

SWEETWATER COUNTY

Demographics

The Census Bureau's current census estimates indicate that Sweetwater County's population increased from 43,806 in 2010 to 44,165 in 2016, or by 0.8 percent. This compares to a statewide population change of 3.9 percent over the period. The number of people from 25 to 35 years of age decreased by 5.5 percent, and the number of people from 55 to 64 years of age increased by 15.0 percent. The white population decreased by 0.2 percent, while the black population increased by 19.0 percent. The Hispanic population increased from 6,689 to 7,100 people between 2010 and 2016 or by 6.1 percent. These data are presented in Table II.19.1, below.

Table II.19.1						
Profile of Population Characteristics						
Sweetwater County vs. Wyoming						
2010 Census and 2016 Current Census Estimates						
Subject	Sweetwater County			Wyoming		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	43,806	44,165	0.8%	563,626	585,501	3.9%
Age						
Under 14 years	10,158	9,985	-1.7%	113,371	116,796	3.0%
15 to 24 years	6,044	5,670	-6.2%	78,460	77,293	-1.5%
25 to 34 years	7,020	6,634	-5.5%	77,649	81,948	5.5%
35 to 44 years	5,309	6,112	15.1%	66,966	71,334	6.5%
45 to 54 years	6,484	5,220	-19.5%	83,577	69,052	-17.4%
55 to 64 years	5,148	5,919	15.0%	73,513	81,266	10.5%
65 and Over	3,643	4,625	27.0%	70,090	87,812	25.3%
Race						
White	41,739	41,643	-0.2%	529,110	543,387	2.7%
Black	489	582	19.0%	5,135	7,753	51.0%
American Indian and Alaskan Native	506	643	27.1%	14,457	15,762	9.0%
Asian	354	352	-0.6%	4,649	5,856	26.0%
Native Hawaiian or Pacific Islander	56	69	23.2%	521	673	29.2%
Two or more races	662	876	32.3%	9,754	12,070	23.7%
Ethnicity (of any race)						
Hispanic or Latino	6,689	7,100	6.1%	50,231	58,413	16.3%

Table II.19.2, on the following page, presents the population of Sweetwater County by age and gender from the 2010 Census and 2016 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 2016, the number of males rose to 22,887 persons, and accounted for 51.8 percent of the population, with the remaining 48.2 percent, or 21,278 persons being female.

Table II.19.2 Population by Age and Gender Sweetwater County 2010 Census and Current Census Estimates							
Age	2010 Census			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
Under 14 years	5,288	4,870	10,158	5,147	4,838	9,985	-1.7%
15 to 24 years	3,130	2,914	6,044	2,953	2,717	5,670	-6.2%
25 to 44 years	3,746	3,274	7,020	3,435	3,199	6,634	-5.5%
45 to 54 years	2,784	2,525	5,309	3,200	2,912	6,112	15.1%
55 to 64 years	3,436	3,048	6,484	2,733	2,487	5,220	-19.5%
65 and Over	2,731	2,417	5,148	3,117	2,802	5,919	15.0%
Total	22,849	20,957	43,806	22,887	21,278	44,165	0.8%
% of Total	52.2%	47.8%	.	51.8%	48.2%	.	

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 ¹⁹²	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.

¹⁹² In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

Table II.19.4, 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.

Table II.19.4				
Household Type by Tenure				
Sweetwater County 2010-2015 5-Year ACS Data				
Household 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%
Total	16,679	100.0%	226,865	100.0%

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 person 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.

Table II.19.5 Household Type by Household Size				
Sweetwater County 2010-2015 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Sweetwater County				
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%
Total	11,412	5,267	16,679	100.0%
State of Wyoming				
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%
Total	147,229	79,636	226,865	100.0%

The 2015 5-year ACS census estimates also provided information on tenure by household size. According to the 2015 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.

Table II.19.6 Tenure by Household Size				
Sweetwater County 2010-2015 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Sweetwater County				
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%
Total	11,841	4,838	16,679	100.0%
State of Wyoming				
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%
Total	156,675	70,190	226,865	100.0%

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.

Table II.19.7 Housing Units by Tenure Sweetwater County 2010-2015 5-Year ACS Data				
Tenure	Sweetwater County		State of Wyoming	
	Units	% of Total	Units	% of Total
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
Total Housing Units	19,042	100.0%	266,630	100.0

Table II.19.8, below, shows that of the 2,363 vacant housing units in Sweetwater County as reported in the 2015 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.

Table II.19.8 Disposition of Vacant Housing Units Sweetwater County 2010-2015 5-Year ACS Data				
Disposition	Sweetwater County		State of Wyoming	
	Units	% of Total	Units	% of Total
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%
Total	2,363	100.0%	39,765	100.0%

Table II.19.9, at right, presents different income statistics for Sweetwater County. According to the 2015 ACS data averages, median family income for Sweetwater County was \$80,723 compared to the statewide average of \$73,194.

Table II.19.9 Median and Per Capita Income Sweetwater County 2010-2015 5-Year ACS Data		
Income Type	Sweetwater County	Wyoming
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.

Table II.19.10 Households by Income 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%
Total	16,679	100.0%	226,865	100.0%

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.

Table II.19.11 Poverty by Age Sweetwater County 2010-2015 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Sweetwater County				
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%
Total	2,177	2,881	5,058	100.0%
Poverty Rate	9%	14%	11%	.
State of Wyoming				
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%
Total	28,882	36,113	64,995	100.0%
Poverty Rate	10%	13%	11%	.

Table II.19.12, below, 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.

Table II.19.12				
Households by Unit Type				
Sweetwater County				
2010-2015 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Sweetwater County				
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%
Total	11,841	4,838	16,679	100.0%
State of Wyoming				
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%
Total	156,675	70,190	226,865	100.0%

Table II.19.13, on the following page, 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.

Table II.19.13				
Households by Year Built				
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%
Total	16,679	100.0%	226,865	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 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.

Table II.19.14				
Housing Units by Number of Rooms				
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%
Total	19,042	100.0%	266,630	100.0%
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.

Table II.19.15				
Households by Number of Bedrooms				
Sweetwater County				
2010-2015 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Sweetwater County				
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%
Total	11,841	4,838	16,679	100.0%
State of Wyoming				
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%
Total	156,675	70,190	226,865	100.0%

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.

Table II.19.16 Mortgage Status 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%
Total	11,841	100.0%	156,675	100.00%

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

Table II.19.17 Median Rent 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 decrease of 115 persons during the first half of 2017. 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 3,114 persons over the time period.

Table II.19.18			
Driver’s Licenses Exchanged and Surrendered			
Sweetwater County			
WYDOT Data, 2000 – First Half of 2017			
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
2014	1,302	1,404	-102
2015	1,149	1,248	-99
2016	1,024	1,267	-243
2017 – First Half	470	585	-115
Total	22,800	19,686	3,114

Economics

The HUD estimated MFI for Sweetwater County was \$85,400 in 2017. This compares to Wyoming’s MFI of \$74,700. Diagram II.19.1, below, illustrates the estimated MFI for 2000 through 2017.

Diagram II.19.1
Estimated Median Family Income
 Sweetwater County vs. Wyoming
 HUD Data 2000-2017

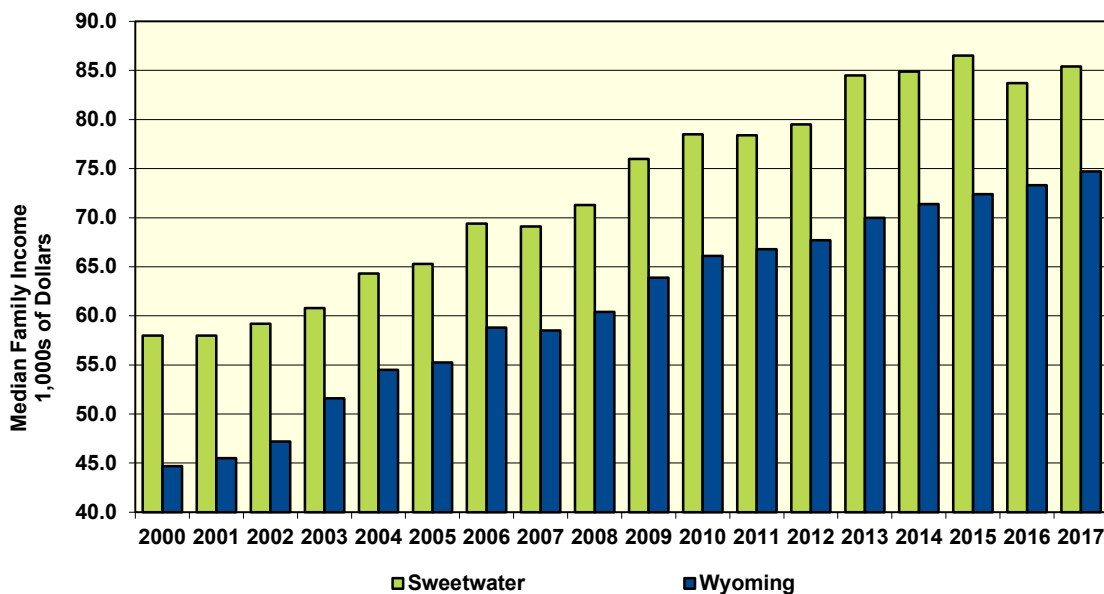


Table II.19.19 below shows the labor force statistics for Sweetwater County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.2 percent. The highest level of unemployment occurred during 2010 rising to a rate of 6.6 percent. This compared to a statewide low of 2.8 percent in 2007 and statewide high of 6.4 percent in 2010. Over the last year the unemployment rate in Sweetwater County increased from 4.7 percent in 2015 to 6 percent in 2016, which compared to a statewide increase to 5.3 percent.

Table II.19.19					
Labor Force Statistics					
Sweetwater County 1990 - 2016 BLS Data					
Year	Sweetwater County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	1,075	19,274	20,349	5.3%	5.3%
1991	1,256	19,435	20,691	6.1%	5.2%
1992	1,312	19,797	21,109	6.2%	5.6%
1993	1,284	19,947	21,231	6%	5.3%
1994	1,116	20,676	21,792	5.1%	5%
1995	1,150	20,561	21,711	5.3%	4.8%
1996	1,305	19,787	21,092	6.2%	4.9%
1997	1,161	19,606	20,767	5.6%	4.8%
1998	1,118	19,975	21,093	5.3%	4.7%
1999	1,231	19,433	20,664	6%	4.6%
2000	835	19,874	20,709	4%	3.9%
2001	811	20,032	20,843	3.9%	3.8%
2002	826	19,350	20,176	4.1%	4%
2003	825	20,123	20,948	3.9%	4.3%
2004	693	20,633	21,326	3.2%	3.8%
2005	642	21,360	22,002	2.9%	3.6%
2006	580	22,719	23,299	2.5%	3.2%
2007	528	23,184	23,712	2.2%	2.8%
2008	576	23,697	24,273	2.4%	3.1%
2009	1,558	22,765	24,323	6.4%	6.3%
2010	1,526	21,608	23,134	6.6%	6.4%
2011	1,258	22,633	23,891	5.3%	5.8%
2012	1,152	22,986	24,138	4.8%	5.3%
2013	1,040	22,823	23,863	4.4%	4.7%
2014	932	22,369	23,301	4%	4.2%
2015	1,067	21,753	22,820	4.7%	4.2%
2016	1,332	20,933	22,265	6%	5.3%

Diagram II.19.2, on the following page, shows the employment and labor force for Sweetwater County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 20,933 persons, with the labor force reaching 22,265, indicating there were a total of 1,332 unemployed persons.

Diagram II.19.2
Employment and Labor Force
 Sweetwater County
 1990 – 2016 BLS Data

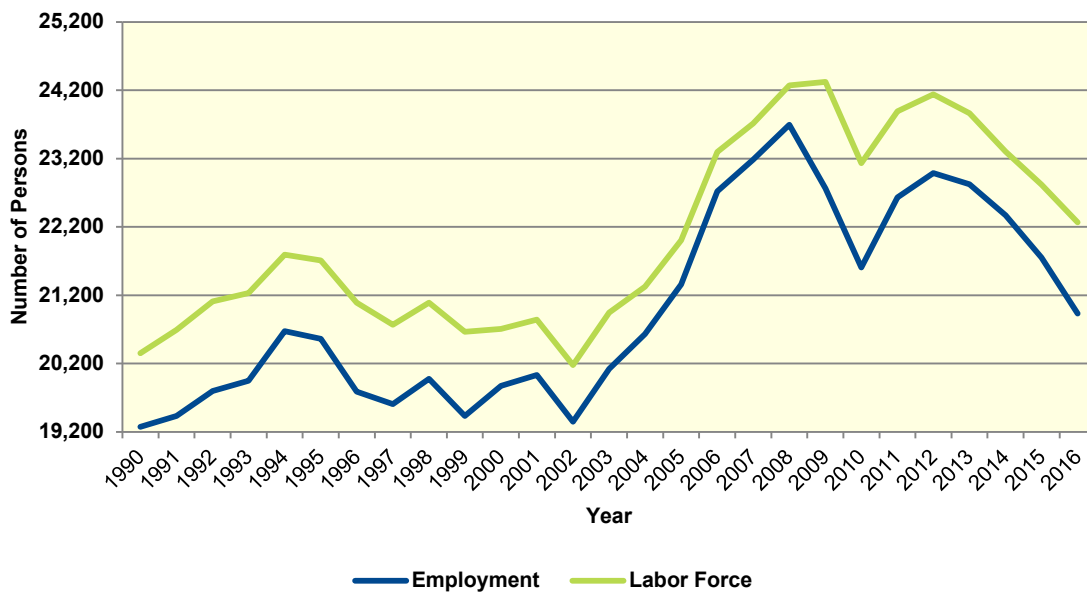
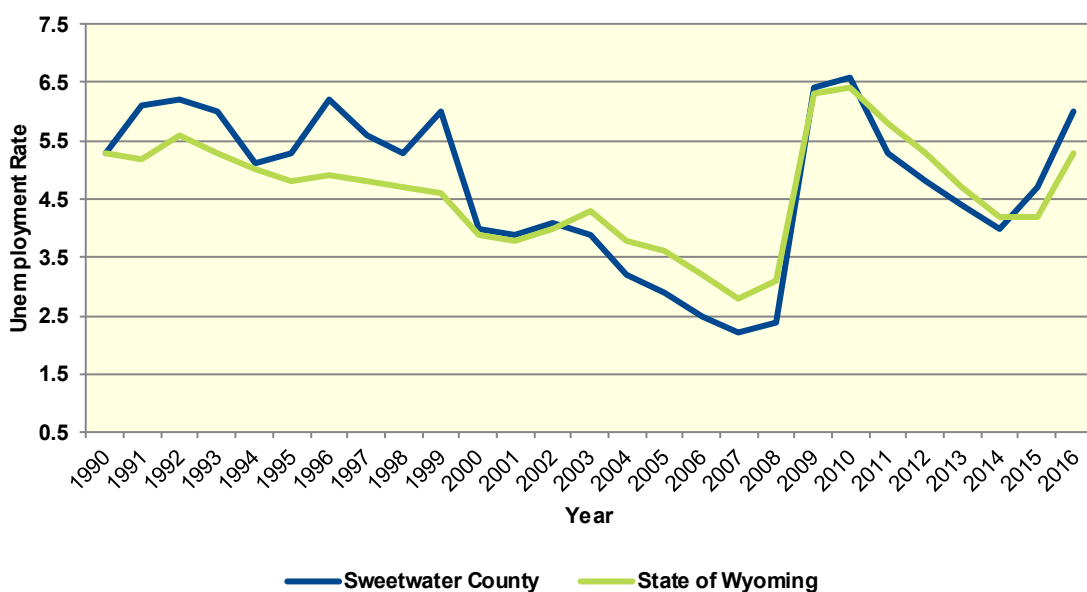


Diagram II.19.3 below shows the unemployment rate for both the state and Sweetwater County. During the 1990s the average rate for Sweetwater County was 5.7 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate averaged of 3.6 percent over the decade, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 5.1 percent. Over the course of the entire period Sweetwater County had an average unemployment rate higher than the state, 4.7 percent for Sweetwater County, versus 4.6 statewide.

Diagram II.19.3
Annual Unemployment Rate
 Sweetwater County
 1990 – 2016 BLS Data



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 only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2005 through December 2016 and are presented in Table II.19.20, below, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment decreased from 23,590 persons in 2015 to 22,348 in 2016, a change of -5.3 percent.

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	21,995	23,748	24,916	25,028	22,262	23,574	24,258	24,472	24,054	23,805	22,460
Feb	22,448	24,100	25,116	24,770	22,431	23,545	24,401	24,383	24,090	23,795	22,262
Mar	22,900	24,503	25,196	24,776	22,813	23,967	24,561	24,434	24,212	23,664	22,324
Apr	23,639	24,724	24,981	24,482	23,744	24,302	24,581	24,626	24,220	23,862	22,423
May	24,335	25,268	25,577	24,423	24,212	24,623	25,070	24,914	24,819	23,813	22,545
Jun	24,581	25,235	25,675	24,108	23,991	25,075	25,229	25,013	24,620	23,499	22,547
Jul	23,852	24,614	25,505	23,186	23,411	24,700	24,612	24,374	23,832	23,069	21,899
Aug	24,755	24,958	26,117	23,593	24,077	25,074	25,078	24,769	24,178	23,419	22,411
Sep	24,658	24,804	26,133	23,528	24,297	25,133	25,051	24,893	24,410	23,727	22,350
Oct	24,547	24,723	26,186	23,244	24,470	24,997	25,254	24,701	24,312	23,834	22,445
Nov	24,403	25,106	26,056	23,010	24,239	24,936	25,233	24,533	24,210	23,501	22,279
Dec	24,559	25,302	25,867	22,892	24,070	25,038	25,195	24,442	24,266	23,094	22,227
Annual	23,889	24,757	25,610	23,920	23,668	24,580	24,877	24,630	24,269	23,590	22,348
% Change	9.3%	3.6%	3.4%	-6.6%	-1.1%	3.9%	1.2%	-1.0%	-1.5%	-2.8%	-5.3%

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 \$1,121 in 2015. In 2016, average weekly wages saw a decrease of 3.5 percent over the prior year, falling to \$1,082, or by 39 dollars. These data are shown in Table II.19.21, below.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	678	682	673	713	687	
2002	686	712	680	719	699	1.7%
2003	709	722	697	762	723	3.4%
2004	722	739	735	796	749	3.6%
2005	759	808	800	867	809	8.0%
2006	835	877	876	950	885	9.4%
2007	900	930	906	991	932	5.3%
2008	955	977	967	1,063	991	6.3%
2009	950	936	897	1,009	948	-4.3%
2010	951	993	942	1,060	987	4.1%
2011	1,013	1,045	1,040	1,068	1,042	5.6%
2012	1,097	1,059	1,038	1,101	1,074	3.1%
2013	1,090	1,068	1,052	1,117	1,081	0.7%
2014	1,129	1,123	1,096	1,153	1,126	4.2%
2015	1,138	1,096	1,076	1,174	1,121	-0.4%
2016(p)	1,071	1,063	1,088	1,107	1,082	-3.5%

Total business establishments reported by the QCEW are displayed in Table II.19.22, below. Between 2015 and 2016, the total number of business establishments in Wyoming decreased by 2.9 percent, from 1,685 to 1,636 establishments.

Table II.19.22						
Number of Business Establishments						
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	1,248	
2002	1,253	1,280	1,292	1,297	1,281	2.6%
2003	1,308	1,317	1,332	1,325	1,321	3.1%
2004	1,362	1,391	1,409	1,428	1,398	5.8%
2005	1,442	1,473	1,509	1,532	1,489	6.5%
2006	1,589	1,628	1,650	1,646	1,628	9.3%
2007	1,645	1,662	1,675	1,672	1,664	2.2%
2008	1,682	1,694	1,715	1,736	1,707	2.6%
2009	1,720	1,744	1,721	1,708	1,723	0.9%
2010	1,689	1,703	1,680	1,686	1,690	-1.9%
2011	1,670	1,696	1,699	1,698	1,691	0.1%
2012	1,694	1,697	1,718	1,704	1,703	0.7%
2013	1,709	1,694	1,711	1,696	1,703	0.0%
2014	1,690	1,696	1,688	1,683	1,689	-0.8%
2015	1,708	1,698	1,676	1,657	1,685	-0.2%
2016	1,641	1,645	1,631	1,625	1,636	-2.9%

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 \$689 in fourth quarter 2015 to \$644 in fourth quarter 2016, or by 6.5 percent. Detached single-family home rents decreased by 11.4 percent, rents for mobile homes on a lot decreased by 8.3 percent, and rents for mobile home lots increased by 2.0 percent.

Sweetwater County rental prices experienced average annualized increases of 0.2 percent for apartments, 0.3 percent for houses, 0.7 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots since fourth quarter 1986 through fourth quarter 2016. These figures compare to state average annualized increases in rental prices of 0.8 percent for apartments, 1.2 percent for houses, 1.0 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots. Table II.19.23, at right, presents the Sweetwater County data for each rental type.¹⁹³

Table II.19.23 Semiannual Average Monthly Rental Prices Sweetwater County EAD Data, 1986:Q4 – 2016:Q4, Real 2016 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
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
Q4.16	644	403	917	781

¹⁹³ 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 decreased from 84 authorizations in 2015 to 70 in 2016.

The real value of single-family building permits increased from \$251,517 in 2015 to \$278,766 in 2016. This compares to an increase in permit value statewide, with values rising from \$353,167 in 2015 to \$353,422 in 2016. Additional details are given in Table II.19.24, below.

Table II.19.24 Building Permits and Valuation Sweetwater County Census Bureau Data, 1980–2016							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	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	107,283	51,705
1981	385	8	60	63	516	95,128	62,122
1982	278	12	19	16	325	93,006	60,824
1983	189	2	0	22	213	92,574	79,068
1984	123	0	0	16	139	92,872	65,724
1985	93	0	0	0	93	104,577	0
1986	85	0	0	0	85	110,170	0
1987	50	2	0	20	72	113,414	52,311
1988	30	0	0	0	30	125,689	0
1989	34	0	0	0	34	110,754	0
1990	56	0	0	0	56	130,070	0
1991	80	0	0	0	80	135,521	0
1992	102	0	0	0	102	146,315	0
1993	99	0	0	0	99	179,771	0
1994	115	0	0	8	123	194,380	72,191
1995	90	0	0	0	90	185,906	0
1996	90	0	0	0	90	180,309	0
1997	75	0	0	0	75	190,392	0
1998	73	0	0	0	73	206,271	0
1999	39	0	0	12	51	173,140	33,640
2000	36	0	0	5	41	182,597	32,889
2001	38	0	0	0	38	223,289	0
2002	48	0	0	0	48	201,865	0
2003	63	0	0	0	63	228,075	0
2004	216	0	0	0	216	200,227	0
2005	260	0	0	0	260	185,686	0
2006	236	0	8	24	268	196,588	44,076
2007	438	8	0	26	472	174,536	128,499
2008	144	0	22	79	245	200,466	67,055
2009	130	0	7	214	351	180,878	65,498
2010	100	0	0	47	147	191,386	64,704
2011	102	0	4	16	122	190,892	25,384
2012	116	0	0	16	132	231,914	45,678
2013	87	0	0	16	103	249,158	160,699
2014	108	2	0	117	227	287,659	70,485
2015	84	0	0	0	84	251,517	0
2016	70	2	0	0	72	278,766	0

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2016, the average sales price in Sweetwater County was \$255,705. This represented an increase of 4 percent from the previous year. Wyoming’s average was \$280,428, an increase of 1.7 percent over the previous year. A comparison of average sales prices between 2000 and 2016 is displayed in Table II.19.25, on the following page.

Table II.19.25 Average Sales Prices Sweetwater County vs. Wyoming DOR Data, 2000–2016				
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
2016	255,705	4.0	280,428	1.7

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2017.¹⁹⁴ During June 2017, a total of 85 surveys were completed by property managers in Sweetwater County. Of the 2,677 rental units surveyed, 391 were vacant, indicating a vacancy rate of 14.6 percent, as shown in Table II.19.26, at right. This rate compares to an 8.2 percent vacancy rate one year ago and a statewide June 2017 vacancy rate of 10.2 percent.

Diagram II.19.4, 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 recently.

Table II.19.26 Total Units, Vacant Units, Vacancy Rate Sweetwater County RVS Data, June 2001 – June 2017				
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%
2017a	85	2,677	391	14.6%

¹⁹⁴ Those signified as a in the “year” column of Table II.19.26 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
Vacancy Rates by Year
 Sweetwater County vs. Wyoming
 RVS Data, June 2001 – June 2017

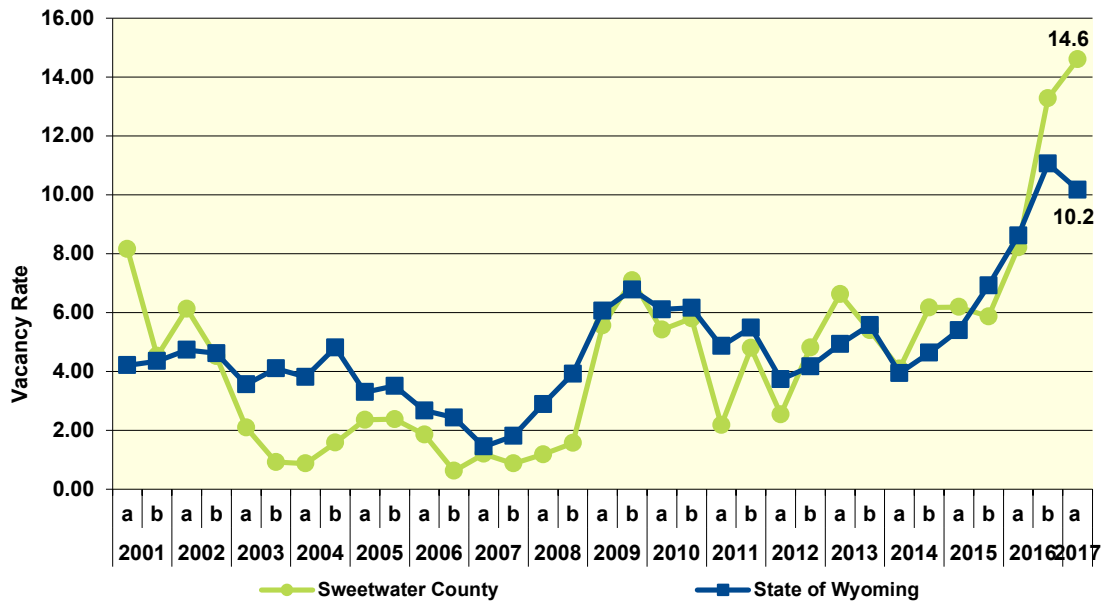


Diagram II.19.5, below, shows the average rent of single-family and apartment units in Sweetwater County. In 2017, average rents for single-family units rose to \$919 and average rents for apartments fell to \$743.

Diagram II.19.5
Average Rent of Single Family and Apartment Units
 Sweetwater County
 RVS Data, June 2006 – June 2017

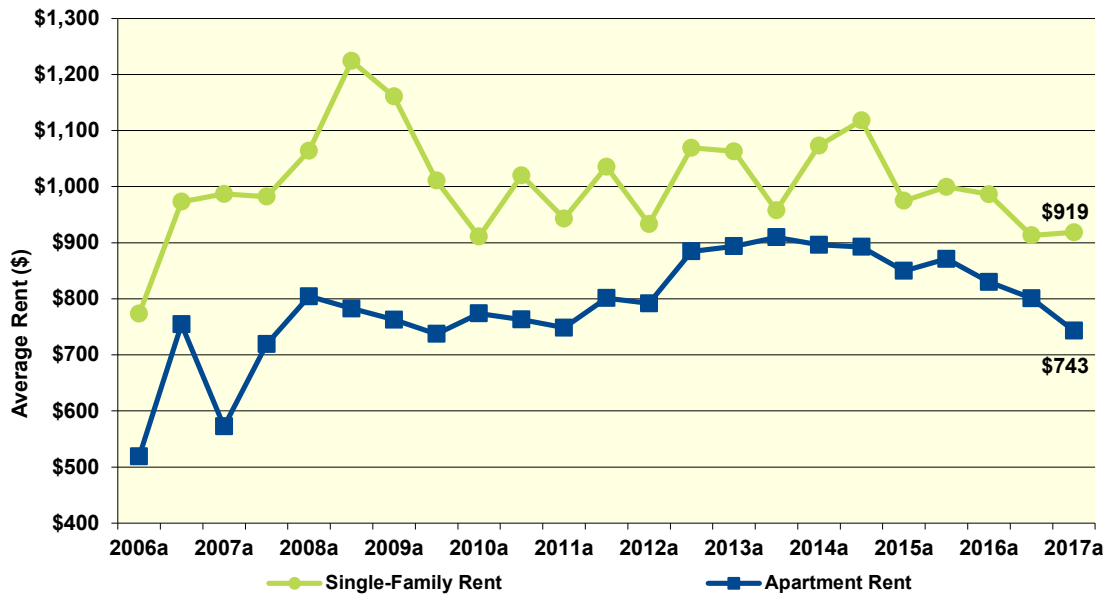


Table II.19.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 130 single family units in Sweetwater County, with 21 of them available. This translates into a vacancy rate of 16.2 percent in Sweetwater County, which compares to a single family vacancy rate of 5.8 percent for the State of Wyoming. There were 1,857 apartment units reported in the survey, with 222 of them available, which resulted in a vacancy rate of 12.0 percent. This compares to a statewide vacancy rate of 11.2 percent for apartment units across the state.

Table II.19.27			
Rental Vacancy Survey by Type			
Sweetwater County			
RVS Data, June 2017			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	130	21	16.2%
Duplex units	39	3	7.7%
Apartments	1,857	222	12.0%
Mobile Homes	116	20	17.2%
“Other” Units	57	5	8.8%
Don't Know	478	120	25.1%
Total	2,677	391	14.6%

Table II.19.28 below reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 52 units. The most common apartment units were two bedroom units, with 896 units. Additional details of unit types by bedrooms are reported below.

Table II.19.28							
Rental Units by Number of Bedrooms							
Sweetwater County							
RVS Data, June 2017							
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	22	5	449	0	0	.	476
Two	52	16	896	20	1	.	985
Three	18	16	195	93	38	.	360
Four	33	0	1	3	12	.	49
Five	1	0	0	0	0	.	1
Don't Know	4	2	314	0	6	478	804
Total	130	39	1,857	116	57	478	2,677

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.19.29, on the following page, two bedroom apartments were the most available apartment units, with two bedroom units being the most available single family unit.

Table II.19.29 Available Rental Units by Number of Bedrooms Sweetwater County RVS Data, June 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	1	0	27	0	0	.	28
Two	13	0	60	6	0	.	79
Three	1	2	41	13	4	.	61
Four	2	0	0	1	1	.	4
Five	0	0	0	0	0	.	0
Don't Know	4	1	94	0	0	120	219
Total	21	3	222	20	5	120	391

Table II.19.30 below shows the vacancy rate by bedroom size for each type of unit. The most common type of apartment units, two bedroom units, had a vacancy rate of 6.7 percent. Two bedroom units were the most common type of single family unit, and had a vacancy rate of 25.0 percent.

Table II.19.30 Vacancy Rates by Number of Bedrooms Sweetwater County RVS Data, June 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	.0%	%	%		.0%
One	4.5%	.0%	6.0%	%	%		5.9%
Two	25.0%	.0%	6.7%	30.0%	.0%		8.0%
Three	5.6%	12.5%	21.0%	14.0%	10.5%		16.9%
Four	6.1%	%	.0%	33.3%	8.3%		8.2%
Five	.0%	%	%	%	%		.0%
Don't Know	100.0%	50.0%	29.9%	%	.0%	25.1%	27.2%
Total	16.2%	7.7%	12.0%	17.2%	8.8%	25.1%	14.6%

Average market-rate rents by unit type are shown in Table II.19.31, 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.

Table II.19.31 Average Market Rate Rents by Number of Bedrooms Sweetwater County RVS Data, June 2017						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$488	\$	\$	\$488
One	\$590	\$513	\$617	\$	\$	\$597
Two	\$724	\$677	\$708	\$828	\$1,195	\$726
Three	\$1,089	\$1,017	\$871	\$984	\$1,064	\$989
Four	\$1,249	\$	\$950	\$1,200	\$1,023	\$1,188
Five	\$1,200	\$	\$	\$	\$	\$1,200
Total	\$919	\$835	\$743	\$822	\$1,092	\$845

Table II.19.32 below shows vacancy rates for single family units by average rental rates for Sweetwater County. The most common rent for a single family unit was between 500 to 1,000 dollars and units in this price range had a vacancy rate of 18.18 percent.

Table II.19.32 Single Family Market Rate Rents by Vacancy Status Sweetwater County RVS Data, June 2017			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	7	0	.0%
\$500 to \$1,000	77	14	18.2%
\$1,000 to \$1,500	39	7	17.9%
Above \$1,500	7	0	.0%
Missing	0	0	%
Total	130	21	16.2%

The availability of apartment units by average rent is displayed in Table II.19.33, below. The most common rent for an apartment unit was between 500 to 1,000 dollars and units in this price range had a vacancy rate of 10.39 percent.

Table II.19.33 Apartment Market Rate Rents by Vacancy Status Sweetwater County RVS Data, June 2017			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	21	0	.0%
\$500 to \$1,000	1,318	137	10.4%
\$1,000 to \$1,500	408	85	20.8%
Above \$1,500			%
Missing	110	0	.0%
Total	1,857	222	12.0%

Table II.19.34, 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.

Table II.19.34 Condition by Unit Type Sweetwater County RVS Data, June 2017							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	26	0	8	2	0	.	36
Good	82	33	745	88	39	.	987
Excellent	22	4	1,094	26	18	.	1,164
Don’t Know	0	2	10	0	0	478	490
Total	130	39	1,857	116	57	478	2,677

The availability of single family units based on their condition is displayed in Table II.19.35, below. As can be seen single family units in good condition had a vacancy rate of 18.29 percent.

Table II.19.35			
Condition of Single Family Units by Vacancy Status			
Sweetwater County RVS Data, June 2017			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	26	4	15.4%
Good	82	15	18.3%
Excellent	22	2	9.1%
Don't Know	0	0	%
Total	130	21	16.2%

Table II.19.36, below shows the availability of apartment units based on their condition. As can be seen apartment units in excellent condition, and had a vacancy rate of 5.9 percent.

Table II.19.36			
Condition of Apartment Units by Vacancy Status			
Sweetwater County RVS Data, June 2017			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	8	1	12.5%
Good	745	44	5.9%
Excellent	1,094	177	16.2%
Don't Know	10	0	.0%
Total	1,857	222	12.0%

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.19.37, below, 6 respondents said they would prefer more single family units, 4 respondents wanted more apartment units, and 16 respondents indicated they would prefer more units of any type.

Table II.19.37	
If you had the opportunity to own/manage more units, how many would you prefer	
Sweetwater County RVS Data, June 2017	
Unit Type	Respondents citing more units
Single family units	6
Duplex Units	1
Apartments	4
Mobile homes	0
Other	1
All types	16
Total	28

Table, II.19.38, on the following page, shows the most common answers from the 2017 fiscal 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 47 respondents, with an average persons per household of 2.7 people. Of new residents to Sweetwater County, 59.6 percent were married and the most common age group

arriving in the state was 25 to 34 years old. Most new residents moved to be closer to friends or relatives.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 55.3 percent of respondents renting their residence. The average mortgage payment in Sweetwater County was \$1,006 and the average rent was \$761. When asked if they were satisfied with their current housing, 83.0 percent said they were satisfied with thier current housing.

Table II.19.38	
Most Replied Response	
Sweetwater County	
HNA Survey: Fiscal Year 2017	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	47
Number of persons in household (Average)	2.7
Current age	25 to 34 years old (34.0%)
Marital status	Married (59.6%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (42.6%)
In which industry are you primarily employed	Retired (17.0%)
Highest education level completed	High School Diploma/GED (27.7%)
Total household income from all sources	\$50,000 to \$74,999 dollars (21.2%)
Current Housing Characteristics	
Current Residence	Single family home (48.9%)
Do you own or rent	Rent (55.3%)
How many bedrooms (Average)	2.7
How many full bathrooms (Average)	1.8
Average mortgage payment	\$1,006
Average rental payment	\$761
Are you satisfied with your current housing	Satisfied with current housing (83.0%)
Housing Demand (if unsatisfied with current housing)	
Reason you are unsatisfied	Other (62.5%)
Are you seeking to change your housing situation	Seeking different housing (66.7%)
What type of unit are you seeking	Single family home (80.0%)
Type of tenure seeking	Seeking to buy (60.0%)
If own, do you plan on building or buying	Don't know (66.7%)
Expected buying price	\$100,000 to \$149,999 dollars (100.0%)
Expected building price	.
Expected rental price	\$401 to \$500 dollars (50.0%)

For residents who are unsatisfied with their current housing, 62.5 percent were unsatisfied because of some other reason not listed in the survey. When asked what type of unit they were seeking, the most common response, 80.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 60.0 percent wanted to buy and 40.0 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. Of those respondents who wished to rent, the most common response, 50.0 percent of respondents, anticipated spending \$401 to \$500 dollars. Additional survey data are presented in **Volume II. Technical Appendix.**¹⁹⁵

¹⁹⁵ 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 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				
2010-2015 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Sweetwater County				
Owner				
Households	11,665	137	39	11,841
Percentage	98.5%	1.2%	.3%	100.0%
Renter				
Households	4,513	279	46	4,838
Percentage	93.3%	5.8%	1.0%	100.0%
Total				
Households	16,178	416	85	16,679
Percentage	97.0%	2.5%	.5%	100.0%
State of Wyoming				
Owner				
Households	154,753	1,453	469	156,675
Percentage	98.8%	.9%	.3%	100.0%
Renter				
Households	67,381	2,063	746	70,190
Percentage	96.0%	2.9%	1.1%	100.0%
Total				
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.19.40, at right.

Table II.19.40 Housing Units with Incomplete Kitchen Facilities Sweetwater County 2010-2015 5-Year ACS Data		
Facilities	Sweetwater County	State of Wyoming
Complete Kitchen Facilities	18,517	259,728
Lacking Complete Kitchen Facilities	525	6,902
Total Housing Units	19,042	266,630
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.19.41, below.

Table II.19.41 Housing Units with Incomplete Plumbing Facilities Sweetwater County 2010-2015 5-Year ACS Data		
Facilities	Sweetwater County	State of Wyoming
Complete Plumbing Facilities	18,518	260,327
Lacking Complete Plumbing Facilities	524	6,303
Total Households	19,042	266,630
Percent Lacking	2.8%	2.4%

The third type of housing problem reported in the 2015 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.19.42, on the following page.

Table II.19.42					
Cost Burden and Severe Cost Burden by Tenure					
Sweetwater County 2010-2015 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Sweetwater County					
Owner With a Mortgage					
Households	5,385	647	371	6	6,409
Percent	84.0%	10.1%	5.8%	.1%	100.0%
Owner Without a Mortgage					
Households	4,969	134	243	86	5,432
Percent	91.5%	2.5%	4.5%	1.6%	100.0%
Renter					
Households	3,118	806	555	359	4,838
Percent	64.4%	16.7%	11.5%	7.4%	100.0%
Total					
Households	13,472	1,587	1,169	451	16,679
Percent	80.8%	9.5%	7.0%	2.7%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,811	14,672	7,792	270	92,545
Percent	75.4%	15.9%	8.4%	.3%	100.0%
Owner Without a Mortgage					
Households	57,084	4,008	2,501	537	64,130
Percent	89.0%	6.2%	3.9%	.8%	100.0%
Renter					
Households	37,742	13,764	11,313	7,371	70,190
Percent	53.8%	19.6%	16.1%	10.5%	100.0%
Total					
Households	164,637	32,444	21,606	8,178	226,865
Percent	72.6%	14.3%	9.5%	3.6%	100.0%

2017 WCDA Loan Profile

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 3,773 loans purchased in Sweetwater County between 1979 and 2017, with 0 occurring in fiscal 2017. The average home size over the period was 1,113 square feet and 0 square feet in fiscal 2017. For homes receiving a WCDA loan in fiscal 2017, the average year a home was built was 0. The average household income in fiscal 2017 in nominal terms, without the effects of inflation being taken into consideration, was \$0. The average purchase price in fiscal 2017 was \$0. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix**.

Sweetwater County lost about 1,000 residents between July 2015 and July 2016, due mainly to the loss of jobs in the County.¹⁹⁶ The Rockwater Springs Airports began construction in June, 2017, which proponents hope will bring a boost to the local economy that has been impacted by the recent decline in the energy market.¹⁹⁷ The declining population in the County was also attributed

¹⁹⁶ http://billingsgazette.com/news/state-and-regional/wyoming/most-wyoming-counties-saw-population-declines-in/article_eba897b2-922d-5bac-a3ae-7faf0a289908.html

¹⁹⁷ http://www.wyomingbusinessreport.com/industry_news/economic_development/rock-springs-airport-construction-begins/article_704eea40-510e-11e7-9371-6be7948628da.html

to the decline in jobs in the energy sector.¹⁹⁸ Sweetwater County also received the highest in-lieu payments from the federal government to compensate for nontaxable property in federal lands.¹⁹⁹

¹⁹⁸ <http://county10.com/wyoming-population-declines-for-the-first-time-in-27-years/>

¹⁹⁹ http://www.jhnewsandguide.com/news/town_county/county-receives-m-from-feds/article_804b9856-beb1-5a61-92ba-a5b77a91f0a8.html