9	0	9	.1%
<b>Total</b>	<b>11,841</b>	<b>4,838</b>	<b>16,679</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
Single-Family Unit	134,125	28,778	162,903	71.8%
Duplex	529	4,237	4,766	2.1%
Tri- or Four-Plex	426	9,150	9,576	4.2%
Apartments	672	19,068	19,740	8.7%
Mobile Homes	20,557	8,727	29,284	12.9%
Boat, RV, Van, Etc.	366	230	596	.3%
<b>Total</b>	<b>156,675</b>	<b>70,190</b>	<b>226,865</b>	<b>100.0%</b>

Table II.19.13, below, shows the number of households by year of construction. As shown, 10.1 percent, or 1,682 units, were built in 1939 or earlier in the county, and another 635 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 2,600, which accounted for 15.6 percent of all households, and an additional 540 households, or 3.2 percent, were built in 2010 or later. These figures compare to 6,389 households, or 2.8 percent, that were built from 2010 or later statewide.

<b>Table II.19.13 Households by Year Built</b> Sweetwater County 2010-2015 5-Year ACS Data				
Year Built	Sweetwater County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	1,682	10.1%	24,616	10.9%
1940 to 1949	635	3.8%	10,203	4.5%
1950 to 1959	859	5.2%	21,453	9.5%
1960 to 1969	1,156	6.9%	18,653	8.2%
1970 to 1979	4,626	27.7%	48,616	21.4%
1980 to 1989	2,759	16.5%	33,033	14.6%
1990 to 1999	1,822	10.9%	26,955	11.9%
2000 to 2009	2,600	15.6%	36,947	16.3%
Built 2010 or Later	540	3.2%	6,389	2.8%
<b>Total</b>	<b>16,679</b>	<b>100.0%</b>	<b>226,865</b>	<b>100.0%</b>



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 accounted for only 1.1 percent of total housing units, while households with five and six rooms accounted for 24.7 and 13.2 percent, respectively. The median number of rooms in Sweetwater County was 5 rooms, which compared to 6 statewide.

<b>Table II.19.14 Housing Units by Number of Rooms</b> Sweetwater County 2010-2015 5-Year ACS Data				
Number of Rooms	Sweetwater County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	211	1.1%	4,535	1.7%
Two	221	1.2%	7,317	2.7%
Three	1,249	6.6%	20,228	7.6%
Four	3,654	19.2%	41,849	15.7%
Five	4,711	24.7%	54,574	20.5%
Six	2,514	13.2%	42,082	15.8%
Seven	1,925	10.1%	31,471	11.8%
Eight	1,962	10.3%	25,750	9.7%
Nine or more	2,595	13.6%	38,824	14.6%
<b>Total</b>	<b>19,042</b>	<b>100.0%</b>	<b>266,630</b>	<b>100.0%</b>
Median Rooms	5	.	6	.

Table II.19.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 76 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 23.8 percent of total households in Sweetwater County, which compared to 24.3 percent statewide. In Sweetwater County, the 7,294 households with three bedrooms accounted for 43.7 percent of all households, and there were only 1,774 five-bedroom or more households, which accounted for 10.6 percent of all households.

<b>Table II.19.15 Households by Number of Bedrooms</b> Sweetwater County 2010-2015 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Sweetwater County</b>				
None	39	76	115	.7%
One	242	611	853	5.1%
Two	1,726	2,238	3,964	23.8%
Three	5,698	1,596	7,294	43.7%
Four	2,536	143	2,679	16.1%
Five or more	1,600	174	1,774	10.6%
<b>Total</b>	<b>11,841</b>	<b>4,838</b>	<b>16,679</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	349	2,013	2,362	1.0%
One	4,130	13,093	17,223	7.6%
Two	27,637	27,535	55,172	24.3%
Three	72,137	19,545	91,682	40.4%
Four	37,249	5,910	43,159	19.0%
Five or more	15,173	2,094	17,267	7.6%
<b>Total</b>	<b>156,675</b>	<b>70,190</b>	<b>226,865</b>	<b>100.0%</b>



Household mortgage status is reported in Table II.19.16, below. In Sweetwater County, households with a mortgage accounted for 54.1 percent of all households or 6,409 housing units, and the remaining 45.9 percent or 5,432 units had no mortgage. Of those units with a mortgage, 676 had either a second mortgage or home equity loan, 49 had both a second mortgage and home equity loan, and 5,684 or 88.7 percent had no second mortgage or no home equity loan.

<b>Table II.19.16</b> <b>Mortgage Status</b> Sweetwater County 2010-2015 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	6,409	54.1%	92,545	59.1%
With either a second mortgage or home equity loan, but not both	676	10.5%	10,910	11.8%
Second mortgage only	264	39.1%	5,021	46.0%
Home equity loan only	412	60.9%	5,889	54.0%
Both second mortgage and home equity loan	49	.8%	514	.6%
No second mortgage and no home equity loan	5,684	88.7%	81,121	87.7%
Housing units without a mortgage	5,432	45.9%	64,130	40.9%
<b>Total</b>	<b>11,841</b>	<b>100.0%</b>	<b>156,675</b>	<b>100.00%</b>

The median rent in Sweetwater County was \$784 as compared to \$674 statewide, as seen in Table II.19.17, below.

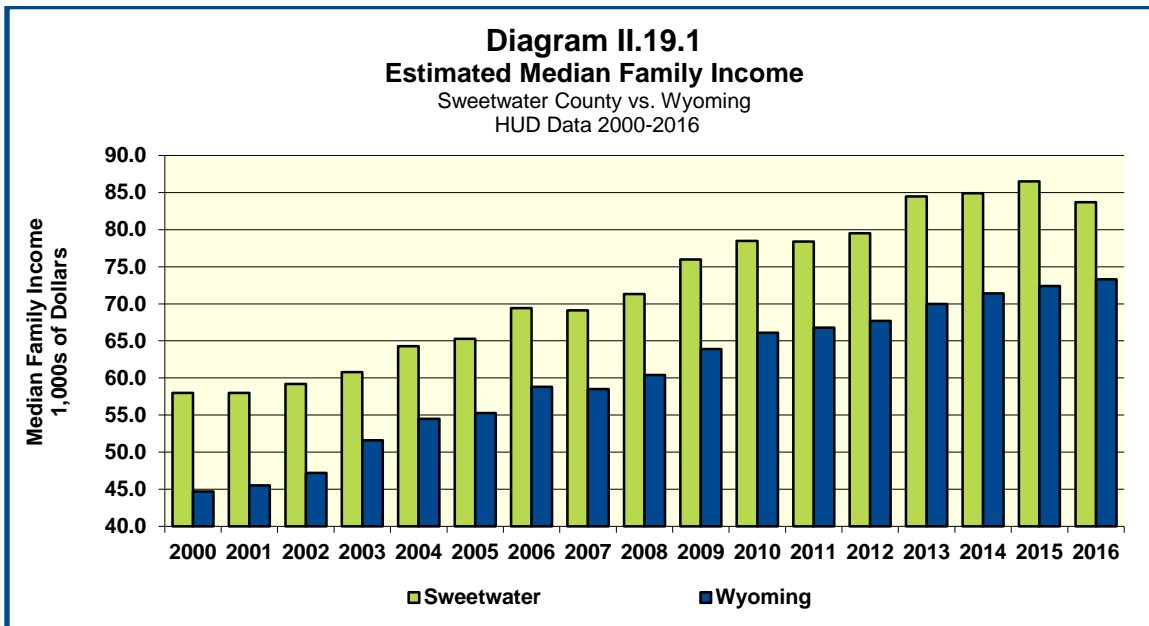
<b>Table II.19.17</b> <b>Median Rent</b> Sweetwater County 2010-2015 5-Year ACS Data	
Place	Rent
Sweetwater County	\$784
State of Wyoming	\$674

The Wyoming driver’s license data provided by the WYDOT indicated a net decreased of 127 persons during the first half of 2016. The driver’s license total exchanges since 2000 for Sweetwater County are presented in Table II.19.18, below, and indicate a net increase of 3,345 persons over the time period.

<b>Table II.19.18</b>			
<b>Driver’s Licenses Exchanged and Surrendered</b>			
Sweetwater County			
WYDOT Data, 2000 – First Half of 2016			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
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
2014	1,302	1,404	-102
2015	1,149	1,248	-99
2016 – First Half	502	629	-127
<b>Total</b>	<b>21,808</b>	<b>18,463</b>	<b>3,345</b>

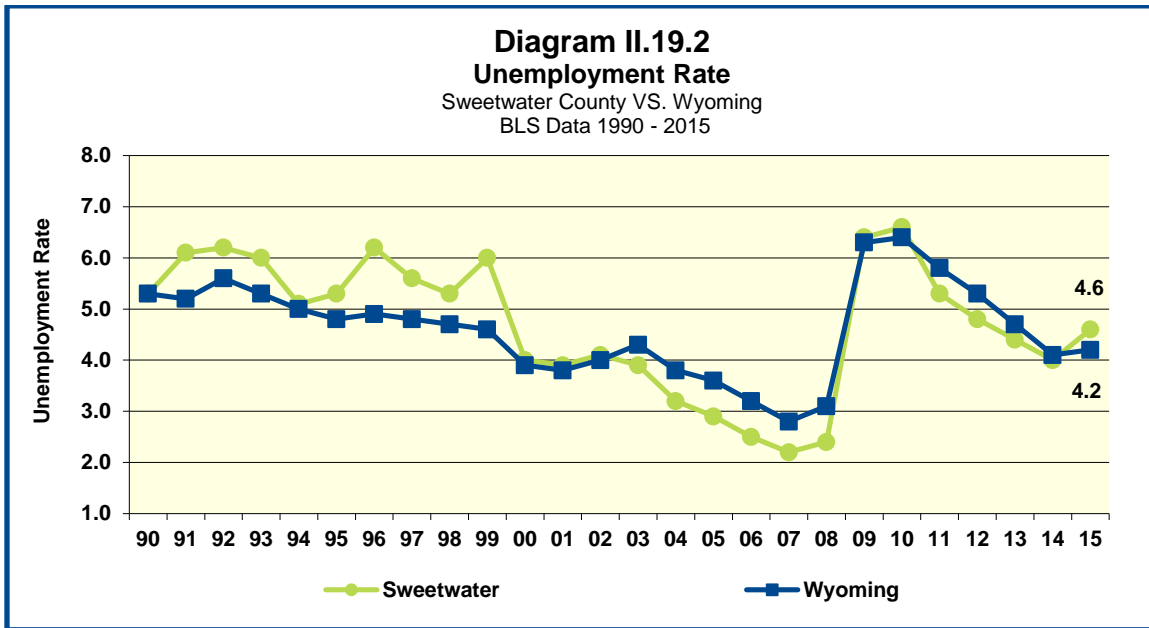
**Economics**

The HUD estimated MFI for Sweetwater County was \$83,700 in 2016.<sup>158</sup> This compares to Wyoming’s MFI of \$73,300. Diagram II.19.1, below, illustrates the estimated MFI for 2000 through 2016.



<sup>158</sup> 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.

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 451 persons, from 23,337 in 2014 to 22,886 in 2015. Employment decreased by 572 persons; unemployment increased by 121 persons; and the unemployment rate, or the number of unemployed persons as a percentage of the labor force, increased from 4.0 percent in 2014 to 4.6 in 2015, as shown below in Diagram II.19.2.



The BLS 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. Data from this series are from the period of January 2005 through June 2016 and are presented in Table II.19.19, below, with the 2016 information considered preliminary (p). As shown therein, total annual employment stood at 23,590 persons in 2015; this figure was lower than the 2014 average by 679 jobs. In June total preliminary monthly employment was estimated to be 22,416 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	20,387	21,995	23,748	24,916	25,028	22,262	23,574	24,258	24,472	24,054	23,805	22,462
Feb	20,820	22,448	24,100	25,116	24,770	22,431	23,545	24,401	24,383	24,090	23,795	22,264
Mar	21,315	22,900	24,503	25,196	24,776	22,813	23,967	24,561	24,434	24,212	23,664	22,326
Apr	21,671	23,639	24,724	24,981	24,482	23,744	24,302	24,581	24,626	24,220	23,862	22,358
May	22,328	24,335	25,268	25,577	24,423	24,212	24,623	25,070	24,914	24,819	23,813	22,489
Jun	22,089	24,581	25,235	25,675	24,108	23,991	25,075	25,229	25,013	24,620	23,499	22,416
Jul	21,740	23,852	24,614	25,505	23,186	23,411	24,700	24,612	24,374	23,832	23,069	.
Aug	22,225	24,755	24,958	26,117	23,593	24,077	25,074	25,078	24,769	24,178	23,419	.
Sep	22,297	24,658	24,804	26,133	23,528	24,297	25,133	25,051	24,893	24,410	23,727	.
Oct	22,499	24,547	24,723	26,186	23,244	24,470	24,997	25,254	24,701	24,312	23,834	.
Nov	22,577	24,403	25,106	26,056	23,010	24,239	24,936	25,233	24,533	24,210	23,501	.
Dec	22,249	24,559	25,302	25,867	22,892	24,070	25,038	25,195	24,442	24,266	23,094	.
<b>Annual</b>	<b>21,850</b>	<b>23,889</b>	<b>24,757</b>	<b>25,610</b>	<b>23,920</b>	<b>23,668</b>	<b>24,580</b>	<b>24,877</b>	<b>24,630</b>	<b>24,269</b>	<b>23,590</b>	.
% Change	6.90%	9.33%	3.63%	3.45%	-6.60%	-1.05%	3.85%	1.21%	-0.99%	-1.47%	-2.80%	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$1,126 in 2014. In 2015, average weekly wages saw a decrease of 0.44 over the prior year, rising to \$1,121. The most recent preliminary estimates show average weekly wages were 1,065 in the second quarter on 2016. These data are shown in Table II.19.20, below.

<b>Table II.19.20</b> <b>Average Weekly Wages</b> Sweetwater County BLS QCEW Data, 2001–2016(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	1,097	1,059	1,038	1,101	1,074	3.07%
2013	1,090	1,068	1,052	1,117	1,081	.65%
2014	1,129	1,123	1,096	1,153	1,126	4.16%
2015	1,138	1,096	1,076	1,174	1,121	-.44%
2016(p)	1,071	1,065				

Total business establishments reported by the QCEW are displayed in Table II.19.21, below. Between 2014 and 2015 the total number of business establishments in Wyoming decreased by 0.24 percent to 1,657 establishments. The most recent preliminary estimates show the number of business establishments were 1,650 in the second quarter on 2016.

<b>Table II.19.21</b> <b>Number of Business Establishments</b> Sweetwater County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,236	1,248	1,257	1,251	1,251	
2002	1,253	1,280	1,292	1,297	1,297	2.64%
2003	1,308	1,317	1,332	1,325	1,325	3.12%
2004	1,362	1,391	1,409	1,428	1,428	5.83%
2005	1,442	1,473	1,509	1,532	1,532	6.51%
2006	1,589	1,628	1,650	1,646	1,646	9.34%
2007	1,645	1,662	1,675	1,672	1,672	2.21%
2008	1,682	1,694	1,715	1,736	1,736	2.58%
2009	1,720	1,744	1,721	1,708	1,708	.94%
2010	1,689	1,703	1,680	1,686	1,686	-1.92%
2011	1,670	1,696	1,699	1,698	1,698	.06%
2012	1,694	1,697	1,718	1,704	1,704	.71%
2013	1,709	1,694	1,711	1,696	1,696	.00%
2014	1,690	1,696	1,688	1,683	1,683	-.82%
2015	1,708	1,698	1,676	1,657	1,657	-.24%
2016	1,641	1,650				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2015, the most recent year for which data are available, Sublette County recorded 7,039 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 \$483,873,000, and real per capita income was \$48,881 in 2015. This compares to a statewide average real per capita income of \$56,081. The average earnings per job in the county was \$57,616 in 2015, while Wyoming average earnings per job was \$53,875. These data are presented in full in **Volume II. Technical Appendix.**

**Housing**

According to the Wyoming cost of living index, real average apartment rent in Sweetwater County decreased from \$698 in second quarter 2015 to \$653 in second quarter 2016, or by 6.5 percent. Detached single-family home rents decreased by 5.0 percent, rents for mobile homes on a lot increased by 6.7 percent, and rents for mobile home lots increased by 2.5 percent.

Sweetwater County rental prices experienced average annualized increases of 0.2 percent for apartments, 0.4 percent for houses, 0.7 percent for mobile homes plus a lot, and 0.7 percent for mobile home lots since fourth quarter 1986 through second quarter 2016. These figures compare to state average annualized increases in rental prices of 0.9 percent for apartments, 1.3 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots. Table II.19.22, at right, presents the Sweetwater County data for each rental type.

<sup>159</sup>

<b>Table II.19.22</b>				
<b>Semiannual Average Monthly Rental Prices</b>				
Sweetwater County				
EAD Data, 1986:Q4 – 2016:Q2, Real 2016 Dollars				
<b>Quarter Year</b>	<b>Apartments</b>	<b>Mobile Home Lot</b>	<b>House</b>	<b>Mobile Home</b>
Q4.86	605	306	828	631
Q2.87	562	305	697	591
Q4.87	589	305	733	566
Q2.88	507	304	623	539
Q4.88	448	300	711	561
Q2.89	466	288	633	555
Q4.89	524	282	696	531
Q2.90	471	277	668	546
Q4.90	541	277	748	593
Q2.91	544	268	716	570
Q4.91	578	268	769	567
Q2.92	546	267	760	570
Q4.92	581	267	679	613
Q2.93	592	268	750	512
Q4.93	578	268	744	608
Q2.94	585	263	705	586
Q4.94	594	261	720	609
Q2.95	570	256	682	550
Q4.95	577	257	766	552
Q2.96	552	264	725	522
Q4.96	575	264	716	554
Q2.97	523	260	657	494
Q4.97	531	264	630	540
Q2.98	513	259	649	572
Q4.98	506	266	664	574
Q2.99	493	262	657	546
Q4.99	505	271	660	501
Q2.00	499	267	660	529
Q4.00	453	267	678	546
Q2.01	490	266	711	584
Q4.01	519	267	709	562
Q2.02	507	265	679	581
Q4.02	514	258	676	553
Q2.03	502	267	693	577
Q4.03	529	280	765	587
Q2.04	534	265	794	708
Q4.04	586	265	818	683
Q2.05	620	259	817	720
Q4.05	756	271	937	750
Q2.06	804	280	959	786
Q4.06	806	297	1,084	824
Q2.07	812	299	1,160	848
Q4.07	860	324	1,230	886
Q2.08	875	330	1,250	841
Q4.08	871	344	1,276	905
Q2.09	825	341	1,131	915
Q4.09	761	342	1,044	911
Q2.10	761	358	1,029	832
Q4.10	757	351	1,026	882
Q2.11	726	344	1,077	824
Q4.11	777	351	1,099	862
Q2.12	758	350	1,149	863
Q4.12	805	347	1,102	851
Q2.13	759	352	1,135	870
Q4.13	740	359	1,066	884
Q2.14	723	374	1,123	845
Q4.14	700	379	1,080	819
Q2.15	698	372	997	837
Q4.15	689	395	1,035	852
Q2.16	653	381	947	781

<sup>159</sup> 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.

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 decreased from 108 authorizations in 2014 to 84 in 2015.

The real value of single-family building permits decreased from \$283,693 in 2014 to \$248,247 in 2015. This compares to an increase in permit value statewide, with values rising from \$298,797 in 2014 to \$348,576 in 2015. Additional details are given in Table II.19.23, below.

<b>Table II.19.23</b>							
<b>Building Permits and Valuation</b>							
Sweetwater County							
Census Bureau Data, 1980–2015							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2015\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	325	6	56	414	801	105.7	50.9
1981	385	8	60	63	516	93.7	61.2
1982	278	12	19	16	325	91.6	59.9
1983	189	2	.	22	213	91.2	77.9
1984	123	.	.	16	139	91.5	64.7
1985	93	.	.	.	93	103.0	.
1986	85	.	.	.	85	108.5	.
1987	50	2	.	20	72	111.7	51.5
1988	30	.	.	.	30	123.8	.
1989	34	.	.	.	34	109.1	.
1990	56	.	.	.	56	128.1	.
1991	80	.	.	.	80	133.5	.
1992	102	.	.	.	102	144.1	.
1993	99	.	.	.	99	177.1	.
1994	115	.	.	8	123	191.5	71.1
1995	90	.	.	.	90	183.1	.
1996	90	.	.	.	90	177.6	.
1997	75	.	.	.	75	187.5	.
1998	73	.	.	.	73	203.2	.
1999	39	.	.	12	51	170.5	33.1
2000	36	.	.	5	41	179.9	32.4
2001	38	.	.	.	38	219.9	.
2002	48	.	.	.	48	198.8	.
2003	63	.	.	.	63	224.6	.
2004	216	.	.	.	216	197.2	.
2005	260	.	.	.	260	182.9	.
2006	236	.	8	24	268	193.6	43.4
2007	438	8	.	26	472	171.9	126.6
2008	144	.	22	79	245	197.4	66.0
2009	130	.	7	214	351	178.2	64.5
2010	100	.	.	47	147	188.5	63.7
2011	102	.	4	16	122	188.0	25.0
2012	116	.	.	16	132	228.4	45.0
2013	87	.	.	16	103	245.4	158.3
2014	108	2	.	117	227	283.7	69.5
2015	84	.	.	.	84	248.2	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2015, the average sales price in Sweetwater County was \$245,919. This represented a decrease of 1.0 percent from the previous year. In contrast, Wyoming’s weighted average was \$275,611, an increase of 4.6 percent over the previous year. A comparison of average sales prices between 2000 and 2015 is displayed in Table II.19.24, on the following page.

<b>Table II.19.24</b> <b>Average Sales Prices</b> Sweetwater County vs. Wyoming DOR Data, 2000–2015				
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
2013	237,067	3.5	281,345	5.6
2014	248,511	4.8	263,432	-6.4
2015	245,919	-1.0	275,611	4.6

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2016.<sup>160</sup> During December 2016, a total of 92 surveys were completed by property managers in Sweetwater County. Of the 2,282 rental units surveyed, 303 were vacant, indicating a vacancy rate of 13.3 percent, as shown in Table II.19.25, at right. This rate compares to a 5.9 percent vacancy rate one year ago and a statewide December 2016 vacancy rate of 11.1 percent.

Diagram II.19.3, on the following page, shows the historical vacancy rate for Sweetwater County and Wyoming. As can be seen, the vacancy rate remained at or below the statewide vacancy rate for most of the 16 year period, but has risen above the statewide rate in the last survey.

<b>Table II.19.25</b> <b>Total Units, Vacant Units, Vacancy Rate</b> Sweetwater County RVS Data, June 2001 – December 2016				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	16	821	67	8.2%
2001b	19	1,083	49	4.5%
2002a	20	1,060	65	6.1%
2002b	21	1,439	65	4.5%
2003a	24	1,620	34	2.1%
2003b	33	1,942	18	0.9%
2004a	29	1,369	12	0.9%
2004b	28	1,264	20	1.6%
2005a	24	1,440	34	2.4%
2005b	27	923	22	2.4%
2006a	29	1,290	24	1.9%
2006b	30	1,433	9	0.6%
2007a	30	1,416	17	1.2%
2007b	32	1,484	13	0.9%
2008a	36	1,684	20	1.2%
2008b	52	1,906	30	1.6%
2009a	67	1,924	107	5.6%
2009b	72	2,085	148	7.1%
2010a	82	2,381	129	5.4%
2010b	93	2,687	156	5.8%
2011a	86	2,478	54	2.2%
2011b	94	2,417	116	4.8%
2012a	90	2,281	58	2.5%
2012b	95	3,010	145	4.8%
2013a	106	2,687	178	6.6%
2013b	116	3,723	201	5.4%
2014a	107	3,832	157	4.1%
2014b	101	3,333	231	6.9%
2015a	115	2,731	169	6.2%
2015b	86	2,811	165	5.9%
2016a	94	3,444	283	8.2%
2016b	92	2,282	303	13.3%

<sup>160</sup>Those 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.



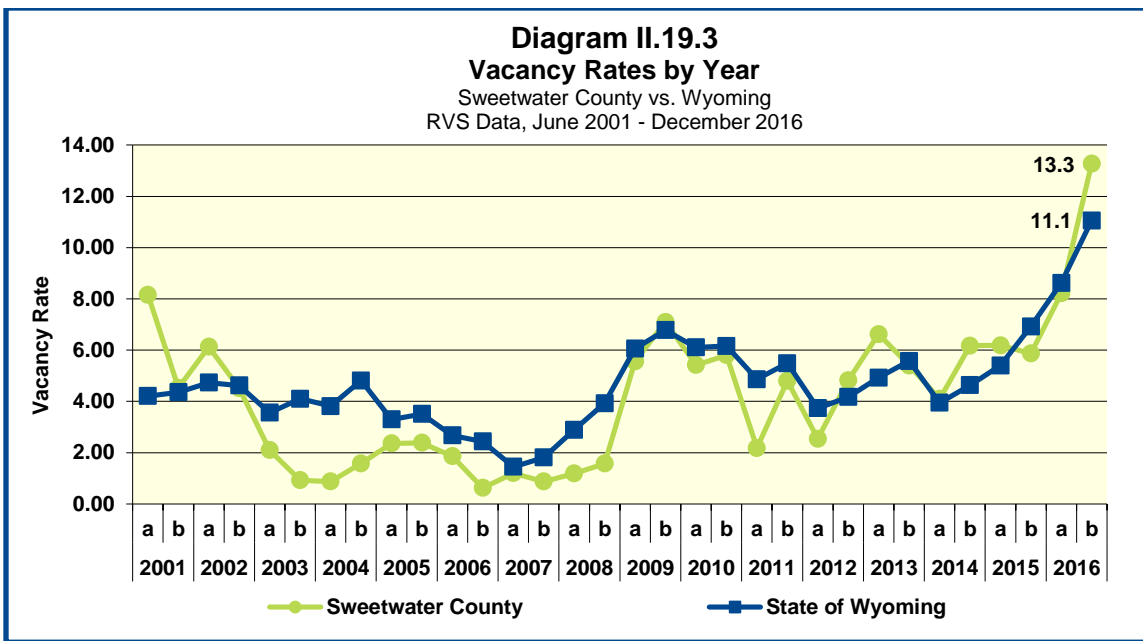


Diagram II.19.4, below, shows the average rent of single-family and apartment units in Sweetwater County. In 2016, average rents for single-family units fell to \$913 and average rents for apartments fell to \$801.

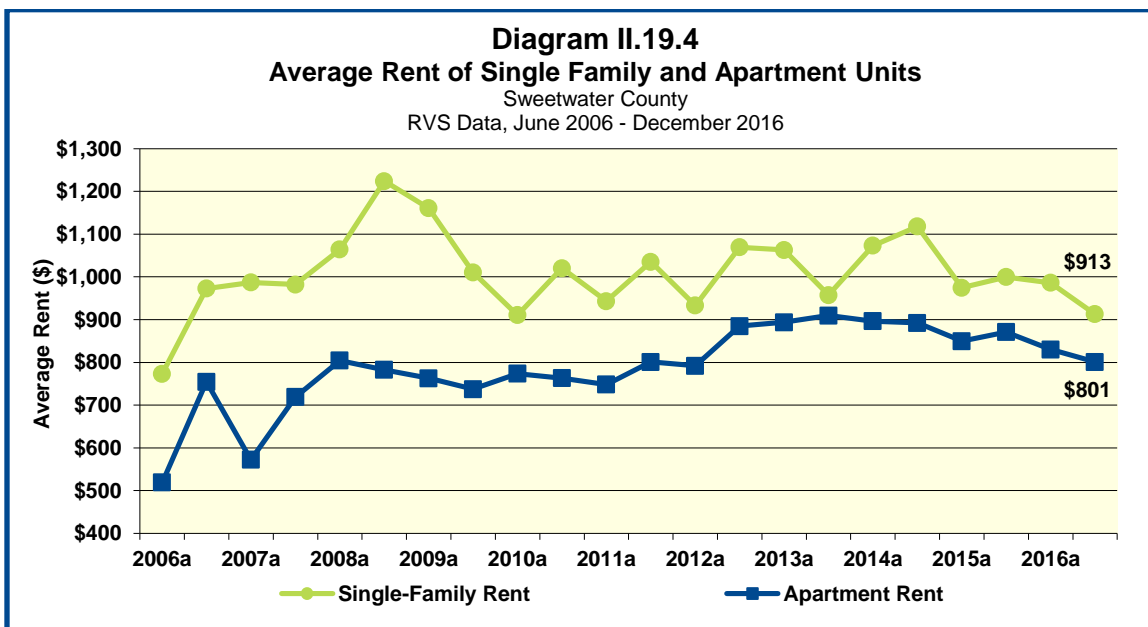


Table II.19.26 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 181 single family units in Sweetwater County, with 21 of them available. This translates into a vacancy rate of 11.6 percent in Sweetwater County, which compares to a single family vacancy rate of 6.6 percent for the State of Wyoming. There were 1,329 apartment units reported in the survey, with 166 of them available, which resulted in a vacancy rate of 12.5 percent. This compares to a statewide vacancy rate of 9.8 percent for apartment units across the state.

Place	Total Units	Vacant Units	Vacancy Rate
Single Family	181	21	11.6%
Duplex units	66	7	10.6%
Apartments	1,329	166	12.5%
Mobile Homes	215	11	5.1%
"Other" Units	85	9	10.6%
Don't Know	406	89	21.9%
<b>Total</b>	<b>2,282</b>	<b>303</b>	<b>13.3%</b>

Table II.19.27 below reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 76 units. The most common apartment units were two bedroom units, with 599 units. Additional details of unit types by bedrooms are reported below.

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	20	6	221	0	0	.	247
Two	76	20	599	25	27	.	747
Three	44	24	85	148	25	.	326
Four	18	0	0	1	13	.	32
Five	3	0	0	0	0	.	3
Don't Know	20	16	422	41	20	406	925
<b>Total</b>	<b>181</b>	<b>66</b>	<b>1,329</b>	<b>215</b>	<b>85</b>	<b>406</b>	<b>2,282</b>

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.19.28, on the following page, two bedroom apartments were the most available apartment units, with two bedroom units being the most available single family units.

<b>Table II.19.28</b>							
<b>Available Rental Units by Number of Bedrooms</b>							
Sweetwater County							
RVS Data, December 2016							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	0	0	0	0	0	.	0
One	0	0	8	0	0	.	8
Two	16	6	55	0	0	.	77
Three	5	0	16	11	1	.	33
Four	0	0	0	0	1	.	1
Five	0	0	0	0	0	.	0
Don't Know	0	1	87	0	7	89	184
<b>Total</b>	<b>21</b>	<b>7</b>	<b>166</b>	<b>11</b>	<b>9</b>	<b>89</b>	<b>303</b>

Table II.19.29 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with three bedrooms had the highest vacancy rate at 18.8 percent, with two bedroom single family units having the highest vacancy rate at 21.1 percent.

<b>Table II.19.29</b>							
<b>Vacancy Rates by Number of Bedrooms</b>							
Sweetwater County							
RVS Data, December 2016							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	%	%	.0%	%	%		.0%
One	.0%	.0%	3.6%	%	%		3.2%
Two	21.1%	30.0%	9.2%	.0%	.0%		10.3%
Three	11.4%	.0%	18.8%	7.4%	4.0%		10.1%
Four	.0%	%	%	.0%	7.7%		3.1%
Five	.0%	%	%	%	%		.0%
Don't Know	.0%	6.3%	20.6%	.0%	35.0%	21.9%	20.1%
<b>Total</b>	<b>11.6%</b>	<b>10.6%</b>	<b>12.5%</b>	<b>5.1%</b>	<b>10.6%</b>	<b>21.9%</b>	<b>13.3%</b>

Average market-rate rents by unit type are shown in Table II.19.30, below. 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.

<b>Table II.19.30</b>						
<b>Average Market Rate Rents by Number of Bedrooms</b>						
Sweetwater County						
RVS Data, December 2016						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$	\$	\$450	\$	\$	\$450
One	\$647	\$563	\$711	\$	\$	\$656
Two	\$787	\$734	\$754	\$872	\$1,125	\$783
Three	\$1,021	\$942	\$860	\$921	\$1,053	\$955
Four	\$1,214	\$	\$1,113	\$	\$1,083	\$1,169
Five	\$1,300	\$	\$1,279	\$	\$	\$1,295
<b>Total</b>	<b>\$913</b>	<b>\$809</b>	<b>\$801</b>	<b>\$852</b>	<b>\$1,061</b>	<b>\$872</b>

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 above 1,500 dollars, indicating there may be more of a demand for units within this rental range.

<b>Table II.19.31</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Sweetwater County RVS Data, December 2016			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	4	0	.0%
\$500 to \$1,000	103	15	14.6%
\$1,000 to \$1,500	59	6	10.2%
Above \$1,500	3	0	.0%
Missing	12	0	.0%
<b>Total</b>	<b>181</b>	<b>21</b>	<b>11.6%</b>

The availability of apartment units by average rent is displayed in Table II.19.32 below. The lowest vacancy rate was seen in apartment units renting for 1,000 to 1,500 dollars, with a vacancy rate of 0.0 percent.

<b>Table II.19.32</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Sweetwater County RVS Data, December 2016			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	6	0	.0%
\$500 to \$1,000	1,055	161	15.3%
\$1,000 to \$1,500	52	0	.0%
Above \$1,500			%
Missing	216	5	2.3%
<b>Total</b>	<b>1,329</b>	<b>166</b>	<b>12.5%</b>

Table II.19.33, below, 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 did not 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 excellent condition. Details by unit type and condition are displayed below.

<b>Table II.19.33</b> <b>Condition by Unit Type</b> Sweetwater County RVS Data, December 2016							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	0	2	0	0	0	.	2
Average	40	13	73	0	0	.	126
Good	120	42	545	178	44	.	929
Excellent	11	9	669	27	41	.	757
Don’t Know	10	0	42	10	0	406	468
<b>Total</b>	<b>181</b>	<b>66</b>	<b>1,329</b>	<b>215</b>	<b>85</b>	<b>406</b>	<b>2,282</b>

The availability of single family units based on their condition is displayed in Table II.19.34, below. As can be seen the single family units with the lowest vacancy rates were in excellent condition, with a vacancy rate of 9.1 percent.

<b>Table II.19.34</b> <b>Condition of Single Family Units by Vacancy Status</b> Sweetwater County RVS Data, December 2016			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	40	8	20.0%
Good	120	12	10.0%
Excellent	11	1	9.1%
Don't Know	10	0	.0%
<b>Total</b>	<b>181</b>	<b>21</b>	<b>11.6%</b>

Table II.19.35, below shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in average condition, and had a vacancy rate of 4.1 percent.

<b>Table II.19.35</b> <b>Condition of Apartment Units by Vacancy Status</b> Sweetwater County RVS Data, December 2016			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	73	3	4.1%
Good	545	37	6.8%
Excellent	669	126	18.8%
Don't Know	42	0	.0%
<b>Total</b>	<b>1,329</b>	<b>166</b>	<b>12.5%</b>

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.19.36, below, 6 respondents said they would prefer more single family units, 9 respondents wanted more apartment units, and 10 respondents indicated they would prefer more units of any type.

<b>Table II.19.36</b> <b>If you had the opportunity to own/manage more units, how many would you prefer</b> Sweetwater County RVS Data, December 2016	
Unit Type	Respondents citing more units
Single family units	6
Duplex Units	2
Apartments	9
Mobile homes	3
Other	1
All types	10
<b>Total</b>	<b>31</b>

Table, II.19.37, on the following page, shows the most common answers from the 2016 calendar year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Sweetwater

County had a total of 42 respondents, with an average persons per household of 2.6 people. Of new residents to Sweetwater County, 52.4 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for a new job.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 59.5 percent of respondents renting their residence. The average mortgage payment in Sweetwater County was \$865 and the average rent was \$900. When asked if they were satisfied with their current housing, 78.6 percent said they were satisfied with thier current housing.

<b>Table II.19.37</b> <b>Most Replied Response</b> Sweetwater County HNA Survey: Calendar Year 2016	
Question	Most Replied Answer (%)
<b>Demographics</b>	
Total Number of Respondents	42
Number of persons in household (Average)	2.6
Current age	25 to 34 years old (38.1%)
Marital status	Married (52.4%)
Primary reason for moving to Wyoming	New job (38.1%)
In which industry are you primarily employed	Mining (19.5%)
Highest education level completed	High School Diploma/GED (33.3%)
Total household income from all sources	\$50,000 to \$74,999 dollars (29.6%)
<b>Current Housing Characteristics</b>	
Current Residence	Single family home (42.9%)
Do you own or rent	Rent (59.5%)
How many bedrooms (Average)	2.7
How many full bathrooms (Average)	1.9
Average mortgage payment	\$865
Average rental payment	\$900
Are you satisfied with your current housing	Satisfied with current housing (78.6%)
<b>Housing Demand (If unsatisfied with current housing)</b>	
Reason you are unsatisfied	Rent or mortgage is too high (50.0%)
Are you seeking to change your housing situation	Seeking different housing (60.0%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to buy (80.0%)
If own, do you plan on building or buying	Don't know (50.0%)
Expected buying price	\$100,000 to \$149,999 dollars (100.0%)
Expected building price	\$150,000 to \$199,999 dollars (100.0%)
Expected rental price	\$1,001 to \$1,100 dollars (100.0%)

For residents who are unsatisfied with their current housing, 50.0 percent were unsatisfied because the rent or mortgage is too high. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 80.0 percent wanted to buy and 20.0 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$100,000 to \$149,999 dollars if they were buying an existing unit, and \$150,000 to \$199,999 dollars if anticipated building a new unit. Of those respondents who wished to rent, the most common response, 100.0 percent of respondents, anticipated spending \$1,001 to \$1,100 dollars. Additional survey data are presented in **Volume II. Technical Appendix.**<sup>161</sup>

<sup>161</sup> Percentages presented here may vary slightly from those in the technical appendix. This is because the percentages here are calculated with the missing responses excluded, where the percentages calculated in the technical appendix include all responses, even if they are missing.

### 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 2015 5-year ACS data, 416 or 2.5 percent of households in Sweetwater County were overcrowded and another 85 or .5 percent of units were severely overcrowded, as shown in Table II.19.38, below. This housing problem was far more prevalent in renter households as compared to owner households.

<b>Table II.19.38</b> <b>Overcrowding and Severe Overcrowding</b> Sweetwater County 2010-2015 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
<b>Sweetwater County</b>				
<b>Owner</b>				
Households	11,665	137	39	11,841
Percentage	98.5%	1.2%	.3%	100.0%
<b>Renter</b>				
Households	4,513	279	46	4,838
Percentage	93.3%	5.8%	1.0%	100.0%
<b>Total</b>				
Households	16,178	416	85	16,679
Percentage	97.0%	2.5%	.5%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	154,753	1,453	469	156,675
Percentage	98.8%	.9%	.3%	100.0%
<b>Renter</b>				
Households	67,381	2,063	746	70,190
Percentage	96.0%	2.9%	1.1%	100.0%
<b>Total</b>				
Households	222,134	3,516	1,215	226,865
Percentage	97.9%	1.5%	.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 2015 5-year ACS, a total of 525 units or 2.8 percent of all housing units in Sweetwater County were lacking complete kitchen facilities. This compared to 2.6 percent of households statewide without complete kitchen facilities. These data are presented in Table II.19.39, at right.

<b>Facilities</b>	<b>Sweetwater County</b>	<b>State of Wyoming</b>
Complete Kitchen Facilities	18,517	259,728
Lacking Complete Kitchen Facilities	525	6,902
<b>Total Housing Units</b>	<b>19,042</b>	<b>266,630</b>
Percent Lacking	2.8%	2.6%

At the time of the 2015 ACS, a total of 524 units or 2.8 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.19.40, below.

<b>Facilities</b>	<b>Sweetwater County</b>	<b>State of Wyoming</b>
Complete Plumbing Facilities	18,518	260,327
Lacking Complete Plumbing Facilities	524	6,303
<b>Total Households</b>	<b>19,042</b>	<b>266,630</b>
Percent Lacking	2.8%	2.4%

The third type of housing problem reported in the 2014 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, 9.5 percent of households had a cost burden and 7.0 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 10.1 percent of homeowners with a mortgage in Sweetwater County experienced a cost burden and 5.8 percent experienced a severe cost burden, while 16.7 percent of renters had a cost burden and 11.5 percent had a severe cost burden, as seen in Table II.19.41, on the following page.

<b>Table II.19.41</b> <b>Cost Burden and Severe Cost Burden by Tenure</b> Sweetwater County 2010-2015 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
<b>Sweetwater County</b>					
<b>Owner With a Mortgage</b>					
Households	5,385	647	371	6	6,409
Percent	84.0%	10.1%	5.8%	.1%	100.0%
<b>Owner Without a Mortgage</b>					
Households	4,969	134	243	86	5,432
Percent	91.5%	2.5%	4.5%	1.6%	100.0%
<b>Renter</b>					
Households	3,118	806	555	359	4,838
Percent	64.4%	16.7%	11.5%	7.4%	100.0%
<b>Total</b>					
Households	13,472	1,587	1,169	451	16,679
Percent	80.8%	9.5%	7.0%	2.7%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	69,811	14,672	7,792	270	92,545
Percent	75.4%	15.9%	8.4%	.3%	100.0%
<b>Owner Without a Mortgage</b>					
Households	57,084	4,008	2,501	537	64,130
Percent	89.0%	6.2%	3.9%	.8%	100.0%
<b>Renter</b>					
Households	37,742	13,764	11,313	7,371	70,190
Percent	53.8%	19.6%	16.1%	10.5%	100.0%
<b>Total</b>					
Households	164,637	32,444	21,606	8,178	226,865
Percent	72.6%	14.3%	9.5%	3.6%	100.0%

### 2017 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 *2016 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 2,913 households in Sweetwater County, from 16,475 in 2010 to 19,388 in 2040. Homeowners are expected to increase from 11,872 households in 2010 to 13,860 by 2040. Renters are anticipated to increase from 4,603 households in 2010 to 5,528 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 188 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 30 to 50 percent of MHI is expected to increase by 186 households and by 250 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 163 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 168 households over the period. Table II.19.42, below, provides details of the household forecast by tenure and income.

<b>Table II.19.42</b>						
<b>Household Forecast by Tenure and Income</b>						
Sweetwater County						
Strong Growth Scenario						
<b>Year</b>	<b>0-30%</b>	<b>31-50%</b>	<b>51-80%</b>	<b>81-95%</b>	<b>96+%</b>	<b>Total</b>
<b>Homeowners by Percent of Median Household Income</b>						
2010	1,122	1,113	1,610	846	7,181	11,872
2015	1,119	1,110	1,606	844	7,162	11,841
2020	1,197	1,188	1,718	903	7,662	12,667
2025	1,247	1,237	1,789	940	7,981	13,195
2030	1,277	1,268	1,833	963	8,176	13,517
2035	1,297	1,287	1,861	978	8,302	13,725
2040	1,310	1,300	1,880	988	8,384	13,860
<b>Renters by Percent of Median Household Income</b>						
2010	810	835	967	414	1,577	4,603
2015	851	878	1,017	435	1,658	4,838
2020	916	945	1,094	468	1,784	5,206
2025	952	981	1,137	486	1,853	5,409
2030	967	998	1,155	494	1,884	5,499
2035	973	1,004	1,162	497	1,895	5,531
2040	973	1,003	1,162	497	1,894	5,528
<b>Total Households by Percent of Median Household Income</b>						
2010	1,932	1,948	2,577	1,260	8,758	16,475
2015	1,970	1,988	2,622	1,278	8,820	16,679
2020	2,113	2,132	2,812	1,370	9,446	17,873
2025	2,199	2,219	2,926	1,426	9,834	18,603
2030	2,245	2,265	2,989	1,457	10,060	19,015
2035	2,270	2,291	3,024	1,475	10,197	19,256
2040	2,282	2,303	3,041	1,484	10,278	19,388

