

## SWEETWATER COUNTY

### Demographics

The Census Bureau's current census estimates indicate that Sweetwater County's population increased from 43,806 in 2010 to 45,237 in 2013, or by 3.3 percent. This compares to a statewide population growth of 3.4 percent over the period. The number of people from 25 to 44 years of age increased by 6.2 percent, and the number of people from 55 to 64 years of age increased by 13.2 percent. The white population increased by 2.1 percent, while the black population increased by 59.3 percent. The Hispanic population increased from 6,689 to 7,176 people between 2010 and 2013 or by 7.3 percent. These data are presented in Table II.19.1, below.

<b>Table II.19.1</b>						
<b>Profile of Population Characteristics</b>						
Wyoming vs. Sweetwater County						
2010 Census and 2013 Current Census Estimates						
Subject	Sweetwater County			Wyoming		
	2010 Census	Jul-13	% Change	2010 Census	Jul-13	% Change
<b>Population</b>	<b>43,806</b>	<b>45,237</b>	<b>3.3%</b>	<b>563,626</b>	<b>582,658</b>	<b>3.4%</b>
<b>Age</b>						
Under 14 years	10,158	10,419	2.6%	113,371	115,337	1.7%
15 to 24 years	6,044	6,053	.1%	78,460	80,908	3.1%
25 to 44 years	12,329	13,091	6.2%	144,615	151,055	4.5%
45 to 54 years	6,484	5,770	-11.0%	83,577	76,258	-8.8%
55 to 64 years	5,148	5,829	13.2%	73,513	80,411	9.4%
65 and Over	3,643	4,075	11.9%	70,090	78,689	12.3%
<b>Race</b>						
White	41,739	42,633	2.1%	529,110	539,936	2.0%
Black	489	779	59.3%	5,135	10,186	98.4%
American Indian and Alaskan Native	506	565	11.7%	14,457	15,258	5.5%
Asian	354	396	11.9%	4,649	5,506	18.4%
Native Hawaiian or Pacific Islander	56	74	32.1%	521	630	20.9%
Two or more races	662	790	19.3%	9,754	11,142	14.2%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	6,689	7,176	7.3%	50,231	56,363	12.2%

Table II.19.2, on the following page, presents the population of Sweetwater County by age and gender from the 2010 Census and 2013 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 2013, the number of males rose to 23,580 persons, and accounted for 52.1 percent of the population, with the remaining 47.9 percent, or 21,657 persons being female.

<b>Table II.19.2</b>							
<b>Population by Age and Gender</b>							
Sweetwater County							
2010 Census and 2013 Current Census Estimates							
Age	2010 Census			2013 Current Census Estimates			% Change 10-13
	Male	Female	Total	Male	Female	Total	
Under 14 years	5,288	4,870	10,158	5,362	5,057	10,419	2.6%
15 to 24 years	3,130	2,914	6,044	3,221	2,832	6,053	.1%
25 to 44 years	6,530	5,799	12,329	6,927	6,164	13,091	6.2%
45 to 54 years	3,436	3,048	6,484	3,004	2,766	5,770	-11.0%
55 to 64 years	2,731	2,417	5,148	3,096	2,733	5,829	13.2%
65 and Over	1,734	1,909	3,643	1,970	2,105	4,075	11.9%
<b>Total</b>	<b>22,849</b>	<b>20,957</b>	<b>43,806</b>	<b>23,580</b>	<b>21,657</b>	<b>45,237</b>	<b>3.3%</b>
% of Total	52.2%	47.8%	.	52.1%	47.9%	.	.

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>147</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>147</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 2013 5-year ACS data. Household type is broken down by family households and non-family households. In 2013, there were an estimated 11,783 family households, of which 9,374 housed married couple families and 2,409 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 946 families, or a female householder with no husband present, of which there were 1,463 families. There were also an estimated 4,899 "non-family households," which refers to households of unrelated people or one person living alone. When compared to the state, the percentage of family households in Sweetwater County was 70.6 percent, which compared to the statewide rate of 66.0 percent. Of the family households in Sweetwater County, 79.6 percent were married households, which compared to 80.3 percent in the State of Wyoming.

<b>Table II.19.4</b>				
<b>Household Type by Tenure</b>				
Sweetwater County 2009-2013 5-Year ACS Data				
Family Type	Sweetwater County		State of Wyoming	
	Sweetwater County	% of Total	State of Wyoming	% of Total
Family households	11,783	70.6%	147,018	66.0%
Married-couple family	9,374	79.6%	118,096	80.3%
Owner-occupied housing units	7,818	83.4%	98,615	83.5%
Renter-occupied housing units	1,556	16.6%	19,481	16.5%
Other family	2,409	20.4%	28,922	19.7%
Male householder, no wife present	946	8.0%	9,489	32.8%
Owner-occupied housing units	501	53.0%	5,628	59.3%
Renter-occupied housing units	445	47.0%	3,861	40.7%
Female householder, no husband present	1,463	12.4%	19,433	67.2%
Owner-occupied housing units	817	55.8%	9,887	50.9%
Renter-occupied housing units	646	44.2%	9,546	49.1%
Nonfamily households	4,899	29.4%	75,828	34.0%
Owner-occupied housing units	2,792	57.0%	42,072	55.5%
Renter-occupied housing units	2,107	43.0%	33,756	44.5%
<b>Total</b>	<b>16,682</b>	<b>100.0%</b>	<b>222,846</b>	<b>100.0%</b>

Table II.19.5, on the following page, displays the 2013 5-year ACS census data for household type by household size. In 2013, there were 4,862 two-person family households, 2,952 three-person family households and 2,231 four-person family households. One-person non-family households made up 80.0 percent of all non-family households or an estimated 3,921 households. Sweetwater County's two persons households made up 33.8 percent of total housing units and four person households made up an additional 13.4 percent, which compares to 38.1 and 12.0 percent, respectively, for the State of Wyoming.

<b>Table II.19.5</b>				
<b>Household Type by Household Size</b>				
Sweetwater County				
2009-2013 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
<b>Sweetwater County</b>				
One Person	.	3,921	3,921	23.5%
Two Person	4,862	781	5,643	33.8%
Three Person	2,952	193	3,145	18.9%
Four Person	2,231	0	2,231	13.4%
Five Person	1,113	0	1,113	6.7%
Six Person	472	4	476	2.9%
Seven Person	153	0	153	.9%
<b>Total</b>	<b>11,783</b>	<b>4,899</b>	<b>16,682</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	.	61,218	61,218	27.5%
Two Person	72,730	12,119	84,849	38.1%
Three Person	29,544	1,649	31,193	14.0%
Four Person	25,977	671	26,648	12.0%
Five Person	11,552	70	11,622	5.2%
Six Person	4,695	101	4,796	2.2%
Seven Person	2,520	0	2,520	1.1%
<b>Total</b>	<b>147,018</b>	<b>75,828</b>	<b>222,846</b>	<b>100.0%</b>

The 2013 5-year ACS census estimates also provided information on tenure by household size. According to the 2013 ACS estimates, of the 5,643 two-person households, 4,566 were owner-occupied and 1,077 were renter-occupied. Of the 2,231 four-person households, 1,668 were owner-occupied and 563 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				
2009-2013 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
<b>Sweetwater County</b>				
One Person	2,359	1,562	3,921	23.5%
Two Person	4,566	1,077	5,643	33.8%
Three Person	2,048	1,097	3,145	18.9%
Four Person	1,668	563	2,231	13.4%
Five Person	835	278	1,113	6.7%
Six Person	359	117	476	2.9%
Seven Person or more	93	60	153	.9%
<b>Total</b>	<b>11,928</b>	<b>4,754</b>	<b>16,682</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	35,664	25,554	61,218	27.5%
Two Person	66,532	18,317	84,849	38.1%
Three Person	21,797	9,396	31,193	14.0%
Four Person	19,095	7,553	26,648	12.0%
Five Person	7,948	3,674	11,622	5.2%
Six Person	3,612	1,184	4,796	2.2%
Seven Person or more	1,554	966	2,520	1.1%
<b>Total</b>	<b>156,202</b>	<b>66,644</b>	<b>222,846</b>	<b>100.0%</b>

As seen in Table II.19.7, on the following page, Sweetwater County had a total of 18,785 housing units of which 16,682 or 88.8 percent were occupied. Of these occupied units, 71.5 percent, or 11,928 units were owner occupied, which compares to a statewide rate of 70.1. A total of 2,103 units or 11.2 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

<b>Table II.19.7 Housing Units by Tenure</b> Sweetwater County 2009-2013 5-Year ACS Data				
Tenure	Sweetwater County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	16,682	88.8%	222,846	84.7
Owner-Occupied	11,928	71.5%	156,202	70.1
Renter-Occupied	4,754	28.5%	66,644	29.9
Vacant Housing Units	2,103	11.2%	40,194	15.3
<b>Total Housing Units</b>	<b>18,785</b>	<b>100.0%</b>	<b>263,040</b>	<b>100.0</b>

Table II.19.8, below, shows that of the 2,103 housing units in Sweetwater County as reported in the 2013 ACS data, 509 or 24.2 percent were for rent and 128 or 6.1 percent were for sale. An estimated 335 units were for seasonal, recreational, or occasional use, and 671 or 31.9 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.6 percent for “other vacant” units.

<b>Table II.19.8 Disposition of Vacant Housing Units</b> Sweetwater County 2009-2013 5-Year ACS Data				
Disposition	Sweetwater County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	509	24.2%	5,920	14.7%
Rented, but not occupied	213	10.1%	1,757	4.4%
For sale only	128	6.1%	2,733	6.8%
Sold, but not occupied	119	5.7%	774	1.9%
For seasonal, recreational, or occasional use	335	15.9%	17,878	44.5%
For migrant workers	128	6.1%	448	1.1%
Other vacant	671	31.9%	10,684	26.6%
<b>Total</b>	<b>2,103</b>	<b>100.0%</b>	<b>40,194</b>	<b>100.0%</b>

Table II.19.9, at right, presents different income statistics for Sweetwater County. According to the 2013 ACS data averages, median family income for Sweetwater County was \$81,595 compared to the statewide average of \$70,868. Per capita income for Sweetwater County, which is calculated by dividing total income by population, was \$30,517, which compared to \$28,902 for the State of Wyoming.

<b>Table II.19.9 Median and Per Capita Income</b> Sweetwater County 2009-2013 5-Year ACS Data		
Income Type	Sweetwater County	Wyoming
Median Family Income	81,595	70,868
Median Household Income	71,525	57,406
Per Capita Income	30,517	28,902

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 1,049 households or 6.3 percent with incomes under \$15,000 compared to 9.8 percent of households in Wyoming. There were another 1,771 households that had incomes between \$35,000 and \$49,999, which accounted for 10.6 percent of households and compared to 13.9 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 30.3 percent of total households and numbered 5,049 in Sweetwater County.

<b>Table II.19.10</b>				
<b>Households by Income</b>				
Sweetwater County 2009-2013 5-Year ACS Data				
Income	Sweetwater County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	1,049	6.3%	21,737	9.8%
15,000 - 19,999	714	4.3%	10,770	4.8%
20,000 - 24,999	695	4.2%	10,936	4.9%
25,000 - 34,999	1,482	8.9%	22,748	10.2%
35,000 - 49,999	1,771	10.6%	30,917	13.9%
50,000 - 74,999	3,207	19.2%	43,782	19.6%
75,000 - 99,999	2,715	16.3%	32,050	14.4%
100,000 and above	5,049	30.3%	49,906	22.4%
<b>Total</b>	<b>16,682</b>	<b>100.0%</b>	<b>222,846</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2013 5-year ACS estimates, and these data are displayed in Table II.19.11, below. In total, the poverty rate in Sweetwater County was 11.3 percent, which compared to a statewide poverty rate of 11.5 percent in Wyoming. The male population in Sweetwater County had a poverty rate of 10.0 percent and the female population had a poverty rate of 12.8 percent. There were 596 males and 305 females in poverty under the age of 5. Overall, 18.2 percent of persons in poverty in Sweetwater County were under the age of five, which compared to 13.7 percent statewide. The elderly population, comprised of individuals 65 years of older, had 134 individuals with incomes below the poverty level which represented 2.7 percent of the total population in poverty. In the State of Wyoming there were 4,477 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

<b>Table II.19.11</b>				
<b>Poverty by Age</b>				
Sweetwater County 2009-2013 5-Year ACS Data				
Age	Male	Female	Total	% of Total
<b>Sweetwater County</b>				
5 and Below	596	305	901	18.2%
6 to 18	684	670	1,354	27.3%
18 to 64	983	1,585	2,568	51.8%
65 and Older	25	109	134	2.7%
<b>Total</b>	<b>2,288</b>	<b>2,669</b>	<b>4,957</b>	<b>100.0%</b>
Poverty Rate	10.0%	12.8%	11.3%	.
<b>State of Wyoming</b>				
5 and Below	4,701	4,002	8,703	13.7%
6 to 18	6,212	6,084	12,296	19.3%
18 to 64	16,170	22,097	38,267	60.0%
65 and Older	1,628	2,849	4,477	7.0%
<b>Total</b>	<b>28,711</b>	<b>35,032</b>	<b>63,743</b>	<b>100.0%</b>
Poverty Rate	10%	13%	11.5%	.

Table II.19.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2009 and 2013, Sweetwater County saw an average of 8,784 owner-occupied single-family units compared to 1,688 single-family rental units. In Sweetwater County, single-family units comprised 62.8 percent of all households compared with 71.8 percent statewide.

Sweetwater County had a total of 1,302 apartment rental units and total apartment units accounted for 8.0 percent of all households. In the State of Wyoming, apartment units accounted for 8.1 percent of total households. There were also an estimated 3,797 mobile homes in Sweetwater County, which comprised 22.8 percent of all occupied housing units and compared to 13.4 statewide.

<b>Table II.19.12</b>				
<b>Households by Unit Type</b>				
Sweetwater County 2009-2013 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Sweetwater County</b>				
Single-Family Unit	8,784	1,688	10,472	62.8%
Duplex	46	529	575	3.4%
Tri- or Four-Plex	0	505	505	3.0%
Apartments	31	1,302	1,333	8.0%
Mobile Homes	3,067	730	3,797	22.8%
Boat, RV, Van, Etc.	0	0	0	.0%
<b>Total</b>	<b>11,928</b>	<b>4,754</b>	<b>16,682</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
Single-Family Unit	132,122	27,957	160,079	71.8%
Duplex	670	4,638	5,308	2.4%
Tri- or Four-Plex	515	8,793	9,308	4.2%
Apartments	657	17,325	17,982	8.1%
Mobile Homes	21,912	7,894	29,806	13.4%
Boat, RV, Van, Etc.	326	37	363	.2%
<b>Total</b>	<b>156,202</b>	<b>66,644</b>	<b>222,846</b>	<b>100.0%</b>

Table II.19.13, below, shows the number of households by year of construction. As shown, 11.3 percent, or 1,880 units, were built in 1939 or earlier in the county, and another 729 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 2,424, which accounted for 14.5 percent of all households, and an additional 253 households, or 1.5 percent, were built in 2005 or later. These figures compare to 2,633 households, or 1.2 percent, that were built from 2005 or later statewide.

<b>Table II.19.13</b>				
<b>Households by Year Built</b>				
Sweetwater County 2009-2013 5-Year ACS Data				
Year Built	Sweetwater County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	1,880	11.3%	24,806	11.1%
1940 to 1949	729	4.4%	10,660	4.8%
1950 to 1959	799	4.8%	22,003	9.9%
1960 to 1969	1,100	6.6%	18,965	8.5%
1970 to 1979	4,823	28.9%	50,045	22.5%
1980 to 1989	2,921	17.5%	33,947	15.2%
1990 to 1999	1,753	10.5%	26,271	11.8%
2000 to 2004	2,424	14.5%	33,516	15.0%
Built 2005 or Later	253	1.5%	2,633	1.2%
<b>Total</b>	<b>16,682</b>	<b>100.0%</b>	<b>222,846</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 accounting for only 1.0 percent of total housing units, while households with five and six rooms accounted for 26.0 and 12.2 percent, respectively. The median number of rooms in Sweetwater County was 5 rooms, which compared to 6 statewide.

<b>Table II.19.14</b>				
<b>Housing Units by Number of Rooms</b>				
Sweetwater County 2009-2013 5-Year ACS Data				
Number of Rooms	Sweetwater County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	185	1.0%	4,380	1.7%
Two	289	1.5%	6,986	2.7%
Three	1,349	7.2%	19,468	7.4%
Four	3,674	19.6%	43,545	16.6%
Five	4,882	26.0%	52,356	19.9%
Six	2,293	12.2%	40,659	15.5%
Seven	1,927	10.3%	32,683	12.4%
Eight	1,873	10.0%	25,669	9.8%
Nine or more	2,313	12.3%	37,294	14.2%
<b>Total</b>	<b>18,785</b>	<b>100.0%</b>	<b>263,040</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 90 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 24.3 percent of total households in Sweetwater County, which compared to 24.2 percent statewide. In Sweetwater County, the 7,042 households with three bedrooms accounted for 42.2 percent of all households, and there were only 1,521 five-bedroom or more households, which accounted for 9.1 percent of all households.

<b>Table II.19.15</b>				
<b>Households by Number of Bedrooms</b>				
Sweetwater County 2009-2013 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Sweetwater County</b>				
None	21	90	111	.7%
One	249	757	1,006	6.0%
Two	1,904	2,148	4,052	24.3%
Three	5,585	1,457	7,042	42.2%
Four	2,770	180	2,950	17.7%
Five or more	1,399	122	1,521	9.1%
<b>Total</b>	<b>11,928</b>	<b>4,754</b>	<b>16,682</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	284	1,753	2,037	.9%
One	4,120	12,902	17,022	7.6%
Two	28,174	25,768	53,942	24.2%
Three	72,120	18,595	90,715	40.7%
Four	36,386	5,304	41,690	18.7%
Five or more	15,118	2,322	17,440	7.8%
<b>Total</b>	<b>156,202</b>	<b>66,644</b>	<b>222,846</b>	<b>100.0%</b>



The age of a structure influences its value. As shown in Table II.19.16, at right, structures built in 1939 or earlier had a median value of \$135,300, while structures built between 1950 and 1959 had a median value of \$181,000 and those built between 1990 to 1999 had a median value of \$226,900. The newest structures tended to have the highest values and those built between 2000 and 2004 and from 2005 or later had median values of \$189,800 and \$219,100, respectively. The total average median value in Sweetwater County was \$177,300, which compared to \$185,900 in the State of Wyoming.

<b>Table II.19.16</b> <b>Median Value by Year Structure Built</b> Sweetwater County 2009-2013 5-Year ACS Data		
Year Built	Sweetwater County	State of Wyoming
1939 or earlier	135,300	154,300
1940 to 1949	131,800	136,700
1950 to 1959	181,000	156,800
1960 to 1969	168,600	176,000
1970 to 1979	172,000	182,000
1980 to 1989	209,800	196,100
1990 to 1999	226,900	225,600
2000 to 2004	189,800	253,100
Built 2005 or Later	219,100	239,800
<b>Total</b>	<b>177,300</b>	<b>185,900</b>

Household mortgage status is reported in Table II.19.17, below. In Sweetwater County, households with a mortgage accounted for 57.8 percent of all households or 6,900 housing units, and the remaining 42.2 percent or 5,028 units had no mortgage. Of those units with a mortgage, 903 had either a second mortgage or home equity loan, 56 had both a second mortgage and home equity loan, and 5,941 or 86.1 percent had no second mortgage or no home equity loan.

<b>Table II.19.17</b> <b>Mortgage Status</b> Sweetwater County 2009-2013 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	6,900	57.8%	93,495	59.9%
With either a second mortgage or home equity loan, but not both	903	13.1%	13,352	14.3%
Second mortgage only	379	42.0%	6,691	50.1%
Home equity loan only	524	58.0%	6,661	49.9%
Both second mortgage and home equity loan	56	.8%	598	.6%
No second mortgage and no home equity loan	5,941	86.1%	79,545	85.1%
Housing units without a mortgage	5,028	42.2%	62,707	40.1%
<b>Total</b>	<b>11,928</b>	<b>100.0%</b>	<b>156,202</b>	<b>100.00%</b>

The median rent in Sweetwater County was \$789 as compared to \$647 statewide, as seen in Table II.19.18, below.

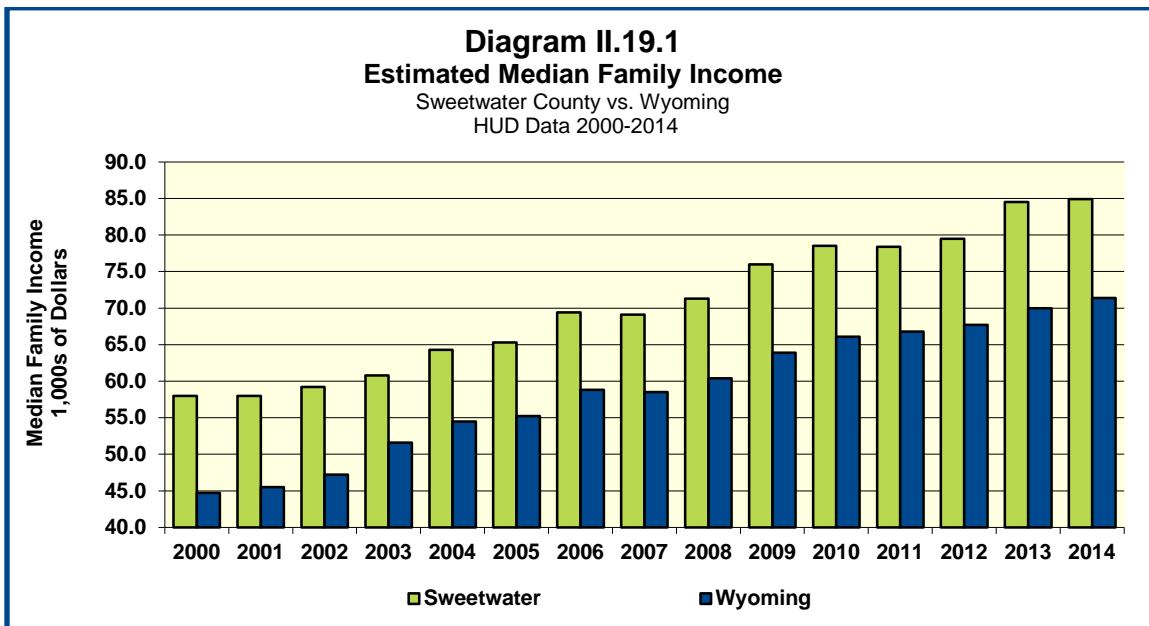
<b>Table II.19.18</b> <b>Median Rent</b> Sweetwater County 2009-2013 5-Year ACS Data	
Place	Rent
Sweetwater County	\$789
State of Wyoming	\$647

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

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	264	339	-75
<b>Total</b>	<b>19,119</b>	<b>15,521</b>	<b>3,598</b>

**Economics**

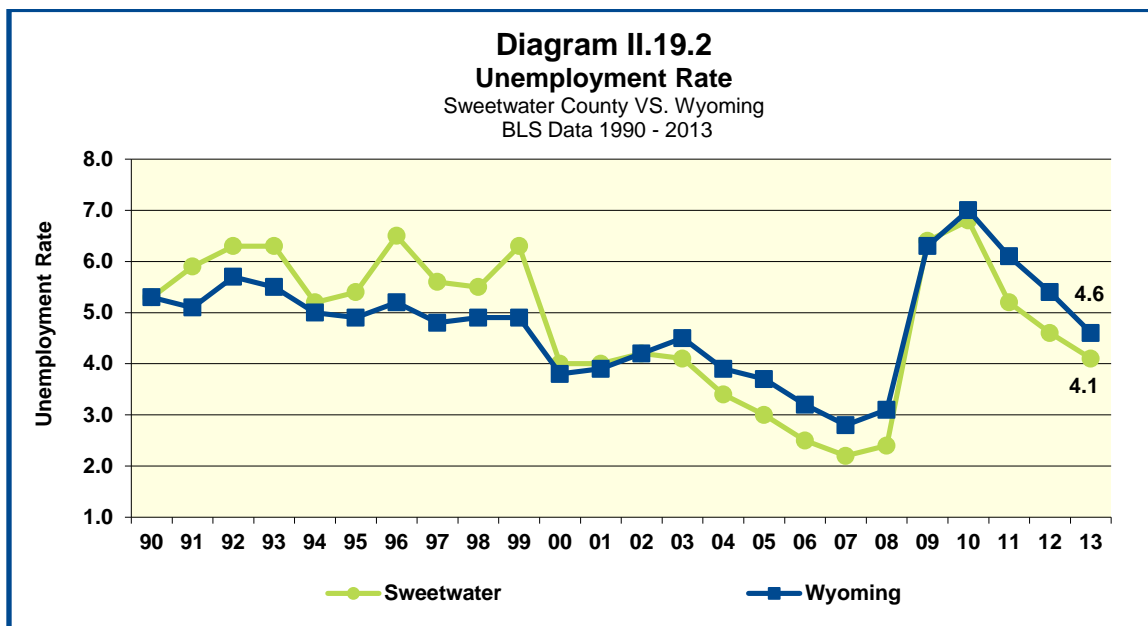
The HUD estimated MFI for Sweetwater County was \$84,900 in 2014.<sup>148</sup> This compares to Wyoming’s MFI of \$71,400. Diagram II.19.1, below, illustrates the estimated MFI for 2000 through 2014.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Sweetwater County’s labor force, defined as the number of persons working or actively seeking work,

<sup>148</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.

decreased by 22 persons, from 25,276 in 2012 to 25,298 in 2013. Employment increased by 149 persons; unemployment decreased by 127 persons; and the unemployment rate, or the number of unemployed persons as a percentage of the labor force, decreased from 4.6 percent in 2012 to 4.1 in 2013, as shown below in Diagram II.19.2.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. As shown in Table II.19.20, below, annual total monthly employment decreased by 0.99 percent between 2012 and 2013, from a total of 24,877 to 24,630 workers. Preliminary estimates shows employment increased to 24,730 persons in June 2014.

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014(p)
Jan	19,373	20,387	21,995	23,748	24,916	25,028	22,262	23,574	24,258	24,472	24,054
Feb	19,387	20,820	22,448	24,100	25,116	24,770	22,431	23,545	24,401	24,383	24,090
Mar	19,698	21,315	22,900	24,503	25,196	24,776	22,813	23,967	24,561	24,434	24,212
Apr	20,128	21,671	23,639	24,724	24,981	24,482	23,744	24,302	24,581	24,626	24,274
May	20,712	22,328	24,335	25,268	25,577	24,423	24,212	24,623	25,070	24,914	24,894
Jun	20,483	22,089	24,581	25,235	25,675	24,108	23,991	25,075	25,229	25,013	24,730
Jul	20,542	21,740	23,852	24,614	25,505	23,186	23,411	24,700	24,612	24,374	.
Aug	20,825	22,225	24,755	24,958	26,117	23,593	24,077	25,074	25,078	24,769	.
Sep	20,890	22,297	24,658	24,804	26,133	23,528	24,297	25,133	25,051	24,893	.
Oct	20,999	22,499	24,547	24,723	26,186	23,244	24,470	24,997	25,254	24,701	.
Nov	21,145	22,577	24,403	25,106	26,056	23,010	24,239	24,936	25,233	24,533	.
Dec	21,089	22,249	24,559	25,302	25,867	22,892	24,070	25,038	25,195	24,442	.
<b>Annual</b>	<b>20,439</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>	.
% Change	5.07	6.90	9.33	3.63	3.45	-6.60	-1.05	3.85	1.21	-0.99	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. As shown in Table II.19.21,

below, annual average weekly wages increased by 0.65 percent between 2012 and 2013 from a total of \$1,074 to \$1,081. In the second quarter of 2014 preliminary estimates show average weekly wages rose to \$1,123.

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	0.65
2014(p)	1,129	1,123				

Total business establishments reported by the QCEW are displayed below in Table II.19.22. Annual establishments remained unchanged between 2012 and 2013, at 1,703 establishments. Preliminary estimates indicate the total number of establishments increased to 1,694 in the second quarter of 2014.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,236	1,248	1,257	1,251	1,248	.
2002	1,253	1,280	1,292	1,297	1,281	2.64
2003	1,308	1,317	1,332	1,325	1,321	3.12
2004	1,362	1,391	1,409	1,428	1,398	5.83
2005	1,442	1,473	1,509	1,532	1,489	6.51
2006	1,589	1,628	1,650	1,646	1,628	9.34
2007	1,645	1,662	1,675	1,672	1,664	2.21
2008	1,682	1,694	1,715	1,736	1,707	2.58
2009	1,720	1,744	1,721	1,708	1,723	0.94
2010	1,689	1,703	1,680	1,686	1,690	-1.92
2011	1,670	1,696	1,699	1,698	1,691	0.06
2012	1,694	1,697	1,718	1,704	1,703	0.71
2013	1,709	1,694	1,711	1,696	1,703	0.00
2014(p)	1,690	1,694	.	.	.	.

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2013, the most recent year for which data are available, Sweetwater County recorded 30,476 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, adjusted for place of residence, was \$2,627,233,000, and real per capita income was \$58,077 in 2013. This compares to a statewide average real per capita income of \$52,826. The average earnings per job in the county was \$79,574 in 2013, while Wyoming average earnings per job was \$52,420. These data are presented in full in **Volume II. Technical Appendix**.

**Housing**

According to the Wyoming cost of living index, average apartment rent in Sweetwater County decreased from \$728 in second quarter 2013 to \$706 in second quarter 2014, or by 3.0 percent. Detached single-family home rents increased by 0.7 percent, rents for mobile homes on a lot decreased by 1.2 percent, and rents for mobile home lots increased by 8.0 percent.

Sweetwater County rental prices experienced average annualized increases of 2.9 percent for apartments, 3.4 percent for houses, 3.3 percent for mobile homes plus a lot, and 3.0 percent for mobile home lots since fourth quarter 1986 through second quarter 2014. These figures compare to state average annualized increases in rental prices of 3.3 percent for apartments, 3.8 percent for houses, 3.5 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots. Table II.19.23, at right, presents the Sweetwater County data for each rental type.<sup>149</sup>

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 116 authorized units in 2012 to 87 in 2013. Total residential authorizations decreased from 132 units in 2012 to 103 in 2013.

The real value of single-family building permits increased from \$222,220 in 2012 to \$239,017 in 2013. The value over the past decade, in real 2013

Table II.19.23 Semiannual Average Monthly Rental Prices Sweetwater County EAD Data, Fourth Quarter 1986–Second Quarter 2014				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	317	160	434	331
Q2.87	302	164	375	318
Q4.87	316	164	394	304
Q2.88	282	169	346	300
Q4.88	249	167	395	312
Q2.89	269	167	366	321
Q4.89	303	163	402	307
Q2.90	282	166	400	327
Q4.90	324	166	448	355
Q2.91	337	166	443	353
Q4.91	358	166	476	351
Q2.92	346	169	481	361
Q4.92	368	169	430	388
Q2.93	384	174	486	332
Q4.93	375	174	482	394
Q2.94	387	174	467	388
Q4.94	393	173	477	403
Q2.95	385	173	461	372
Q4.95	390	174	518	373
Q2.96	380	182	499	359
Q4.96	396	182	493	381
Q2.97	366	182	460	346
Q4.97	372	185	441	378
Q2.98	363	183	459	405
Q4.98	358	188	470	406
Q2.99	354	188	472	392
Q4.99	363	195	474	360
Q2.00	367	196	485	389
Q4.00	333	196	498	401
Q2.01	368	200	534	439
Q4.01	390	201	533	422
Q2.02	387	202	518	443
Q4.02	392	197	516	422
Q2.03	391	208	539	449
Q4.03	412	218	595	457
Q2.04	427	212	635	566
Q4.04	469	212	654	546
Q2.05	512	214	674	594
Q4.05	624	224	773	619
Q2.06	684	238	816	669
Q4.06	686	253	922	701
Q2.07	709	261	1,013	741
Q4.07	751	283	1,074	774
Q2.08	779	294	1,113	749
Q4.08	776	306	1,136	806
Q2.09	740	306	1,015	821
Q4.09	683	307	937	817
Q2.10	691	325	935	756
Q4.10	688	319	932	801
Q2.11	673	319	998	764
Q4.11	720	325	1,019	799
Q2.12	716	330	1,085	815
Q4.12	760	328	1,040	803
Q2.13	728	338	1,089	835
Q4.13	710	344	1,023	848
Q2.14	706	365	1,097	825

<sup>149</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.

dollars, fluctuated from a high of \$239,017 in 2013 to a low of \$166,903 in 2007. Additional details of permit activity are given in Table II.19.24, below.

<b>Table II.19.24 Building Permits and Valuation</b>									
Sweetwater County Census Bureau Data, 1980–2013									
Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation: 1'000s of Real 2013 Dollars	
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single Family Units	Multi-Family Units
1980	325	6	56	414	801	.	.	102.5	49.4
1981	385	8	60	63	516	.	.	90.9	59.3
1982	278	12	19	16	325	.	.	88.8	58.1
1983	189	2	.	22	213	.	.	88.4	75.5
1984	123	.	.	16	139	.	.	88.7	62.8
1985	93	.	.	.	93	.	.	99.9	.
1986	85	.	.	.	85	.	.	105.2	.
1987	50	2	.	20	72	.	.	108.3	50.0
1988	30	.	.	.	30	.	.	120.1	.
1989	34	.	.	.	34	.	.	105.8	.
1990	56	.	.	.	56	.	.	124.3	.
1991	80	.	.	.	80	.	.	129.5	.
1992	102	.	.	.	102	.	.	139.8	.
1993	99	.	.	.	99	.	.	171.7	.
1994	115	.	.	8	123	48	.	185.7	69.0
1995	90	.	.	.	90	.	.	177.6	.
1996	90	.	.	.	90	.	.	172.2	.
1997	75	.	.	.	75	.	.	181.9	.
1998	73	.	.	.	73	.	.	197.0	.
1999	39	.	.	12	51	.	.	165.5	32.2
2000	36	.	.	5	41	.	.	174.6	31.4
2001	38	.	.	.	38	.	.	213.5	.
2002	48	.	.	.	48	.	.	193.0	.
2003	63	.	.	.	63	.	.	218.1	.
2004	216	.	.	.	216	60	6	191.4	.
2005	260	.	.	.	260	101	.	177.6	.
2006	236	.	8	24	268	.	.	188.0	42.1
2007	438	8	.	26	472	69	.	166.9	122.9
2008	144	.	22	79	245	.	.	191.7	64.1
2009	130	.	7	214	351	.	.	173.0	62.6
2010	100	.	.	47	147	.	.	183.0	61.9
2011	102	.	4	16	122	.	.	182.7	24.3
2012	116	.	.	16	132	.	.	222.2	43.8
2013	87	.	.	16	103	.	.	239.0	154.2

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2013, the average sales price in Sweetwater County was \$237,067. This represented an increase of 3.5 percent from the previous year. In contrast, Wyoming’s weighted average was \$281,345, an increase of 5.6 percent over the previous year. A comparison of average sales prices between 2000 and 2013 is displayed in Table II.19.25, on the following page.

<b>Table II.19.25</b> <b>Average Sales Prices</b> Sweetwater County vs. Wyoming DOR Data, 2000–2013				
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

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2014.<sup>150</sup> During December 2014, a total of 102 surveys were completed by property managers in Sweetwater County. Of the 3,823 rental units surveyed, 236 were vacant, indicating a vacancy rate of 6.2 percent, as shown in Table II.19.26, below. This rate compares to a 5.4 percent vacancy rate one year ago and a statewide December 2014 vacancy rate of 4.6 percent.

<b>Table II.19.26</b> <b>Total Units, Vacant Units, Vacancy Rate</b> Sweetwater County RVS Data, June 2001 – December 2014				
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	102	3,823	236	6.2%

<sup>150</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.19.3, below, shows the historical vacancy rate for Sweetwater County and Wyoming. As can be seen, except for December 2012, June 2013 and December 2014, the vacancy rate remained at or below the statewide vacancy rate over the 14 year period.

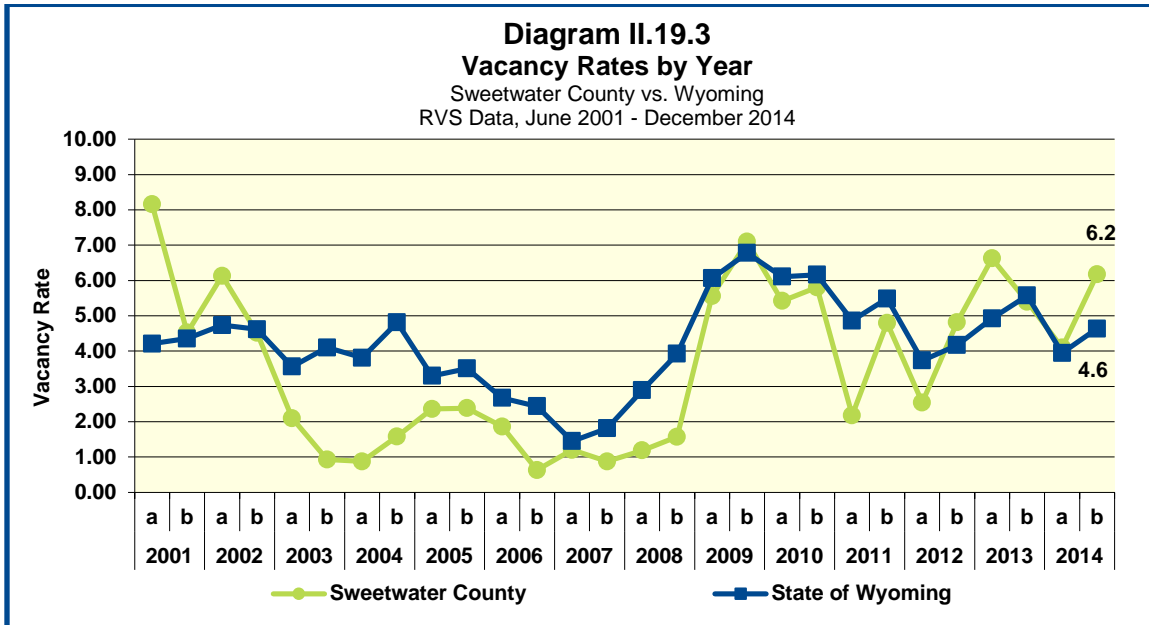


Diagram II.19.4, below, shows the average rent of single-family and apartment units in Sweetwater County. In 2014, average rents for single-family units rose to \$1,118 and average rents for apartments fell to \$892.

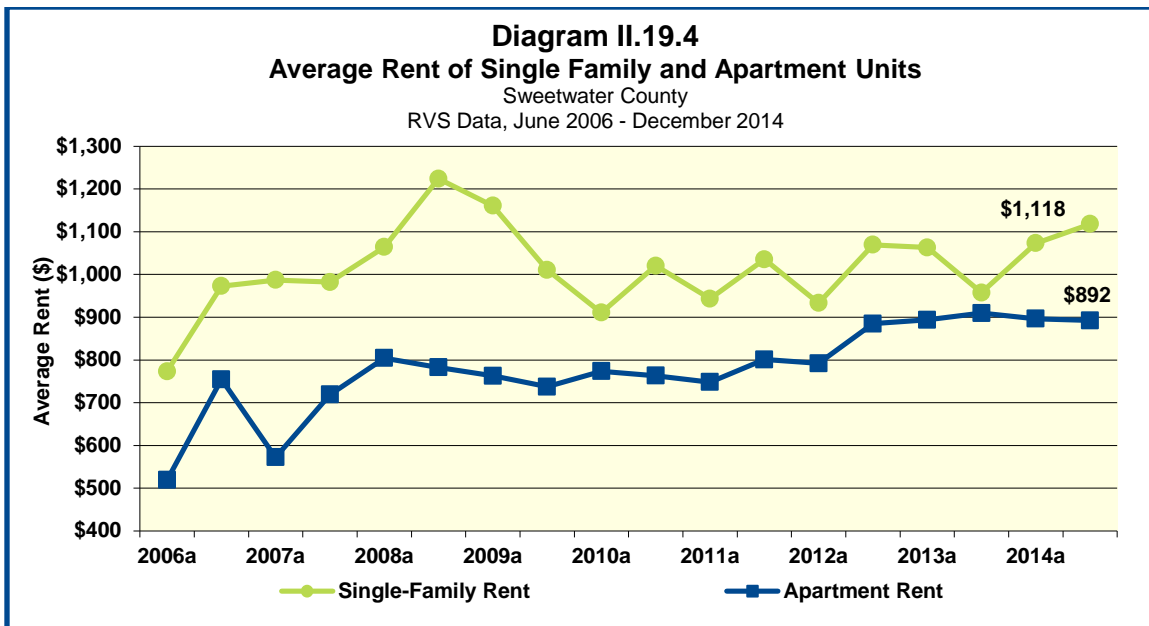




Table II.19.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 246 single family units in Sweetwater County, with 7 of them available. This translates into a vacancy rate of 2.8 percent in Sweetwater County, which compares to a single family vacancy rate of 3.0 percent for the State of Wyoming. There were 2,271 apartment units reported in the survey, with 178 of them available, which resulted in a vacancy rate of 7.8 percent. This compares to a statewide vacancy rate of 3.9 percent for apartment units across the state.

Place	Total Units	Vacant Units	Vacancy Rate
Single Family	246	7	2.8%
Duplex units	115	4	3.5%
Apartments	2,271	178	7.8%
Mobile Homes	1,039	6	.6%
"Other" Units	32	0	.0%
Don't Know	120	41	34.2%
<b>Total</b>	<b>3,823</b>	<b>236</b>	<b>6.2%</b>

Table II.19.28 below reports units by bedroom size. One bedroom units were the most common type of reported single family unit, with 63 units. The most common apartment units were two bedroom units, with 946 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	21	0	0	.	21
One	63	2	293	0	1	.	359
Two	20	23	946	6	23	.	1,018
Three	38	22	281	21	7	.	369
Four	13	0	10	1	0	.	24
Five	25	0	0	0	0	.	25
Don't Know	87	68	720	1,011	1	120	2,007
<b>Total</b>	<b>246</b>	<b>115</b>	<b>2,271</b>	<b>1,039</b>	<b>32</b>	<b>120</b>	<b>3,823</b>

Average market-rate rents by unit type are shown in Table II.19.29, on the following page. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

<b>Table II.19.29</b>						
<b>Average Market Rate Rents by Bedroom Size</b>						
Sweetwater County						
RVS Data, December 2014						
<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	\$	\$550	\$	\$	\$	\$550
One	\$607	\$650	\$615	\$	\$1,300	\$652
Two	\$887	\$771	\$710	\$733	\$900	\$768
Three	\$1,185	\$1,041	\$1,008	\$806	\$1,000	\$1,027
Four	\$1,230	\$	\$895	\$1,100	\$1,500	\$1,171
Five	\$1,817	\$	\$	\$	\$	\$1,817
<b>Total</b>	<b>\$1,118</b>	<b>\$946</b>	<b>\$892</b>	<b>\$814</b>	<b>\$1,196</b>	<b>\$936</b>

Table II.19.30 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.19.30</b>			
<b>Single Family Market Rate Rents by Vacancy Status</b>			
Sweetwater County			
RVS Data, December 2014			
<b>Average Rents</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500	2	1	50.0%
\$500 to \$1,000	44	1	2.3%
\$1,000 to \$1,500	31	4	12.9%
Above \$1,500	81	1	1.2%
Missing	88	0	.0%
<b>Total</b>	<b>246</b>	<b>7</b>	<b>2.8%</b>

The availability of apartment units by average rent is displayed in Table II.19.31 below. The lowest vacancy rate was seen in apartment units renting for 500 to 1,000 dollars, with a vacancy rate of 6.0 percent.

<b>Table II.19.31</b>			
<b>Apartment Market Rate Rents by Vacancy Status</b>			
Sweetwater County			
RVS Data, December 2014			
<b>Average Rents</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Less Than \$500	70	5	7.1%
\$500 to \$1,000	1,363	82	6.0%
\$1,000 to \$1,500	297	20	6.7%
Above \$1,500	31	13	41.9%
Missing	510	58	11.4%
<b>Total</b>	<b>2,271</b>	<b>178</b>	<b>7.8%</b>

Table II.19.32, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for 500 to 1,000, with a vacancy rate of 0.0 percent.

<b>Table II.19.32</b> <b>Mobile Home Market Rate Rents by Vacancy Status</b> Sweetwater County RVS Data, December 2014			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500	3	0	.0%
\$500 to \$1,000	31	0	.0%
\$1,000 to \$1,500	7	1	14.3%
Above \$1,500			%
Missing	998	5	.5%
<b>Total</b>	<b>1,039</b>	<b>6</b>	<b>.6%</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 good 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 2014							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	9	20	158	5	0	.	192
Good	129	84	1,678	9	1	.	1,901
Excellent	106	11	288	1,007	30	.	1,442
Don’t Know	2	0	147	18	1	120	288
<b>Total</b>	<b>246</b>	<b>115</b>	<b>2,271</b>	<b>1,039</b>	<b>32</b>	<b>120</b>	<b>3,823</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 average condition, with a vacancy rate of 0.0 percent.

<b>Table II.19.34</b> <b>Condition of Single Family Units by Vacancy Status</b> Sweetwater County RVS Data, December 2014			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	9	0	.0%
Good	129	2	1.6%
Excellent	106	5	4.7%
Don’t Know	2	0	.0%
<b>Total</b>	<b>246</b>	<b>7</b>	<b>2.8%</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 2.5 percent.

<b>Table II.19.35</b>			
<b>Condition of Apartment Units by Vacancy Status</b>			
Sweetwater County			
RVS Data, December 2014			
<b>Condition</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Poor			%
Fair			%
Average	158	4	2.5%
Good	1,678	148	8.8%
Excellent	288	22	7.6%
Don't Know	147	4	2.7%
<b>Total</b>	<b>2,271</b>	<b>178</b>	<b>7.8%</b>

Table II.19.36, below, shows the availability of mobile homes units based on their condition. As can be seen the mobile home units with the lowest vacancy rates were in good condition, with a vacancy rate of 0.0 percent.

<b>Table II.19.36</b>			
<b>Condition of Mobile Home Units by Vacancy Status</b>			
Sweetwater County			
RVS Data, December 2014			
<b>Condition</b>	<b>Mobile Home Units</b>	<b>Available Mobile Home Units</b>	<b>Vacancy Rate</b>
Poor			
Fair			%
Average	5	0	.0%
Good	9	0	.0%
Excellent	1,007	6	.6%
Don't Know	18	0	.0%
<b>Total</b>	<b>1,039</b>	<b>6</b>	<b>.6%</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.19.37, on the following page, respondents in Sweetwater County said they would prefer 41 more single family units, 492 more apartment units, and 100 units of all types. In total, respondents indicated they wished to own or manage an additional 691 units.

<b>Table II.19.37</b> <b>If you had the opportunity to own/manage more units, how many would you prefer</b> Sweetwater County RVS Data, December 2014	
<b>Unit Type</b>	<b>More Units</b>
Single family units	41
Duplex Units	51
Apartments	492
Mobile homes	2
Other	5
Don't Know	
All types	100
<b>Total</b>	<b>691</b>

Table, II.19.38, on the following page shows the most common answers from the 2014 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 119 respondents, with an average persons per household of 2.8 people. Of new residents to Sweetwater County, 50.9 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 66.4 percent of respondents renting their residence. The average mortgage payment in Sweetwater County was \$1,041 and the average rent was \$836. When asked if they were satisfied with their current housing, 71.4 percent said they were satisfied with thier current housing.

<b>Table II.19.38</b> <b>Most Replied Response</b> Sweetwater County HNA Survey: Calendar Year 2014	
Question	Most Replied Answer (%)
<b>Demographics</b>	
Total Number of Respondents	119
Number of persons in household (Average)	2.8
Current age	25 to 34 years old (32.8%)
Marital status	Married (50.9%)
Primary reason for moving to Wyoming	New job (40.3%)
In which industry are you primarily employed	Other (33.6%)
Highest education level completed	High School Diploma/GED (36.1%)
Total household income from all sources	\$20,000 to \$29,999 dollars (17.6%)
<b>Current Housing Characteristics</b>	
Current Residence	Single family home (48.7%)
Do you own or rent	Rent (66.4%)
How many bedrooms (Average)	2.7
How many full bathrooms (Average)	1.7
Average mortgage payment	\$1,041
Average rental payment	\$836
Are you satisfied with your current housing	Satisfied with current housing (71.4%)
<b>Housing Demand (If unsatisfied with current housing)</b>	
Reason you are unsatisfied	Other (50.0%)
Are you seeking to change your housing situation	Seeking different housing (56.4%)
What type of unit are you seeking	Single family home (61.9%)
Type of tenure seeking	Seeking to buy (75.0%)
If own, do you plan on building or buying	Buy an existing unit (78.6%)
Expected buying price	\$350,000 dollars or more (100.0%)
Expected building price	\$150,000 to \$199,999 dollars (36.4%)
Expected rental price	\$501 to \$600 dollars (100.0%)

For residents who are unsatisfied with their current housing, 50.0 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, 61.9 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 75.0 percent wanted to buy and 20.0 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$350,000 dollars or more 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 \$501 to \$600 dollars. Additional survey data are presented in **Volume II. Technical Appendix**<sup>151</sup>.

### 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 2013 5-year ACS data, 466 or 2.8 percent of households in Sweetwater County were overcrowded and another 70 or 0.4 percent of units were severely overcrowded, as shown in Table II.19.39, on the following page.

<sup>151</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.

This housing problem was far more prevalent in renter households as compared to owner households.

<b>Table II.19.39</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Sweetwater County				
2009-2013 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
<b>Sweetwater County</b>				
<b>Owner</b>				
Households	11,692	221	15	11,928
Percentage	98.0%	1.9%	.1%	100.0%
<b>Renter</b>				
Households	4,454	245	55	4,754
Percentage	93.7%	5.2%	1.2%	100.0%
<b>Total</b>				
Households	16,146	466	70	16,682
Percentage	96.8%	2.8%	.4%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	154,144	1,615	443	156,202
Percentage	98.7%	1.0%	.3%	100.0%
<b>Renter</b>				
Households	64,044	2,043	557	66,644
Percentage	96.1%	3.1%	.8%	100.0%
<b>Total</b>				
Households	218,188	3,658	1,000	222,846
Percentage	97.9%	1.6%	.4%	100.0%

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

At the time of the 2013 5-year ACS, a total of 516 units or 2.7 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.

<b>Table II.19.40</b>		
<b>Housing Units with Incomplete Kitchen Facilities</b>		
Sweetwater County		
2009-2013 5-Year ACS Data		
Facilities	Sweetwater County	State of Wyoming
Complete Kitchen Facilities	18,269	256,276
Lacking Complete Kitchen Facilities	516	6,764
<b>Total Housing Units</b>	<b>18,785</b>	<b>263,040</b>
Percent Lacking	2.7%	2.6%

At the time of the 2013 ACS, a total of 227 units or 1.2 percent of all housing units in Sweetwater County were lacking complete plumbing facilities. This compared to 2.0 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.19.41, on the following page.

<b>Table II.19.41</b> <b>Housing Units with Incomplete Plumbing Facilities</b> Sweetwater County 2009-2013 5-Year ACS Data		
<b>Facilities</b>	<b>Sweetwater County</b>	<b>State of Wyoming</b>
Complete Plumbing Facilities	18,558	257,728
Lacking Complete Plumbing Facilities	227	5,312
<b>Total Households</b>	<b>18,785</b>	<b>263,040</b>
Percent Lacking	1.2%	2.0%

The third type of housing problem reported in the 2013 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Sweetwater County, 10.0 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 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 11.1 percent of homeowners with a mortgage in Sweetwater County experienced a cost burden and 6.1 percent experienced a severe cost burden, while 16.0 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.



<b>Table II.19.42</b> <b>Cost Burden and Severe Cost Burden by Tenure</b> Sweetwater County 2009-2013 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	5,708	763	423	6	6,900
Percent	82.7%	11.1%	6.1%	.1%	100.0%
<b>Owner Without a Mortgage</b>					
Households	4,615	148	197	68	5,028
Percent	91.8%	2.9%	3.9%	1.4%	100.0%
<b>Renter</b>					
Households	3,126	763	547	318	4,754
Percent	65.8%	16.0%	11.5%	6.7%	100.0%
<b>Total</b>					
Households	13,449	1,674	1,167	392	16,682
Percent	80.6%	10.0%	7.0%	2.3%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	69,044	15,711	8,514	226	93,495
Percent	73.8%	16.8%	9.1%	.2%	100.0%
<b>Owner Without a Mortgage</b>					
Households	56,104	3,768	2,340	495	62,707
Percent	89.5%	6.0%	3.7%	.8%	100.0%
<b>Renter</b>					
Households	35,558	12,449	11,209	7,428	66,644
Percent	53.4%	18.7%	16.8%	11.1%	100.0%
<b>Total</b>					
Households	160,706	31,928	22,063	8,149	222,846
Percent	72.1%	14.3%	9.9%	3.7%	100.0%

### 2015 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 *2015 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income as a percentage of Median Household Income (MHI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent, and more than 95 percent of MHI.

The household forecast indicated a total increase of 6,256 households in Sweetwater County, from 16,475 in 2010 to 22,731 in 2040. Homeowners are expected to increase from 11,872 households in 2010 to 16,077 by 2040. Renters are anticipated to increase from 4,603 households in 2010 to 6,653 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 364 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 407 households and by 562 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 405 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 392 households over the period. Table II.1.43, below, provides details of the household forecast by tenure and income.

<b>Table II.1.43</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	1,029	1,148	1,588	863	7,245	11,872
2015	1,042	1,163	1,608	874	7,339	12,026
2020	1,108	1,237	1,710	929	7,804	12,788
2025	1,180	1,318	1,822	990	8,313	13,623
2030	1,251	1,397	1,932	1,050	8,814	14,443
2035	1,322	1,476	2,041	1,109	9,312	15,260
2040	1,393	1,555	2,150	1,168	9,811	16,077
<b>Renters by Percent of Median Household Income</b>						
2010	908	880	985	366	1,463	4,603
2015	969	940	1,052	390	1,562	4,913
2020	1,031	999	1,118	415	1,661	5,224
2025	1,097	1,064	1,191	442	1,768	5,562
2030	1,168	1,133	1,268	470	1,883	5,922
2035	1,241	1,203	1,346	499	1,999	6,288
2040	1,313	1,273	1,424	528	2,115	6,653
<b>Total Households by Percent of Median Household Income</b>						
2010	1,937	2,029	2,573	1,228	8,708	16,475
2015	2,011	2,103	2,660	1,264	8,901	16,939
2020	2,139	2,236	2,829	1,344	9,464	18,012
2025	2,278	2,381	3,013	1,432	10,081	19,185
2030	2,420	2,530	3,199	1,520	10,696	20,365
2035	2,563	2,679	3,387	1,608	11,311	21,548
2040	2,706	2,828	3,575	1,697	11,926	22,731