

## SWEETWATER COUNTY

### Demographics

The Census Bureau's current census estimates indicate that Sweetwater County's population increased from 43,806 in 2010 to 45,010 in 2014, or by 2.7 percent. This compares to a statewide population growth of 3.6 percent over the period. The number of people from 25 to 44 years of age increased by 6.0 percent, and the number of people from 55 to 64 years of age increased by 14.1 percent. The white population increased by 1.7 percent, while the black population increased by 38.7 percent. The Hispanic population increased from 6,689 to 7,120 people between 2010 and 2014, or by 6.4 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 2014 Current Census Estimates						
Subject	Sweetwater County			Wyoming		
	2010 Census	Jul-14	% Change	2010 Census	Jul-14	% Change
<b>Population</b>	<b>43,806</b>	<b>45,010</b>	<b>2.7%</b>	<b>563,626</b>	<b>584,153</b>	<b>3.6%</b>
<b>Age</b>						
Under 14 years	10,158	10,273	1.1%	113,371	115,517	1.9%
15 to 24 years	6,044	5,971	-1.2%	78,460	80,249	2.3%
25 to 44 years	12,329	13,066	6.0%	144,615	152,555	5.5%
45 to 54 years	6,484	5,552	-14.4%	83,577	73,372	-12.2%
55 to 64 years	5,148	5,873	14.1%	73,513	80,819	9.9%
65 and Over	3,643	4,275	17.3%	70,090	81,641	16.5%
<b>Race</b>						
White	41,739	42,461	1.7%	529,110	541,596	2.4%
Black	489	678	38.7%	5,135	9,112	77.4%
American Indian and Alaskan Native	506	563	11.3%	14,457	15,541	7.5%
Asian	354	404	14.1%	4,649	5,821	25.2%
Native Hawaiian or Pacific Islander	56	80	42.9%	521	632	21.3%
Two or more races	662	824	24.5%	9,754	11,451	17.4%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	6,689	7,120	6.4%	50,231	57,065	13.6%

Table II.19.2, on the following page, presents the population of Sweetwater County by age and gender from the 2010 Census and 2014 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 2014, the number of males rose to 23,356 persons, and accounted for 51.9 percent of the population, with the remaining 48.1 percent, or 21,654 persons, being female.

<b>Table II.19.2</b>							
<b>Population by Age and Gender</b>							
Sweetwater County							
2010 Census and Current Census Estimates							
Age	2010 Census			2014 Current Census Estimates			% Change 10-14
	Male	Female	Total	Male	Female	Total	
Under 14 years	5,288	4,870	10,158	5,259	5,014	10,273	1.1%
15 to 24 years	3,130	2,914	6,044	3,155	2,816	5,971	-1.2%
25 to 44 years	6,530	5,799	12,329	6,830	6,236	13,066	6.0%
45 to 54 years	3,436	3,048	6,484	2,912	2,640	5,552	-14.4%
55 to 64 years	2,731	2,417	5,148	3,092	2,781	5,873	14.1%
65 and Over	1,734	1,909	3,643	2,108	2,167	4,275	17.3%
<b>Total</b>	<b>22,849</b>	<b>20,957</b>	<b>43,806</b>	<b>23,356</b>	<b>21,654</b>	<b>45,010</b>	<b>2.7%</b>
% of Total	52.2%	47.8%	.	51.9%	48.1%	.	

At the time of the 2010 Census, there were 679 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters increased by 10.8 percent, as shown in Table II.19.3, below.

<b>Table II.19.3</b>			
<b>Group Quarters Population</b>			
Sweetwater County			
2010 Five-Year ACS Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
<b>Institutionalized</b>			
Correctional Institutions <sup>207</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>207</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 2014 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 11,529 family households, of which 9,097 housed married couple families and 2,432 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 948 families, or a female householder with no husband present, of which there were 1,484 families. There were also an estimated 5,158 "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 69.1 percent, which compared to the statewide rate of 65.3 percent. Of the family households in Sweetwater County, 78.9 percent were married households, which compared to 79.8 percent in the State of Wyoming.

<b>Table II.19.4</b>				
<b>Household Type by Tenure</b>				
Sweetwater County 2010-2014 5-Year ACS Data				
Family Type	Sweetwater County		State of Wyoming	
	Sweetwater County	% of Total	State of Wyoming	% of Total
Family households	11,529	69.1%	147,321	65.3%
Married-couple family	9,097	78.9%	117,624	79.8%
Owner-occupied housing units	7,594	83.5%	97,837	83.2%
Renter-occupied housing units	1,503	16.5%	19,787	16.8%
Other family	2,432	21.1%	29,697	20.2%
Male householder, no wife present	948	39.0%	9,885	33.3%
Owner-occupied housing units	489	51.6%	5,955	60.2%
Renter-occupied housing units	459	48.4%	3,930	39.8%
Female householder, no husband present	1,484	61.0%	19,812	66.7%
Owner-occupied housing units	801	54.0%	9,942	50.2%
Renter-occupied housing units	683	46.0%	9,870	49.8%
Nonfamily households	5,158	30.9%	78,193	34.7%
Owner-occupied housing units	2,890	56.0%	42,555	54.4%
Renter-occupied housing units	2,268	44.0%	35,638	45.6%
<b>Total</b>	<b>16,687</b>	<b>100.0%</b>	<b>225,514</b>	<b>100.0%</b>

Table II.19.5, on the following page, displays the 2014 5-year ACS census data for household type by household size. In 2013, there were 4,954 two-person family households, 2,619 three-person family households and 2,138 four-person family households. One-person non-family households made up 80.3 percent of all non-family households or an estimated 4,140 households. Sweetwater County's two persons households made up 34.7 percent of total housing units and four person households made up an additional 12.8 percent, which compares to 38.4 and 11.6 percent, respectively, for the State of Wyoming.

<b>Table II.19.5</b>				
<b>Household Type by Household Size</b>				
Sweetwater County				
2010-2014 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
<b>Sweetwater County</b>				
One Person	.	4,140	4,140	24.8%
Two Person	4,954	829	5,783	34.7%
Three Person	2,619	174	2,793	16.7%
Four Person	2,138	0	2,138	12.8%
Five Person	1,035	0	1,035	6.2%
Six Person	608	15	623	3.7%
Seven Person	175	0	175	1.0%
<b>Total</b>	<b>11,529</b>	<b>5,158</b>	<b>16,687</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	.	62,371	62,371	27.7%
Two Person	73,530	13,046	86,576	38.4%
Three Person	29,726	1,772	31,498	14.0%
Four Person	25,280	781	26,061	11.6%
Five Person	11,527	111	11,638	5.2%
Six Person	4,687	112	4,799	2.1%
Seven Person	2,571	0	2,571	1.1%
<b>Total</b>	<b>147,321</b>	<b>78,193</b>	<b>225,514</b>	<b>100.0%</b>

The 2014 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 5,783 two-person households, 4,605 were owner-occupied and 1,178 were renter-occupied. Of the 2,138 four-person households, 1,608 were owner-occupied and 530 were renter-occupied. Further household size data by tenure are presented in Table II.19.6, below.

<b>Table II.19.6</b>				
<b>Tenure by Household Size</b>				
Sweetwater County				
2010-2014 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
<b>Sweetwater County</b>				
One Person	2,515	1,625	4,140	24.8%
Two Person	4,605	1,178	5,783	34.7%
Three Person	1,818	975	2,793	16.7%
Four Person	1,608	530	2,138	12.8%
Five Person	689	346	1,035	6.2%
Six Person	440	183	623	3.7%
Seven Person or more	99	76	175	1.0%
<b>Total</b>	<b>11,774</b>	<b>4,913</b>	<b>16,687</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	35,806	26,565	62,371	27.7%
Two Person	67,598	18,978	86,576	38.4%
Three Person	21,645	9,853	31,498	14.0%
Four Person	18,300	7,761	26,061	11.6%
Five Person	7,825	3,813	11,638	5.2%
Six Person	3,441	1,358	4,799	2.1%
Seven Person or more	1,674	897	2,571	1.1%
<b>Total</b>	<b>156,289</b>	<b>69,225</b>	<b>225,514</b>	<b>100.0%</b>

As seen in Table II.19.7, on the following page, Sweetwater County had a total of 18,938 housing units of which 16,687 or 88.1 percent were occupied. Of these occupied units, 70.6 percent, or 11,774 units were owner occupied, which compares to a statewide rate of 69.3. A total of 2,251 units or 11.9 percent of all units were vacant. This compared to a statewide vacancy rate of 15.0 percent.

<b>Table II.19.7 Housing Units by Tenure</b> Sweetwater County 2010-2014 5-Year ACS Data				
Tenure	Sweetwater County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	16,687	88.1%	225,514	85.0
Owner-Occupied	11,774	70.6%	156,289	69.3
Renter-Occupied	4,913	29.4%	69,225	30.7
Vacant Housing Units	2,251	11.9%	39,681	15.0
<b>Total Housing Units</b>	<b>18,938</b>	<b>100.0%</b>	<b>265,195</b>	<b>100.0</b>

Table II.19.8, below, shows that of the 2,251 housing units in Sweetwater County as reported in the 2014 ACS data, 499 or 22.2 percent were for rent and 160 or 7.1 percent were for sale. An estimated 309 units were for seasonal, recreational, or occasional use, and 862 or 38.3 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

<b>Table II.19.8 Disposition of Vacant Housing Units</b> Sweetwater County 2010-2014 5-Year ACS Data				
Disposition	Sweetwater County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	499	22.2%	5,921	14.9%
Rented, but not occupied	141	6.3%	1,577	4.0%
For sale only	160	7.1%	2,601	6.6%
Sold, but not occupied	174	7.7%	802	2.0%
For seasonal, recreational, or occasional use	309	13.7%	17,496	44.1%
For migrant workers	106	4.7%	362	.9%
Other vacant	862	38.3%	10,922	27.5%
<b>Total</b>	<b>2,251</b>	<b>100.0%</b>	<b>39,681</b>	<b>100.0%</b>

Table II.19.9, at right, presents different income statistics for Sweetwater County. According to the 2014 ACS data averages, median family income for Sweetwater County was \$82,836 compared to the statewide average of \$72,086. Per capita income for Sweetwater County, which is calculated by dividing total income by population, was \$30,500, which compared to \$29,381 for the State of Wyoming.

<b>Table II.19.9 Median and Per Capita Income</b> Sweetwater County 2010-2014 5-Year ACS Data		
Income Type	Sweetwater County	Wyoming
Median Family Income	82,836	72,086
Median Household Income	69,448	58,252
Per Capita Income	30,500	29,381

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 1,222 households or 7.3 percent with incomes under \$15,000 compared to 9.6 percent of households in Wyoming. There were another 1,804 households that had incomes between \$35,000 and \$49,999, which accounted for 10.8 percent of households and compared to 13.5 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 30.9 percent of total households and numbered 5,152 in Sweetwater County.

<b>Table II.19.10 Households by Income</b> Sweetwater County 2010-2014 5-Year ACS Data				
Income	Sweetwater County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	1,222	7.3%	21,756	9.6%
15,000 - 19,999	732	4.4%	10,739	4.8%
20,000 - 24,999	682	4.1%	11,332	5.0%
25,000 - 34,999	1,446	8.7%	22,763	10.1%
35,000 - 49,999	1,804	10.8%	30,423	13.5%
50,000 - 74,999	3,029	18.2%	43,643	19.4%
75,000 - 99,999	2,620	15.7%	31,799	14.1%
100,000 and above	5,152	30.9%	53,059	23.5%
<b>Total</b>	<b>16,687</b>	<b>100.0%</b>	<b>225,514</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2014 5-year ACS estimates, and these data are displayed in Table II.19.11, below. In total, the poverty rate in Sweetwater County was 12.2 percent, which compared to a statewide poverty rate of 11.6 percent in Wyoming. The male population in Sweetwater County had a poverty rate of 9.9 percent and the female population had a poverty rate of 14.6 percent. There were 569 males and 394 females in poverty under the age of 5. Overall, 18.1 percent of persons in poverty in Sweetwater County were under the age of five, which compared to 12.8 percent statewide. The elderly population, comprised of individuals 65 years of older, had 182 individuals with incomes below the poverty level which represented 3.4 percent of the total population in poverty. In the State of Wyoming there were 4,574 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

<b>Table II.19.11 Poverty by Age</b> Sweetwater County 2010-2014 5-Year ACS Data				
Age	Male	Female	Total	% of Total
<b>Sweetwater County</b>				
5 and Below	569	394	963	18.1%
6 to 17	547	727	1,274	23.9%
18 to 64	1,095	1,811	2,906	54.6%
65 and Older	50	132	182	3.4%
<b>Total</b>	<b>2,261</b>	<b>3,064</b>	<b>5,325</b>	<b>100.0%</b>
Poverty Rate	9.9%	14.6%	12.2%	.
<b>State of Wyoming</b>				
5 and Below	4,323	4,000	8,323	12.8%
6 to 17	5,977	6,252	12,229	18.7%
18 to 64	16,976	23,169	40,145	61.5%
65 and Older	1,562	3,012	4,574	7.0%
<b>Total</b>	<b>28,838</b>	<b>36,433</b>	<b>65,271</b>	<b>100.0%</b>
Poverty Rate	10%	13%	11.6%	.

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 8,921 owner-occupied single-family units compared to 1,618 single-family rental units. In Sweetwater County, single-family units comprised 63.2 percent of all households compared with 71.7 percent statewide.

Sweetwater County had a total of 1,412 apartment rental units and total apartment units accounted for 8.6 percent of all households. In the State of Wyoming, apartment units accounted for 8.5 percent of total households. There were also an estimated 3,625 mobile homes in Sweetwater County, which comprised 21.7 percent of all occupied housing units and compared to 13.0 statewide.

<b>Table II.19.12 Households by Unit Type</b> Sweetwater County 2010-2014 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Sweetwater County</b>				
Single-Family Unit	8,921	1,618	10,539	63.2%
Duplex	33	519	552	3.3%
Tri- or Four-Plex	0	523	523	3.1%
Apartments	27	1,412	1,439	8.6%
Mobile Homes	2,784	841	3,625	21.7%
Boat, RV, Van, Etc.	9	0	9	.1%
<b>Total</b>	<b>11,774</b>	<b>4,913</b>	<b>16,687</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
Single-Family Unit	133,428	28,277	161,705	71.7%
Duplex	571	4,622	5,193	2.3%
Tri- or Four-Plex	422	9,140	9,562	4.2%
Apartments	578	18,661	19,239	8.5%
Mobile Homes	20,953	8,382	29,335	13.0%
Boat, RV, Van, Etc.	337	143	480	.2%
<b>Total</b>	<b>156,289</b>	<b>69,225</b>	<b>225,514</b>	<b>100.0%</b>

Table II.19.13, below, shows the number of households by year of construction. As shown, 10.3 percent, or 1,713 units, were built in 1939 or earlier in the county, and another 689 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 2,582, which accounted for 15.5 percent of all households, and an additional 366 households, or 2.2 percent, were built in 2010 or later. These figures compare to 4,410 households, or 2.0 percent, that were built from 2010 or later statewide.

<b>Table II.19.13 Households by Year Built</b> Sweetwater County 2010-2014 5-Year ACS Data				
Year Built	Sweetwater County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	1,713	10.3%	24,514	10.9%
1940 to 1949	689	4.1%	10,454	4.6%
1950 to 1959	934	5.6%	22,142	9.8%
1960 to 1969	1,135	6.8%	18,728	8.3%
1970 to 1979	4,886	29.3%	49,663	22.0%
1980 to 1989	2,719	16.3%	32,994	14.6%
1990 to 1999	1,663	10.0%	26,751	11.9%
2000 to 2009	2,582	15.5%	35,858	15.9%
Built 2010 or Later	366	2.2%	4,410	2.0%
<b>Total</b>	<b>16,687</b>	<b>100.0%</b>	<b>225,514</b>	<b>100.0%</b>



Table II.19.14, below, displays housing units for Sweetwater County and the State of Wyoming. The number of rooms in Sweetwater County varied between households. Households with one room accounted for only 1.0 percent of total housing units, while households with five and six rooms accounted for 24.9 and 13.0 percent, respectively. The median number of rooms in Sweetwater County was 5 rooms, which compared to 6 statewide.

<b>Table II.19.14 Housing Units by Number of Rooms</b> Sweetwater County 2010-2014 5-Year ACS Data				
Number of Rooms	Sweetwater County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	180	1.0%	4,521	1.7%
Two	291	1.5%	7,349	2.8%
Three	1,283	6.8%	20,368	7.7%
Four	3,697	19.5%	42,809	16.1%
Five	4,715	24.9%	53,147	20.0%
Six	2,461	13.0%	41,493	15.6%
Seven	1,921	10.1%	31,612	11.9%
Eight	1,927	10.2%	25,739	9.7%
Nine or more	2,463	13.0%	38,157	14.4%
<b>Total</b>	<b>18,938</b>	<b>100.0%</b>	<b>265,195</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 75 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 24.7 percent of total households in Sweetwater County, which compared to 24.4 percent statewide. In Sweetwater County, the 7,050 households with three bedrooms accounted for 42.2 percent of all households, and there were only 1,608 five-bedroom or more households, which accounted for 9.6 percent of all households.

<b>Table II.19.15 Households by Number of Bedrooms</b> Sweetwater County 2010-2014 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Sweetwater County</b>				
None	19	75	94	.6%
One	297	628	925	5.5%
Two	1,729	2,400	4,129	24.7%
Three	5,525	1,525	7,050	42.2%
Four	2,756	125	2,881	17.3%
Five or more	1,448	160	1,608	9.6%
<b>Total</b>	<b>11,774</b>	<b>4,913</b>	<b>16,687</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	320	1,852	2,172	1.0%
One	4,171	13,300	17,471	7.7%
Two	27,793	27,174	54,967	24.4%
Three	71,753	19,086	90,839	40.3%
Four	37,002	5,592	42,594	18.9%
Five or more	15,250	2,221	17,471	7.7%
<b>Total</b>	<b>156,289</b>	<b>69,225</b>	<b>225,514</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 \$137,000, while structures built between 1950 and 1959 had a median value of \$183,100 and those built between 1990 to 1999 had a median value of \$240,100. The newest structures tended to have the highest values and those built between 2000 and 2009 and from 2005 or later had median values of \$193,600 and \$231,900, respectively. The total average median value in Sweetwater County was \$183,400, which compared to \$189,300 in the State of Wyoming.

<b>Table II.19.16</b> <b>Median Value by Year Structure Built</b> Sweetwater County 2010-2014 5-Year ACS Data		
Year Built	Sweetwater County	State of Wyoming
1939 or earlier	137,000	153,700
1940 to 1949	126,500	140,900
1950 to 1959	183,100	158,200
1960 to 1969	158,300	177,300
1970 to 1979	185,200	184,100
1980 to 1989	204,900	197,900
1990 to 1999	240,100	233,600
2000 to 2009	193,600	252,800
Built 2010 or Later	231,900	258,900
<b>Total</b>	<b>183,400</b>	<b>189,300</b>

Household mortgage status is reported in Table II.19.17, below. In Sweetwater County, households with a mortgage accounted for 55.7 percent of all households or 6,555 housing units, and the remaining 44.3 percent or 5,219 units had no mortgage. Of those units with a mortgage, 879 had either a second mortgage or home equity loan, 33 had both a second mortgage and home equity loan, and 5,643 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 2010-2014 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	6,555	55.7%	92,688	59.3%
With either a second mortgage or home equity loan, but not both	879	13.4%	12,104	13.1%
Second mortgage only	306	34.8%	5,864	48.4%
Home equity loan only	573	65.2%	6,240	51.6%
Both second mortgage and home equity loan	33	.5%	545	.6%
No second mortgage and no home equity loan	5,643	86.1%	80,039	86.4%
Housing units without a mortgage	5,219	44.3%	63,601	40.7%
<b>Total</b>	<b>11,774</b>	<b>100.0%</b>	<b>156,289</b>	<b>100.00%</b>

The median rent in Sweetwater County was \$783 as compared to \$663 statewide, as seen in Table II.19.18, below.

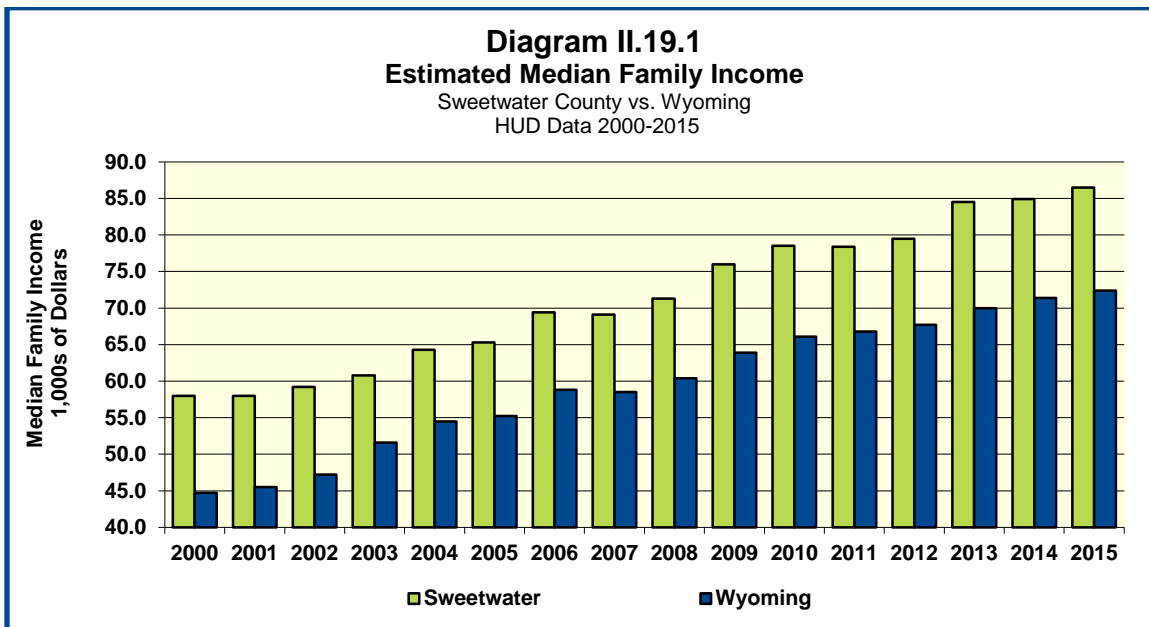
<b>Table II.19.18</b> <b>Median Rent</b> Sweetwater County 2010-2014 5-Year ACS Data	
Place	Rent
Sweetwater County	\$783
State of Wyoming	\$663

The Wyoming driver’s license data provided by the WYDOT indicated a net decreased of 33 persons during 2015. 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 3,565 persons over the time period.

<b>Table II.19.19</b>			
<b>Driver’s Licenses Exchanged and Surrendered</b>			
Sweetwater County			
WYDOT Data, 2000 – 2015			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	866	1,190	-324
2001	1,076	1,039	37
2002	912	927	-15
2003	825	815	10
2004	1,174	976	198
2005	1,255	1,012	243
2006	1,560	849	711
2007	1,705	1,074	631
2008	1,905	1,170	735
2009	1,453	1,159	294
2010	1,498	931	567
2011	1,722	1,157	565
2012	1,573	1,346	227
2013	1,331	1,537	-206
2014	264	339	-75
2015	297	330	-33
<b>Total</b>	<b>19,416</b>	<b>15,851</b>	<b>3,565</b>

**Economics**

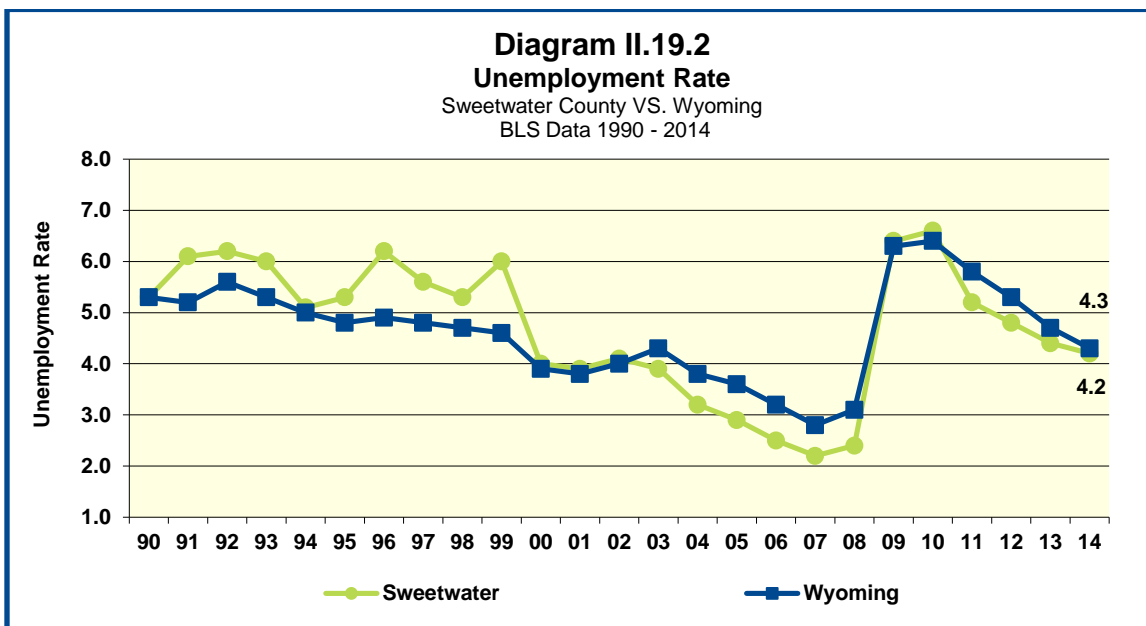
The HUD estimated MFI for Sweetwater County was \$86,500 in 2015.<sup>208</sup> This compares to Wyoming’s MFI of \$72,400. Diagram II.19.1, below, illustrates the estimated MFI for 2000 through 2015.



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>208</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 541 persons, from 23,894 in 2013 to 23,353 in 2014. Employment decreased by 467 persons; unemployment decreased by 74 persons; and the unemployment rate, or the number of unemployed persons as a percentage of the labor force, decreased from 4.4 percent in 2013 to 4.2 in 2014, 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. Data from this series are from the period of January 2005 through June 2015 and are presented in Table II.19.20, below, with the 2015 information considered preliminary (p). As shown therein, total annual employment stood at 24,269 persons in 2014; this figure was lower than the 2013 average by 361 jobs. Between June of 2014 and 2015, preliminary estimates show the monthly employment rose from 24,620 to 23,468 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015(p)
Jan	20,387	21,995	23,748	24,916	25,028	22,262	23,574	24,258	24,472	24,054	23,819
Feb	20,820	22,448	24,100	25,116	24,770	22,431	23,545	24,401	24,383	24,090	23,808
Mar	21,315	22,900	24,503	25,196	24,776	22,813	23,967	24,561	24,434	24,212	23,677
Apr	21,671	23,639	24,724	24,981	24,482	23,744	24,302	24,581	24,626	24,220	23,842
May	22,328	24,335	25,268	25,577	24,423	24,212	24,623	25,070	24,914	24,819	23,784
Jun	22,089	24,581	25,235	25,675	24,108	23,991	25,075	25,229	25,013	24,620	23,468
Jul	21,740	23,852	24,614	25,505	23,186	23,411	24,700	24,612	24,374	23,832	
Aug	22,225	24,755	24,958	26,117	23,593	24,077	25,074	25,078	24,769	24,178	
Sep	22,297	24,658	24,804	26,133	23,528	24,297	25,133	25,051	24,893	24,410	
Oct	22,499	24,547	24,723	26,186	23,244	24,470	24,997	25,254	24,701	24,312	
Nov	22,577	24,403	25,106	26,056	23,010	24,239	24,936	25,233	24,533	24,210	
Dec	22,249	24,559	25,302	25,867	22,892	24,070	25,038	25,195	24,442	24,266	
<b>Annual</b>	<b>21,850</b>	<b>23,889</b>	<b>24,757</b>	<b>25,610</b>	<b>23,920</b>	<b>23,668</b>	<b>24,580</b>	<b>24,877</b>	<b>24,630</b>	<b>24,269</b>	
% Change	6.90	9.33	3.63	3.45	-6.60	-1.05	3.85	1.21	-0.99	-1.47	

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 \$1,081 in 2013. In 2014, average weekly wages saw an increase of 4.16 over the prior year, rising to \$1,126. These data are shown in Table II.19.21, below. Preliminary estimates show average weekly wages fell from \$1,123 to \$1,096 between the second quarter of 2014 and 2015.

<b>Table II.19.21</b> <b>Average Weekly Wages</b> Sweetwater County BLS QCEW Data, 2001–2015(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	678	682	673	713	687	
2002	686	712	680	719	699	1.75
2003	709	722	697	762	723	3.43
2004	722	739	735	796	749	3.60
2005	759	808	800	867	809	8.01
2006	835	877	876	950	885	9.39
2007	900	930	906	991	932	5.31
2008	955	977	967	1,063	991	6.33
2009	950	936	897	1,009	948	-4.34
2010	951	993	942	1,060	987	4.11
2011	1,013	1,045	1,040	1,068	1,042	5.57
2012	1,097	1,059	1,038	1,101	1,074	3.07
2013	1,090	1,068	1,052	1,117	1,081	.65
2014	1,129	1,123	1,096	1,153	1,126	4.16
2015(p)	1,097	1,096				

Total business establishments reported by the QCEW are displayed in Table II.19.22, below. Between 2013 and 2014 the total number of business establishments in Wyoming decreased by 0.82 percent to 1,683 establishments. Preliminary estimates show the number of establishments rose from 1,696 to 1,703 between the second quarter of 2014 and 2015.

<b>Table II.19.22</b> <b>Number of Business Establishments</b> Sweetwater County BLS QCEW Data, 2001–2015(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,236	1,248	1,257	1,251	1,251	
2002	1,253	1,280	1,292	1,297	1,297	2.64
2003	1,308	1,317	1,332	1,325	1,325	3.12
2004	1,362	1,391	1,409	1,428	1,428	5.83
2005	1,442	1,473	1,509	1,532	1,532	6.51
2006	1,589	1,628	1,650	1,646	1,646	9.34
2007	1,645	1,662	1,675	1,672	1,672	2.21
2008	1,682	1,694	1,715	1,736	1,736	2.58
2009	1,720	1,744	1,721	1,708	1,708	.94
2010	1,689	1,703	1,680	1,686	1,686	-1.92
2011	1,670	1,696	1,699	1,698	1,698	.06
2012	1,694	1,697	1,718	1,704	1,704	.71
2013	1,709	1,694	1,711	1,696	1,696	.00
2014	1,690	1,696	1,688	1,683	1,683	-.82
2015(p)	1,710	1,703				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2014, the most recent year for which data are available, Sweetwater County recorded 30,127 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 \$2,514,028,000, and real per capita income was \$55,855 in 2014. This compares to a statewide average real per capita income of \$54,584. The average earnings per job in the county was \$80,712 in 2014, while Wyoming average earnings per job was \$53,171. 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 \$713 in second quarter 2014 to \$689 in second quarter 2015, or by 3.4 percent. Detached single-family home rents decreased by 11.2 percent, rents for mobile homes on a lot decreased by 0.9 percent, and rents for mobile home lots decreased by 0.4 percent.

Sweetwater County rental prices experienced average annualized increases of 0.5 percent for apartments, 0.6 percent for houses, 1.0 percent for mobile homes plus a lot, and 0.7 percent for mobile home lots since fourth quarter 1986 through second quarter 2015. These figures compare to state average annualized increases in rental prices of 1.0 percent for apartments, 1.5 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.8 percent for mobile home lots. Table II.19.23, at right, presents the Sweetwater County data for each rental type.

<sup>209</sup>

<b>Table II.19.23</b> <b>Semiannual Average Monthly Rental Prices</b> Sweetwater County EAD Data, 1986:Q4 – 2015:Q2, Real 2015 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	596	301	815	621
Q2.87	553	301	686	583
Q4.87	580	301	722	557
Q2.88	500	299	614	530
Q4.88	441	295	700	553
Q2.89	459	284	624	546
Q4.89	517	278	685	523
Q2.90	464	273	658	538
Q4.90	533	273	736	584
Q2.91	536	264	705	562
Q4.91	570	264	757	558
Q2.92	538	263	748	562
Q4.92	572	263	669	604
Q2.93	583	264	738	504
Q4.93	570	264	732	599
Q2.94	576	259	695	577
Q4.94	585	257	710	600
Q2.95	561	252	672	542
Q4.95	568	254	755	544
Q2.96	544	260	714	514
Q4.96	567	260	706	545
Q2.97	515	256	647	487
Q4.97	523	260	621	532
Q2.98	505	255	639	564
Q4.98	498	262	654	565
Q2.99	485	258	647	537
Q4.99	498	267	650	494
Q2.00	492	263	650	521
Q4.00	446	263	668	538
Q2.01	482	262	700	575
Q4.01	511	263	699	553
Q2.02	500	261	669	572
Q4.02	506	254	666	545
Q2.03	495	263	682	568
Q4.03	521	276	753	578
Q2.04	526	261	782	697
Q4.04	578	261	806	672
Q2.05	611	255	804	709
Q4.05	745	267	922	739
Q2.06	792	276	945	775
Q4.06	794	293	1,067	812
Q2.07	800	294	1,142	836
Q4.07	847	319	1,211	873
Q2.08	862	325	1,231	828
Q4.08	858	338	1,256	891
Q2.09	812	336	1,114	901
Q4.09	750	337	1,029	897
Q2.10	749	352	1,014	820
Q4.10	746	346	1,011	869
Q2.11	715	339	1,060	812
Q4.11	765	345	1,083	849
Q2.12	747	344	1,132	850
Q4.12	793	342	1,085	838
Q2.13	747	347	1,118	857
Q4.13	729	353	1,050	871
Q2.14	713	369	1,108	833
Q4.14	691	374	1,065	808
Q2.15	689	367	984	826

<sup>209</sup> Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Sweetwater County increased from 87 authorizations in 2013 to 108 in 2014.

The real value of single-family building permits increased from \$242,464 in 2013 to \$280,899 in 2014. This compares to an increase in permit value statewide, with values rising from \$293,820 in 2013 to \$295,850 in 2014. Additional details are given in Table II.19.24, below.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2014\$	
	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	104.1	50.2
1981	385	8	60	63	516	92.3	60.3
1982	278	12	19	16	325	90.3	59.0
1983	189	2	.	22	213	89.8	76.7
1984	123	.	.	16	139	90.1	63.8
1985	93	.	.	.	93	101.5	.
1986	85	.	.	.	85	106.9	.
1987	50	2	.	20	72	110.1	50.8
1988	30	.	.	.	30	122.0	.
1989	34	.	.	.	34	107.5	.
1990	56	.	.	.	56	126.2	.
1991	80	.	.	.	80	131.5	.
1992	102	.	.	.	102	142.0	.
1993	99	.	.	.	99	174.5	.
1994	115	.	.	8	123	188.6	70.1
1995	90	.	.	.	90	180.4	.
1996	90	.	.	.	90	175.0	.
1997	75	.	.	.	75	184.8	.
1998	73	.	.	.	73	200.2	.
1999	39	.	.	12	51	168.2	32.7
2000	36	.	.	5	41	177.4	32.0
2001	38	.	.	.	38	216.9	.
2002	48	.	.	.	48	196.1	.
2003	63	.	.	.	63	221.5	.
2004	216	.	.	.	216	194.5	.
2005	260	.	.	.	260	180.4	.
2006	236	.	8	24	268	191.0	42.8
2007	438	8	.	26	472	169.6	124.8
2008	144	.	22	79	245	194.8	65.2
2009	130	.	7	214	351	175.7	63.6
2010	100	.	.	47	147	186.0	62.9
2011	102	.	4	16	122	185.5	24.7
2012	116	.	.	16	132	225.4	44.4
2013	87	.	.	16	103	242.5	156.4
2014	108	2	.	117	227	280.9	68.8

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2014, the average sales price in Sweetwater County was \$248,511. This represented an increase of 4.8 percent from the previous year. In contrast, Wyoming’s weighted average was \$263,432, a decrease of 6.4 percent over the previous year. A comparison of average sales prices between 2000 and 2014 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, 2000–2014				
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

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2015.<sup>210</sup> During December 2015, a total of 86 surveys were completed by property managers in Sweetwater County. Of the 2,811 rental units surveyed, 165 were vacant, indicating a vacancy rate of 5.9 percent, as shown in Table II.19.26, at right. This rate compares to a 6.9 percent vacancy rate one year ago and a statewide December 2015 vacancy rate of 6.9 percent.

Diagram II.19.3, on the following page, shows the historical vacancy rate for Sweetwater County and Wyoming. As can be seen, the vacancy rate remained at or below the statewide vacancy rate for most of the 15 year period, but has risen above the statewide rate in the last two surveys, but fell below the statewide rate in the most recent December 2015 survey.

<b>Table II.19.26</b> <b>Total Units, Vacant Units, Vacancy Rate</b> Sweetwater County RVS Data, June 2001 – December 2015				
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%

<sup>210</sup>Those signified as a in the “year” column of Table II.19.10 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.



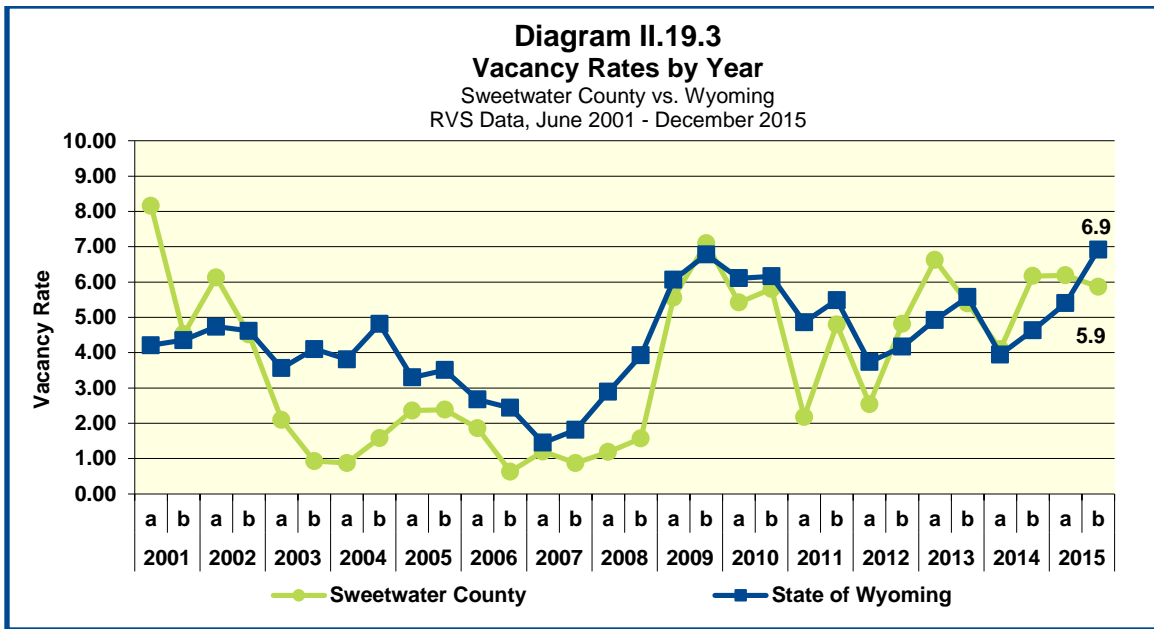


Diagram II.19.4, below, shows the average rent of single-family and apartment units in Sweetwater County. In 2015, average rents for single-family units rose to \$1,000 and average rents for apartments rose to \$871.

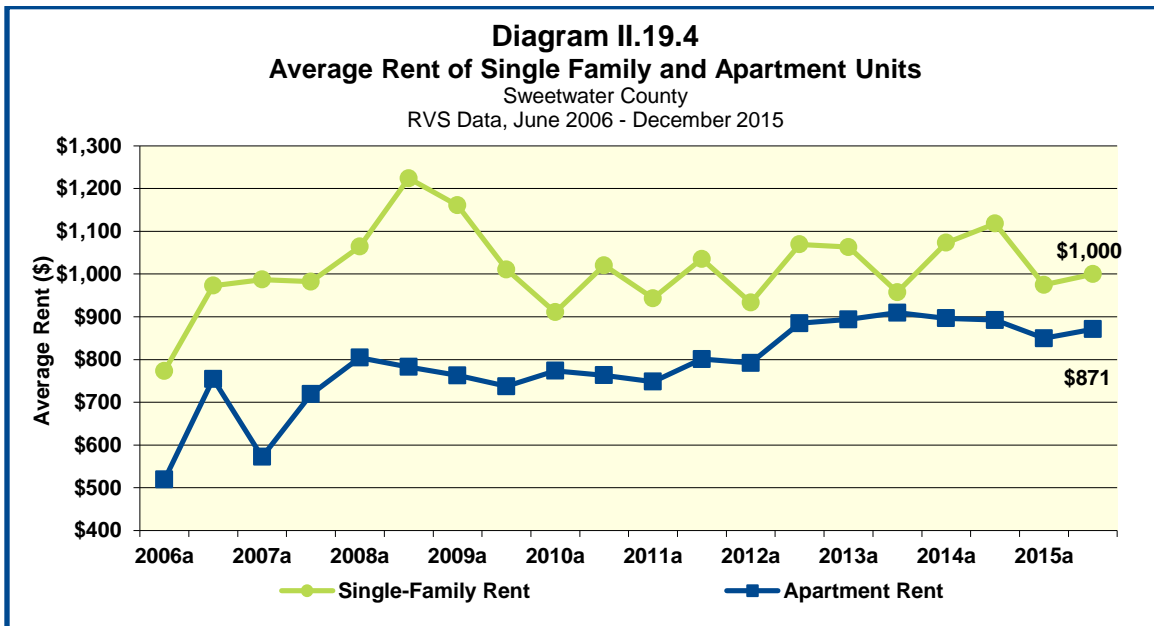


Table II.19.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 300 single family units in Sweetwater County, with 17 of them available. This translates into a vacancy rate of 5.7 percent in Sweetwater County, which compares to a single family vacancy rate of 5.5 percent for the State of Wyoming. There were 2,136 apartment units reported in the survey, with 117 of them available, which resulted in a vacancy rate of 5.5 percent. This compares to a statewide vacancy rate of 5.8 percent for apartment units across the state.

<b>Table II.19.27</b>			
<b>Rental Vacancy Survey by Type</b>			
Sweetwater County			
RVS Data, December 2015			
<b>Place</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	300	17	5.7%
Duplex units	68	6	8.8%
Apartments	2,136	117	5.5%
Mobile Homes	182	1	.5%
“Other” Units	91	1	1.1%
Don’t Know	34	23	67.6%
<b>Total</b>	<b>2,811</b>	<b>165</b>	<b>5.9%</b>

Table II.19.28 below reports units by bedroom size. Two bedroom units were the most common type of reported single family unit, with 26 units. The most common apartment units were two bedroom units, with 561 units. Additional details of unit types by bedrooms are reported below.

<b>Table II.19.28</b>							
<b>Rental Units by Bedroom Size</b>							
Sweetwater County							
RVS Data, December 2015							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	1	0	0	0	0	.	1
One	12	1	157	1	0	.	171
Two	26	15	561	4	30	.	636
Three	23	22	158	1	11	.	215
Four	3	2	10	0	2	.	17
Five	4	0	0	0	0	.	4
Don’t Know	231	28	1,250	176	48	34	1,767
<b>Total</b>	<b>300</b>	<b>68</b>	<b>2,136</b>	<b>182</b>	<b>91</b>	<b>34</b>	<b>2,811</b>

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 three bedroom units being the most available single family units.

<b>Table II.19.29</b>							
<b>Available Rental Units by Bedroom Size</b>							
Sweetwater County							
RVS Data, December 2015							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	0	0	0	0	0	.	0
One	1	0	1	0	0	.	2
Two	3	0	35	0	0	.	38
Three	3	0	25	1	1	.	30
Four	0	0	0	0	0	.	0
Five	2	0	0	0	0	.	2
Don't Know	8	6	56	0	0	23	93
<b>Total</b>	<b>17</b>	<b>6</b>	<b>117</b>	<b>1</b>	<b>1</b>	<b>23</b>	<b>165</b>

Table II.19.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with three bedrooms had the highest vacancy rate at 15.8 percent, with five bedroom single family units having the highest vacancy rate at 50.0 percent.

<b>Table II.19.30</b>							
<b>Vacancy Rates by Bedroom Size</b>							
Sweetwater County							
RVS Data, December 2015							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	.0%	%	%	%	%		.0%
One	8.3%	.0%	.6%	.0%	%		1.2%
Two	11.5%	.0%	6.2%	.0%	.0%		6.0%
Three	13.0%	.0%	15.8%	100.0%	9.1%		14.0%
Four	.0%	.0%	.0%	%	.0%		.0%
Five	50.0%	%	%	%	%		50.0%
Don't Know	3.5%	21.4%	4.5%	.0%	.0%	67.6%	5.3%
<b>Total</b>	<b>5.7%</b>	<b>8.8%</b>	<b>5.5%</b>	<b>.5%</b>	<b>1.1%</b>	<b>67.6%</b>	<b>5.9%</b>

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.

<b>Table II.19.31</b>						
<b>Average Market Rate Rents by Bedroom Size</b>						
Sweetwater County						
RVS Data, December 2015						
<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	\$	\$	\$513	\$	\$	\$513
One	\$670	\$475	\$648	\$	\$463	\$634
Two	\$810	\$842	\$789	\$1,000	\$700	\$799
Three	\$1,117	\$1,074	\$991	\$	\$875	\$1,032
Four	\$1,550	\$1,300	\$806	\$	\$1,025	\$1,240
Five	\$1,455	\$	\$	\$	\$	\$1,455
<b>Total</b>	<b>\$1,000</b>	<b>\$935</b>	<b>\$871</b>	<b>\$875</b>	<b>\$765</b>	<b>\$899</b>

Table II.19.32 below, shows vacancy rates for single family units by average rental rates for Sweetwater County. Single family units with the lowest vacancy rate had an average rent of less than 500 dollars, indicating there may be more of a demand for units within this rental range.

<b>Table II.19.32</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Sweetwater County RVS Data, December 2015			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	2	0	.0%
\$500 to \$1,000	64	7	10.9%
\$1,000 to \$1,500	32	1	3.1%
Above \$1,500	193	7	3.6%
Missing	9	2	22.2%
<b>Total</b>	<b>300</b>	<b>17</b>	<b>5.7%</b>

The availability of apartment units by average rent is displayed in Table II.19.33 below. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of .0 percent.

<b>Table II.19.33</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Sweetwater County RVS Data, December 2015			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	3	0	.0%
\$500 to \$1,000	1,580	68	4.3%
\$1,000 to \$1,500	320	49	15.3%
Above \$1,500	0	0	%
Missing	233	0	.0%
<b>Total</b>	<b>2,136</b>	<b>117</b>	<b>5.5%</b>

Table II.19.34, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for 1,000 to 1,500, with a vacancy rate of .0 percent.

<b>Table II.19.34</b> <b>Mobile Home Market Rate Rents by Vacancy Status</b> Sweetwater County RVS Data, December 2015			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	162	1	.6%
\$1,000 to \$1,500	1	0	.0%
Above \$1,500			%
Missing	19	0	.0%
<b>Total</b>	<b>182</b>	<b>1</b>	<b>.5%</b>

Table II.19.35, on the following page, shows the condition of rental units by unit type for Sweetwater County. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported, most single family units were in average condition, with most apartments being in excellent condition. Details by unit type and condition are displayed on the following page.

<b>Table II.19.35</b> <b>Condition by Unit Type</b> Sweetwater County RVS Data, December 2015							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	1	2	114	0	0	.	117
Average	208	9	332	6	0	.	555
Good	68	41	414	24	43	.	590
Excellent	18	16	1,272	152	48	.	1,506
Don’t Know	5	0	4	0	0	34	43
<b>Total</b>	<b>300</b>	<b>68</b>	<b>2,136</b>	<b>182</b>	<b>91</b>	<b>34</b>	<b>2,811</b>

The availability of single family units based on their condition is displayed in Table II.19.36, below. As can be seen the single family units with the lowest vacancy rates were in fair condition, with a vacancy rate of 0.0 percent.

<b>Table II.19.36</b> <b>Condition of Single Family Units by Vacancy Status</b> Sweetwater County RVS Data, December 2015			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	1	0	.0%
Average	208	9	4.3%
Good	68	6	8.8%
Excellent	18	2	11.1%
Don’t Know	5	0	.0%
<b>Total</b>	<b>300</b>	<b>17</b>	<b>5.7%</b>

Table II.19.37, 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 fair condition, and had a vacancy rate of 3.5 percent.

<b>Table II.19.37</b> <b>Condition of Apartment Units by Vacancy Status</b> Sweetwater County RVS Data, December 2015			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	114	4	3.5%
Average	332	22	6.6%
Good	414	16	3.9%
Excellent	1,272	75	5.9%
Don’t Know	4	0	.0%
<b>Total</b>	<b>2,136</b>	<b>117</b>	<b>5.5%</b>

Table II.19.38, on the following page, 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 excellent condition, with a vacancy rate of .0 percent.

<b>Table II.19.38</b> <b>Condition of Mobile Home Units by Vacancy Status</b> Sweetwater County RVS Data, December 2015			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor	0	0	%
Fair	6	0	.0%
Average	24	1	4.2%
Good	152	0	.0%
Excellent	0	0	%
Don't Know	0	0	%
<b>Total</b>	<b>182</b>	<b>1</b>	<b>.5%</b>

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.19.39, below, respondents in Sweetwater County said they would prefer 40 more single family units, 311 more apartment units, and 70 units of all types. In total, respondents indicated they wished to own or manage an additional 450 units.

<b>Table II.19.39</b> <b>If you had the opportunity to own/manage more units, how many would you prefer</b> Sweetwater County RVS Data, December 2015	
Unit Type	More Units
Single family units	40
Duplex Units	14
Apartments	311
Mobile homes	2
Other	11
Don't Know	2
All types	70
<b>Total</b>	<b>450</b>

Table, II.19.40, on the following page, shows the most common answers from the 2015 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 72 respondents, with an average persons per household of 2.7 people. Of new residents to Sweetwater County, 63.3 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 58.3 percent of respondents renting their residence. The average mortgage payment in Sweetwater County was \$926 and the average rent was \$818. When asked if they were satisfied with their current housing, 77.8 percent said they were satisfied with thier current housing.

<b>Table II.19.40</b> <b>Most Replied Response</b> Sweetwater County HNA Survey: Calendar Year 2015	
Question	Most Replied Answer (%)
<b>Demographics</b>	
Total Number of Respondents	72
Number of persons in household (Average)	2.7
Current age	25 to 34 years old (47.0%)
Marital status	Married (63.3%)
Primary reason for moving to Wyoming	New job (38.9%)
In which industry are you primarily employed	Other (30.6%)
Highest education level completed	College Graduate (26.4%)
Total household income from all sources	\$50,000 to \$74,999 dollars (29.4%)
<b>Current Housing Characteristics</b>	
Current Residence	Single family home (52.8%)
Do you own or rent	Rent (58.3%)
How many bedrooms (Average)	2.8
How many full bathrooms (Average)	1.6
Average mortgage payment	\$926
Average rental payment	\$818
Are you satisfied with your current housing	Satisfied with current housing (77.8%)
<b>Housing Demand (If unsatisfied with current housing)</b>	
Reason you are unsatisfied	Rent or mortgage is too high (42.9%)
Are you seeking to change your housing situation	Seeking different housing (60.0%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to buy (100.0%)
If own, do you plan on building or buying	Buy an existing unit (80.0%)
Expected buying price	.
Expected building price	\$300,000 to \$349,999 dollars (50.0%)
Expected rental price	.

For residents who are unsatisfied with their current housing, 42.9 percent were unsatisfied because the rent or mortgage is too high. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 100.0 percent wanted to buy and 0.0 percent wanted to rent their next residence. Most residents wishing to buy a house anticipated spending between \$300,000 to \$349,999 dollars if they anticipated building a new unit. Additional survey data are presented in **Volume II. Technical Appendix.**<sup>211</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 2014 5-year ACS data, 488 or 2.9 percent of households in Sweetwater County were overcrowded and another 70 or .4 percent of units were severely overcrowded, as shown in Table II.19.41, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

<sup>211</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.



<b>Table II.19.41</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Sweetwater County 2010-2014 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
<b>Sweetwater County</b>				
<b>Owner</b>				
Households	11,592	168	14	11,774
Percentage	98.5%	1.4%	.1%	100.0%
<b>Renter</b>				
Households	4,537	320	56	4,913
Percentage	92.3%	6.5%	1.1%	100.0%
<b>Total</b>				
Households	16,129	488	70	16,687
Percentage	96.7%	2.9%	.4%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	154,262	1,523	504	156,289
Percentage	98.7%	1.0%	.3%	100.0%
<b>Renter</b>				
Households	66,444	2,081	700	69,225
Percentage	96.0%	3.0%	1.0%	100.0%
<b>Total</b>				
Households	220,706	3,604	1,204	225,514
Percentage	97.9%	1.6%	.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 2014 5-year ACS, a total of 568 units or 3.0 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.19.42, at right.

<b>Table II.19.42</b>		
<b>Housing Units with Incomplete Kitchen Facilities</b>		
Sweetwater County 2010-2014 5-Year ACS Data		
Facilities	Sweetwater County	State of Wyoming
Complete Kitchen Facilities	18,370	258,329
Lacking Complete Kitchen Facilities	568	6,866
<b>Total Housing Units</b>	<b>18,938</b>	<b>265,195</b>
Percent Lacking	3.0%	2.6%

At the time of the 2014 ACS, a total of 390 units or 2.1 percent of all housing units in Sweetwater County were lacking complete plumbing facilities. This compared to 2.2 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.19.43, below.

<b>Table II.19.43</b> <b>Housing Units with Incomplete Plumbing Facilities</b> Sweetwater County 2010-2014 5-Year ACS Data		
<b>Facilities</b>	<b>Sweetwater County</b>	<b>State of Wyoming</b>
Complete Plumbing Facilities	18,548	259,378
Lacking Complete Plumbing Facilities	390	5,817
<b>Total Households</b>	<b>18,938</b>	<b>265,195</b>
Percent Lacking	2.1%	2.2%

The third type of housing problem reported in the 2014 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Sweetwater County, 9.1 percent of households had a cost burden and 7.3 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.8 percent with a severe cost burden in the State of Wyoming. Roughly 9.5 percent of homeowners with a mortgage in Sweetwater County experienced a cost burden and 6.7 percent experienced a severe cost burden, while 16.1 percent of renters had a cost burden and 12.4 percent had a severe cost burden, as seen in Table II.19.44, on the following page.

<b>Table II.19.44</b>					
<b>Cost Burden and Severe Cost Burden by Tenure</b>					
Sweetwater County					
2010-2014 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	5,482	626	440	7	6,555
Percent	83.6%	9.5%	6.7%	.1%	100.0%
<b>Owner Without a Mortgage</b>					
Households	4,826	102	173	118	5,219
Percent	92.5%	2.0%	3.3%	2.3%	100.0%
<b>Renter</b>					
Households	3,122	791	611	389	4,913
Percent	63.5%	16.1%	12.4%	7.9%	100.0%
<b>Total</b>					
Households	13,430	1,519	1,224	514	16,687
Percent	80.5%	9.1%	7.3%	3.1%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	69,170	15,147	8,224	147	92,688
Percent	74.6%	16.3%	8.9%	.2%	100.0%
<b>Owner Without a Mortgage</b>					
Households	56,787	3,951	2,259	604	63,601
Percent	89.3%	6.2%	3.6%	.9%	100.0%
<b>Renter</b>					
Households	36,670	13,347	11,555	7,653	69,225
Percent	53.0%	19.3%	16.7%	11.1%	100.0%
<b>Total</b>					
Households	162,627	32,445	22,038	8,404	225,514
Percent	72.1%	14.4%	9.8%	3.7%	100.0%

**2016 Housing Needs Forecast**

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the *2016 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income as a percentage of Median Household Income (MHI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent, and more than 95 percent of MHI.

The household forecast indicated a total increase of 3,747 households in Sweetwater County, from 16,475 in 2010 to 20,222 in 2040. Homeowners are expected to increase from 11,872 households in 2010 to 14,510 by 2040. Renters are anticipated to increase from 4,603 households in 2010 to 5,712 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 228 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 245 households and by 341 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 239 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 199 households over the period. Table II.19.45, below, provides details of the household forecast by tenure and income.

<b>Table II.19.45</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	1,026	1,103	1,535	857	7,352	11,872
2015	1,044	1,122	1,562	871	7,480	12,079
2020	1,090	1,171	1,630	910	7,809	12,610
2025	1,144	1,230	1,711	955	8,198	13,238
2030	1,184	1,272	1,770	988	8,480	13,693
2035	1,218	1,310	1,822	1,017	8,730	14,097
2040	1,254	1,348	1,876	1,047	8,985	14,510
<b>Renters by Percent of Median Household Income</b>						
2010	992	827	927	385	1,472	4,603
2015	1,058	881	988	410	1,569	4,906
2020	1,096	913	1,024	425	1,626	5,084
2025	1,144	953	1,068	443	1,697	5,305
2030	1,176	980	1,098	456	1,744	5,453
2035	1,203	1,002	1,124	466	1,785	5,580
2040	1,231	1,026	1,150	477	1,827	5,712
<b>Total Households by Percent of Median Household Income</b>						
2010	2,018	1,930	2,462	1,241	8,824	16,475
2015	2,102	2,003	2,549	1,281	9,049	16,985
2020	2,186	2,085	2,654	1,335	9,435	17,693
2025	2,288	2,183	2,780	1,398	9,894	18,543
2030	2,359	2,252	2,868	1,444	10,224	19,147
2035	2,421	2,312	2,946	1,483	10,515	19,677
2040	2,485	2,374	3,026	1,524	10,812	20,222

**Additional Comments**

In June, Sweetwater County had the fourth highest unemployment rate in the County at 4.7 percent, mainly attributes to the decline in energy prices.<sup>212</sup> The County had attracted new workers to the area with the available energy industry jobs. This has included an increase in minority populations. The State has seen an increasing minority population over the past decade, and Sweetwater County is ranked the fourth highest in the State at 20.3 percent.<sup>213</sup> Sweetwater County saw fewer students pursuing college degrees or certificate programs, with almost 70 percent not pursuing a degree.<sup>214</sup>

<sup>212</sup> <http://wyomingbusinessreport.com/wyo-unemployment-holds-at-4-1-in-june/>

<sup>213</sup> [http://www.starherald.com/news/regional\\_statewide/wyoming-home-to-more-minorities/article\\_45d4ada1-1344-5917-b4bd-589fd4beb4df.html](http://www.starherald.com/news/regional_statewide/wyoming-home-to-more-minorities/article_45d4ada1-1344-5917-b4bd-589fd4beb4df.html)

<sup>214</sup> [http://www.wyomingnews.com/news/report-economy-felt-more-by-those-without-a-degree/article\\_7c8b7256-c37f-11e5-bb89-3b905316b9b9.html](http://www.wyomingnews.com/news/report-economy-felt-more-by-those-without-a-degree/article_7c8b7256-c37f-11e5-bb89-3b905316b9b9.html)