

SWEETWATER COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Sweetwater County's population increased from 43,806 in 2010 to 44,175 in 2011, or by 2.6 percent. This compares to a statewide population growth of 0.8 percent over the period.¹⁶⁶ The number of people from 15 to 24 years of age decreased by 0.8 percent, and the number of people from 55 to 64 years of age increased by 4 percent. The white population increased by 0.5 percent, while the black population increased by 12.1 percent. The Hispanic population increased from 6,689 to 6,865 people between 2010 and 2011 or by 2.6 percent. These data are presented in Table II.19.1, below.

Subject	Sweetwater County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	43,806	44,175	0.8%	563,626	568,158	0.8%
Age						
Under 14 years	10,158	10,243	0.8%	113,371	113,462	0.1%
15 to 24 years	6,044	5,997	-0.8%	78,460	78,704	0.3%
25 to 44 years	12,329	12,511	1.5%	144,615	145,669	0.7%
45 to 54 years	6,484	6,292	-3.0%	83,577	80,936	-3.2%
55 to 64 years	5,148	5,356	4.0%	73,513	77,120	4.9%
65 and Over	3,643	3,776	3.7%	70,090	72,267	3.1%
Race						
White	41,739	41,929	0.5%	529,110	531,484	0.4%
Black	489	548	12.1%	5,135	6,024	17.3%
American Indian and Alaskan Native	506	559	10.5%	14,457	14,774	2.2%
Asian	354	378	6.8%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	56	62	10.7%	521	551	5.8%
Two or more races	662	699	5.6%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	6,689	6,865	2.6%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Sweetwater County's population increased from 37,613 persons in 2000 to 43,806 in 2010, or by 16.5 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 12.4 percent, while the black population increased by 59.3 percent. The Hispanic population increased from 3,545 to 6,689 persons between 2000 and 2010, or by 88.7 percent. These data are presented in Table II.19.2, on the following page.

¹⁶⁶ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

Table II.19.2					
Population by Race and Ethnicity					
Sweetwater County					
2010 Five-Year ACS Data					
Race	2000 Census		2010 Census		% Change 00 – 10
	Population	% of Total	Population	% of Total	
White	34,461	91.6%	38,748	88.5%	12.4%
Black	275	0.7%	438	1.0%	59.3%
American Indian	380	1.0%	423	1.0%	11.3%
Asian	240	0.6%	336	0.8%	40.0%
Native Hawaiian/Pacific Islander	16	.	42	0.1%	162.5%
Other	1,349	3.6%	2,799	6.4%	107.5%
Two or More Races	892	2.4%	1,020	2.3%	14.3%
Total	37,613	100.0%	43,806	100.0%	16.5%
Hispanic (Ethnicity)	3,545	9.4%	6,689	15.3%	88.7%

Table II.19.3, below, presents the population of Sweetwater County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 16.5 percent, with the largest total increase occurring in the group aged 25 to 34, which rose by 2,501 persons, or by 55.3 percent. In 2010, the largest age group in Sweetwater County was the group aged 35 to 54, which accounted for 26.9 percent of the entire population. 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.

Table II.19.3							
Population by Age and Gender							
Sweetwater County							
2010 Five-Year ACS Data							
Age	2000 Census			2010 Census			% Change 00–10
	Male	Female	Total	Male	Female	Total	
Under 5	1,310	1,270	2,580	1,877	1,789	3,666	42.1%
5 to 19	4,968	4,675	9,643	4,938	4,493	9,431	-2.2%
20 to 24	1,188	1,243	2,431	1,603	1,502	3,105	27.7%
25 to 34	2,216	2,303	4,519	3,746	3,274	7,020	55.3%
35 to 54	6,469	5,993	12,462	6,220	5,573	11,793	-5.4%
55 to 64	1,589	1,380	2,969	2,731	2,417	5,148	73.4%
65 and Over	1,286	1,723	3,009	1,734	1,909	3,643	21.1%
Total	19,026	18,587	37,613	22,849	20,957	43,806	16.5%

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.19.4, on the following page.

Table II.19.4			
Group Quarters Population			
Sweetwater County			
2010 Five-Year ACS Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹⁶⁷	75	132	76.0%
Juvenile Facilities	.	12	.
Nursing Homes	119	121	1.7%
Other Institutions	.	.	.
Total	194	265	36.6%
Noninstitutionalized			
College Dormitories	327	363	11.0%
Military Quarters	.	.	.
Other Noninstitutions	92	51	-44.6%
Total	419	414	-1.2%
Group Quarters Population	613	679	10.8%

Table II.19.5, below, shows data on household type by tenure in 2000 and 2010. Household type is broken down by family households and non-family households. In 2010, there were an estimated 11,405 family households, 8,813 of which housed married couple families and 2,592 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 1,116 families, or a female householder with no husband present, of which there were 1,476 families. There were also an estimated 5,070 "non-family households," which refers to households of unrelated persons or one person living alone. Between the 2000 and 2010 Censuses, family households increased by 13 percent, and the number of married couple families increased by 8 percent. The number of male households with no wife present increased by 72.8 percent, the number of female households with no husband present increased by 14.2 percent, and non-family households increased by 26.5 percent.

Table II.19.5			
Household Type by Tenure			
Sweetwater County			
2010 Five-Year ACS Data			
Family Type	2000	2010	% Change 00-10
Family households	10,096	11,405	13.0%
Married couple family	8,158	8,813	8.0%
Owner-occupied housing units	7,084	7,460	5.3%
Renter-occupied housing units	1,074	1,353	26.0%
Other family	1,938	2,592	33.7%
Male householder, no wife present	646	1,116	72.8%
Owner-occupied housing units	436	673	54.4%
Renter-occupied housing units	210	443	111.0%
Female householder, no husband present	1,292	1,476	14.2%
Owner-occupied housing units	712	789	10.8%
Renter-occupied housing units	580	687	18.4%
Non-family households	4,009	5,070	26.5%
Owner-occupied housing units	2,354	2,950	25.3%
Renter-occupied housing units	1,655	2,120	28.1%
Total	14,105	16,475	16.8%

¹⁶⁷ In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.19.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 4,737 two-person family households, 2,593 three-person family households, and 2,183 four-person family households. One-person non-family households made up 77.9 percent of all non-family households, or an estimated 3,949 households. Between 2000 and 2010, the number of four-person households increased by 3.5 percent, or from 2,161 to 2,237 households.

Table II.19.6¹⁶⁸							
Household Type by Household Size							
Sweetwater County 2010 Five-Year ACS Data							
Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	3,325	3,325	.	3,949	3,949	18.8%
Two Person	4,036	548	4,584	4,737	907	5,644	23.1%
Three Person	2,437	91	2,528	2,593	131	2,724	7.8%
Four Person	2,130	31	2,161	2,183	54	2,237	3.5%
Five Person	987	10	997	1,196	16	1,212	21.6%
Six Person	357	2	359	446	7	453	26.2%
Seven Person	149	2	151	250	6	256	69.5%
Total	10,096	4,009	14,105	11,405	5,070	16,475	16.8%

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 5,644 two-person households, 4,450 were owner-occupied and 1,194 were renter-occupied. Of the 2,237 four-person households, 1,692 were owner-occupied and 545 were renter-occupied. Further household size data by tenure are presented in Table II.19.7, below.

Table II.19.7							
Tenure by Household Size							
Sweetwater County 2010 Five-Year ACS Data							
Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	1,994	1,331	3,325	2,372	1,577	3,949	18.8%
Two Person	3,651	933	4,584	4,450	1,194	5,644	23.1%
Three Person	1,939	589	2,528	1,973	751	2,724	7.8%
Four Person	1,767	394	2,161	1,692	545	2,237	3.5%
Five Person	824	173	997	883	329	1,212	21.6%
Six Person	284	75	359	317	136	453	26.2%
Seven Person or More	127	24	151	185	71	256	69.5%
Total	10,586	3,519	14,105	11,872	4,603	16,475	16.8%

¹⁶⁸ To maintain confidentiality, the Census Bureau applies statistical procedures that introduce some uncertainty into data for small geographic areas with small population groups. As a result, some concepts may display different totals across tables. This process, known as disclosure limitation, uses the method of data swapping to edit or exchange source data for a sample of cases when creating a table.

As shown in Table II.19.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 12.1 percent, or from 10,586 to 11,872 households. The number of renter units increased from 3,519 to 4,603 households, or by 30.8 percent. In 2010, Sweetwater County had a total of 18,735 housing units, of which 16,475, or 87.9 percent, were occupied. A total of 2,260 units, or 12.1 percent of all units, were vacant, which was a change of 24.4 percent from the 2000 Census.

Tenure	2000	2010	% Change 00-10
Occupied Housing Units	14,105	16,475	16.8%
Owner-Occupied	10,586	11,872	12.1%
Renter-Occupied	3,519	4,603	30.8%
Vacant Housing Units	1,816	2,260	24.4%
Total Housing Units	15,921	18,735	17.7%
Homeownership Rate	75.1%	72.1%	.

Table II.19.9, below, shows that, of the 2,260 vacant housing units in Sweetwater County at the time of the 2010 Census, 934, or 41.3 percent, were for rent and 337, or 14.9 percent, were for sale. An estimated 295 units were for seasonal, recreational, or occasional use, and 518, or 22.9 percent of all vacant units, were listed as "other vacant." Between 2000 and 2010, the number of vacant units that were rented or sold but not occupied increased from 59 to 69 units, or by 16.9 percent, and units listed as "other vacant" decreased from 539 to 518 units, or by 3.9 percent.

Disposition	2000	2010	% Change 00-10
For rent	681	934	37.2%
For sale only	282	337	19.5%
Rented or sold but not occupied	59	69	16.9%
For seasonal, recreational, or occasional use	243	295	21.4%
For migrant workers	12	107	791.7%
Other vacant	539	518	-3.9%
Total	1,816	2,260	24.4%

2010 Five-Year ACS Data

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data. Known as the one-in-six sample, or the SF3 data, these additional samples 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 data.

To study these important concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population and quantifies the results. The Census Bureau releases from these surveys one-, three-, and five-year averages. The one-year sample only includes responses from the year the survey was implemented and applies to geographic areas in excess of 60,000 persons; the three-year averages apply to geographic areas in excess of 20,000 persons; and the five-year estimates are released for small areas, including data down to the block group level. These data are more applicable to many of Wyoming's more rural geographic areas.

Due to sampling error and variability, quantities reported in the five-year ACS are not directly comparable to the 2000 or 2010 decennial census. However, it is the Census Bureau's position that the distribution of sample results can be compared, and they will be compared herein.

The following section presents several important housing and income concepts available from the 2010 five-year ACS data release.

Table II.19.10, below, presents different income statistics for Sweetwater County. According to the 2010 ACS data averages, Median Family Income (MFI) for Sweetwater County was \$79,527 compared to the statewide average of \$65,964. Per capita income for Sweetwater County, which is calculated by dividing total income by population, was \$30,961, which compared to \$27,860 for the State of Wyoming.

Table II.19.10		
Median and Per Capita Income		
Sweetwater County and the State of Wyoming 2010 Five-Year ACS Data		
Income Type	Sweetwater County	Wyoming
Median Family Income	79,527	65,964
Median Household Income	69,828	53,802
Per Capita Income	30,961	27,860

Table II.19.11, below, shows households by income for Sweetwater County and the State of Wyoming in 2010. In Sweetwater County, there were a total of 1,109 households, or 6.8 percent, with incomes under \$15,000 compared to 10.1 percent of households in Wyoming. There were another 1,823 households that had incomes between \$35,000 and \$49,999 in the county, which accounted for 11.1 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 27.9 percent of total households and numbered 4,577 in Sweetwater County.

Table II.19.11				
Households by Income				
Sweetwater County and the State of Wyoming 2010 Five-Year ACS Data				
Income	Sweetwater County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under \$15,000	1,109	6.8%	21,963	10.1%
\$15,000–\$19,999	611	3.7%	10,477	4.8%
\$20,000–\$24,999	603	3.7%	11,850	5.4%
\$25,000–\$34,999	1,294	7.9%	23,902	11.0%
\$35,000–\$49,999	1,823	11.1%	32,677	15.0%
\$50,000–\$74,999	3,608	22.0%	44,279	20.3%
\$75,000–\$99,999	2,790	17.0%	30,595	14.1%
\$100,000 and Above	4,577	27.9%	41,945	19.3%
Total	16,415	100.0%	217,688	100.0%

Poverty statistics were also reported in the 2010 five-year ACS estimates, and these data are displayed in Table II.19.12, on the following page. In total, the poverty rate in Sweetwater County was 8.2 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Sweetwater County had a poverty rate of 6.6 percent, and the female population had a poverty

rate of 9.9 percent. There were 251 males and 250 females in poverty aged 5 and under. Overall, 14.7 percent of persons in poverty in Sweetwater County were aged 5 and under, which compared to 12.8 percent statewide. The elderly population with incomes below the poverty level in the county, comprising individuals aged 65 years and older, numbered 167 persons, which represented 4.9 percent of the total population in poverty. In the State of Wyoming, there were 4,005 individuals aged 65 and older with incomes below the poverty level, which represented 7.7 percent of the total Wyoming population in poverty.

Table II.19.12				
Poverty by Age				
Sweetwater County and the State of Wyoming				
2010 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
Sweetwater County				
5 and Under	251	250	501	14.7%
6 to 17	469	378	847	24.9%
18 to 64	662	1,230	1,892	55.5%
65 and Older	42	125	167	4.9%
Total	1,424	1,983	3,407	100.0%
Poverty Rate	6.6%	9.9%	8.2%	.
State of Wyoming				
5 and Under	3,563	3,127	6,690	12.8%
6 to 17	4,890	4,368	9,258	17.7%
18 to 64	13,136	19,208	32,344	61.8%
65 and Older	1,203	2,802	4,005	7.7%
Total	22,792	29,505	52,297	100.0%
Poverty Rate	8.4%	11.3%	9.8%	.

Table II.19.13, on the following page, presents the breakdown of households by unit type and tenure. Dwelling unit data were only available in the 2010 five-year data set, so the units by tenure will differ from the 2010 census data. Between 2006 and 2010, Sweetwater County saw an average of 9,097 owner-occupied single-family units compared to 1,323 single-family rental units. In Sweetwater County, single-family units represented 63.5 percent of all households compared to 70.8 percent statewide. Sweetwater County had a total of 1,142 apartment rental units, and total apartment units accounted for 7 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 3,731 mobile homes in Sweetwater County, which made up 22.7 percent of all occupied housing units and compared to 14.3 percent statewide.

Table II.19.13				
Households by Unit Type				
Sweetwater County and the State of Wyoming				
2010 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Sweetwater County				
Single-Family Unit	9,097	1,323	10,420	63.5%
Duplex	16	540	556	3.4%
Tri- or Four-Plex	3	555	558	3.4%
Apartment	8	1,142	1,150	7.0%
Mobile Home	2,972	759	3,731	22.7%
Boat, RV, Van, Etc.	0	0	0	0.0%
Total	12,096	4,319	16,415	100.0%
State of Wyoming				
Single-Family Unit	127,389	26,664	154,053	70.8%
Duplex	785	4,825	5,610	2.6%
Tri- or Four-Plex	442	9,354	9,796	4.5%
Apartment	863	15,833	16,696	7.7%
Mobile Home	23,076	8,153	31,229	14.3%
Boat, RV, Van, Etc.	251	53	304	0.1%
Total	152,806	64,882	217,688	100.0%

Table II.19.14, below, shows the number of households by year of construction. As shown, 11.8 percent, or 1,936 units, were built in 1939 or earlier in the county, and another 5.9 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 569, which accounted for 3.5 percent of all households, and an additional 1,137 households, or 6.9 percent, were built in 2005 or later. These figures compare to 10,389 households, or 4.8 percent, that were built from 2005 or later statewide.

Table II.19.14				
Households by Year Built				
Sweetwater County and the State of Wyoming				
2010 Five-Year ACS Data				
Year Built	Sweetwater County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,936	11.8%	25,116	11.5%
1940 to 1949	966	5.9%	11,481	5.3%
1950 to 1959	917	5.6%	21,920	10.1%
1960 to 1969	1,045	6.4%	19,433	8.9%
1970 to 1979	5,161	31.4%	53,519	24.6%
1980 to 1989	2,929	17.8%	34,949	16.1%
1990 to 1999	1,755	10.7%	26,791	12.3%
2000 to 2004	569	3.5%	14,090	6.5%
2005 or Later	1,137	6.9%	10,389	4.8%
Total	16,415	100.0%	217,688	100.0%

Table II.19.15, on the following page, 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 0.5 percent of total housing units, while households with five and six rooms accounted for 23.4 and 13.5 percent, respectively, in the county. The median number of rooms in Sweetwater County was five rooms, which compared to six statewide.

Table II.19.15				
Housing Units by Number of Rooms				
Sweetwater County and the State of Wyoming				
2010 Five-Year ACS Data				
Number of Rooms	Sweetwater County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	88	.5%	3,804	1.5%
Two	223	1.2%	6,391	2.5%
Three	1,023	5.7%	18,634	7.3%
Four	3,672	20.4%	45,335	17.8%
Five	4,208	23.4%	52,421	20.5%
Six	2,426	13.5%	39,475	15.5%
Seven	2,185	12.1%	31,509	12.4%
Eight	2,164	12.0%	25,135	9.9%
Nine or More	2,018	11.2%	32,392	12.7%
Total	18,007	100.0%	255,096	100.0%
Median Rooms	5	.	6	.

Table II.19.16, below, shows households in the county by number of bedrooms and tenure. There were 79 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 25.7 percent of total households in Sweetwater County, which compared to 25.5 percent statewide. In Sweetwater County, the 6,360 households with three bedrooms accounted for 38.7 percent of all households, and there were only 1,276 five-bedroom or more households, which accounted for 7.8 percent of all households.

Table II.19.16				
Households by Number of Bedrooms				
Sweetwater County and the State of Wyoming				
2010 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Sweetwater County				
None	17	79	96	.6%
One	159	927	1,086	6.6%
Two	2,285	1,940	4,225	25.7%
Three	5,315	1,045	6,360	38.7%
Four	3,099	273	3,372	20.5%
Five or More	1,221	55	1,276	7.8%
Total	12,096	4,319	16,415	100.0%
State of Wyoming				
None	275	1,668	1,943	.9%
One	3,986	12,861	16,847	7.7%
Two	29,100	26,511	55,611	25.5%
Three	69,433	17,375	86,808	39.9%
Four	35,651	4,613	40,264	18.5%
Five or More	14,361	1,854	16,215	7.4%
Total	152,806	64,882	217,688	100.0%

The age of a structure influences its value. As shown in Table II.19.17, at right, structures built in 1939 or earlier had a median value of \$117,400, while structures built between 1950 and 1959 had a median value of \$151,600 and those built between 1990 and 1999 had a median value of \$217,900. 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 \$278,500 and \$168,800, respectively. The median value in Sweetwater County was \$169,500, which compared to \$174,000 in the State of Wyoming.

Table II.19.17 Median Value by Year Structure Built Sweetwater County and the State of Wyoming 2010 Five-Year ACS Data		
Year Built	Sweetwater County	State of Wyoming
1939 or Earlier	117,400	141,200
1940 to 1949	132,200	129,500
1950 to 1959	151,600	151,800
1960 to 1969	169,900	166,500
1970 to 1979	164,500	169,900
1980 to 1989	204,300	187,000
1990 to 1999	217,900	224,000
2000 to 2004	278,500	243,500
2005 or Later	168,800	244,600
Median Value	169,500	174,000

Household mortgage status is reported in Table II.19.18, below. In Sweetwater County, households with a mortgage accounted for 59.6 percent of all households, or 7,211 housing units, and the remaining 40.4 percent, or 4,885 units, had no mortgage. Of those units with a mortgage, 1,159 had either a second mortgage or home equity loan, 55 had both a second mortgage and home equity loan, and 5,997, or 83.2 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.19.18 Mortgage Status Sweetwater County and the State of Wyoming 2010 Five-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	7,211	59.6%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	1,159	16.1%	17,932	19.1%
Second mortgage only	509	43.9%	8,629	48.1%
Home equity loan only	650	56.1%	9,303	51.9%
Both second mortgage and home equity loan	55	0.8%	741	0.8%
No second mortgage and no home equity loan	5,997	83.2%	75,088	80.1%
Housing units without a mortgage	4,885	40.4%	59,045	38.6%
Total	12,096	100.0%	152,806	100.00%

The median rent in Sweetwater County was \$690 compared to \$552 statewide, as shown in Table II.19.19, below. These figures show that rents in Sweetwater County were considerably higher than rents statewide.

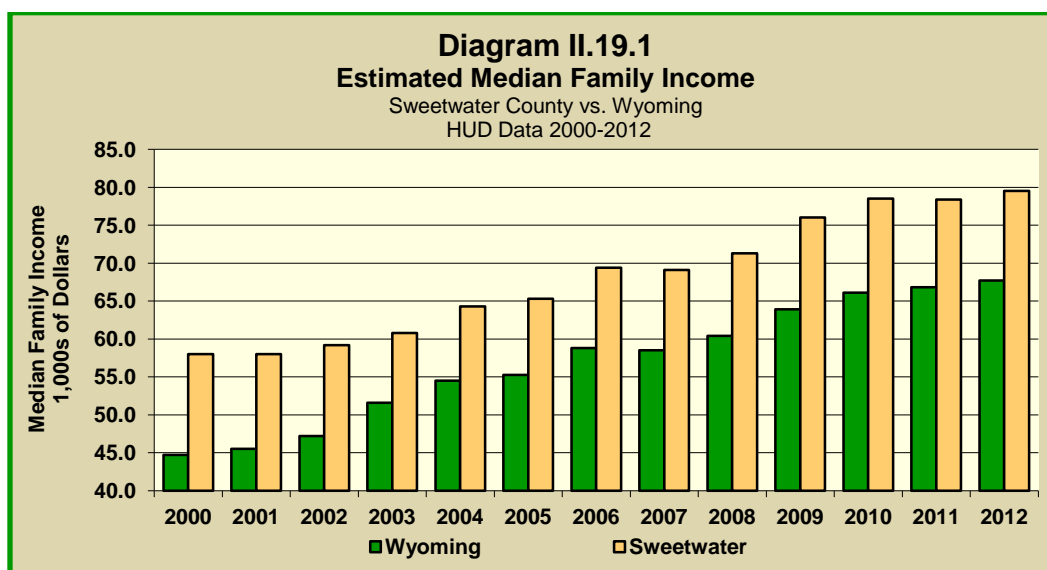
Table II.19.19 Median Rent Sweetwater County and the State of Wyoming 2010 Five-Year ACS Data	
Place	Rent
Sweetwater County	\$690
State of Wyoming	\$552

The Wyoming driver’s license data provided by the WYDOT indicated a net change of 259 persons during the first half of 2012. The driver’s license total exchanges since 2000 for Sweetwater County are presented in Table II.19.20, below, and indicate a net increase of 3,911 persons over the time period.

Table I.19.20			
Driver’s Licenses Exchanged and Surrendered			
Sweetwater County			
WYDOT Data, 2000–Second Quarter 2012			
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 – First Half	856	597	259
Total	16,807	12,896	3,911

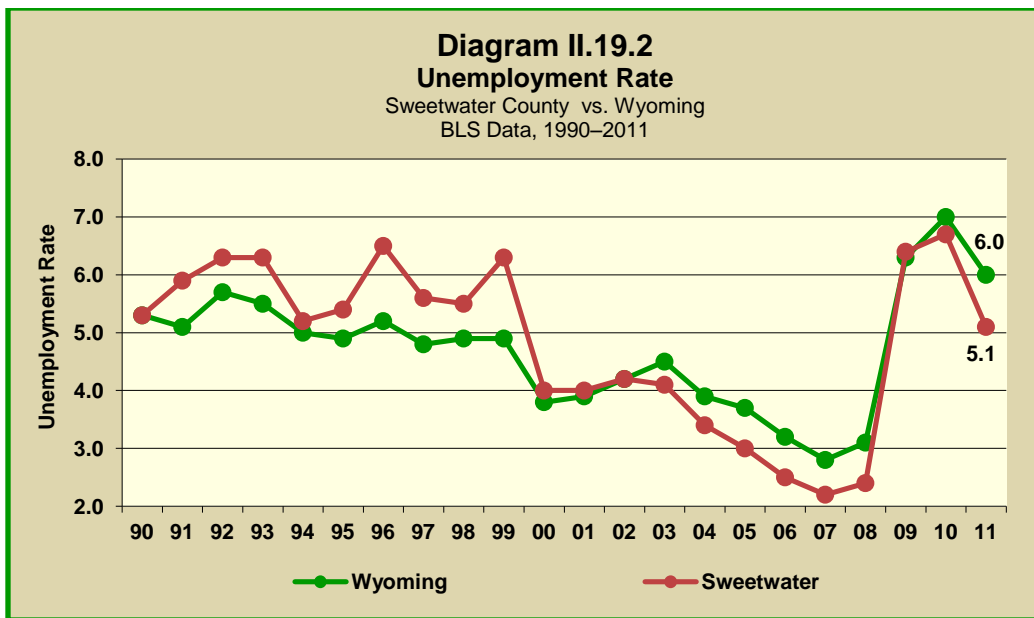
Economics

The HUD estimated MFI for Sweetwater County was \$79,500 in 2012.¹⁶⁹ This compares to Wyoming’s MFI of \$67,700. Diagram II.19.1, below, illustrates the estimated MFI for 2000 through 2012.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Sweetwater County’s labor force, defined as the number of persons working or actively seeking work, decreased by 562 persons, from 24,576 in 2010 to 25,138 in 2011. Employment increased by 946 persons; unemployment decreased by 384 persons; and the unemployment rate, or the number of unemployed persons as a percentage of the labor force, decreased from 6.7 percent in 2010 to 5.1 in 2011, as shown on the following page in Diagram II.19.2.

¹⁶⁹ Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. As shown in Table II.19.21, below, with 2011 information considered preliminary (p), annual total monthly employment increased by 3.84 percent between 2010 and 2011, from a total of 23,668 to 24,578 workers.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011(p)
Jan	18,209	18,120	18,536	19,373	20,387	21,995	23,748	24,916	25,028	22,262	23,574
Feb	18,300	18,114	18,417	19,387	20,820	22,448	24,100	25,116	24,770	22,431	23,545
Mar	18,447	18,268	18,798	19,698	21,315	22,900	24,503	25,196	24,776	22,813	23,967
Apr	18,612	18,386	19,277	20,128	21,671	23,639	24,724	24,981	24,482	23,744	24,302
May	19,099	18,776	19,753	20,712	22,328	24,335	25,268	25,577	24,423	24,212	24,623
Jun	19,247	18,468	19,588	20,483	22,089	24,581	25,235	25,675	24,108	23,991	25,075
Jul	18,664	18,309	19,237	20,542	21,740	23,852	24,614	25,505	23,186	23,411	24,700
Aug	18,876	18,934	19,862	20,825	22,225	24,755	24,958	26,117	23,593	24,077	25,074
Sep	19,043	19,238	20,247	20,890	22,297	24,658	24,804	26,133	23,528	24,297	25,133
Oct	19,383	19,065	20,271	20,999	22,499	24,547	24,723	26,186	23,244	24,470	24,987
Nov	19,378	18,586	19,756	21,145	22,577	24,403	25,106	26,056	23,010	24,239	24,934
Dec	18,998	18,593	19,695	21,089	22,249	24,559	25,302	25,867	22,892	24,070	25,027
Annual	18,855	18,571	19,453	20,439	21,850	23,889	24,757	25,610	23,920	23,668	24,578
% Change	.	-1.51	4.75	5.07	6.90	9.33	3.63	3.45	-6.60	-1.05	3.84

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.19.22, on the following page, annual average weekly wages increased by 5.57 percent between 2010 and 2011 from a total of \$987 to \$1,042.

Table II.19.22						
Average Weekly Wages						
Sweetwater County						
BLS QCEW Data, 2001–2011(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(p)	1,013	1,045	1,040	1,068	1,042	5.57

Total business establishments reported by the QCEW are displayed below in Table II.19.23. Annual establishments increased by 0.06 percent between 2010 and 2011, from a total of 1,690 to 1,691 establishments.

Table II.19.23						
Number of Establishments						
Sweetwater County						
BLS QCEW Data, 2001–2011(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,236	1,248	1,257	1,251	1,248	.
2002	1,253	1,280	1,292	1,297	1,281	2.64
2003	1,308	1,317	1,332	1,325	1,321	3.12
2004	1,362	1,391	1,409	1,428	1,398	5.83
2005	1,442	1,473	1,509	1,532	1,489	6.51
2006	1,589	1,628	1,650	1,646	1,628	9.34
2007	1,645	1,662	1,675	1,672	1,664	2.21
2008	1,682	1,694	1,715	1,736	1,707	2.58
2009	1,720	1,744	1,721	1,708	1,723	0.94
2010	1,689	1,703	1,680	1,686	1,690	-1.92
2011(p)	1,670	1,696	1,699	1,699	1,691	0.06

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2010, the most recent year for which data are available, Sweetwater County recorded 29,611 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 \$1,993,094,000, and real per capita income was \$45,689 in 2010. Average earnings per job in the county was \$62,158 in 2010. 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 \$688 in fourth quarter 2010 to \$720 in fourth quarter 2011, or by 4.7 percent. Detached single-family home rents increased by 9.3 percent, rents for mobile homes on a lot decreased by 0.2 percent, and rents for mobile home lots decreased by 1.9 percent.

Sweetwater County rental prices experienced average annualized increases of 3.3 percent for apartments, 3.5 percent for houses, 3.6 percent for mobile homes plus a lot, and 2.9 percent for mobile home lots since fourth quarter 1986 through fourth quarter 2011. These figures compare to state average annualized increases in rental prices of 3.4 percent for apartments, 4 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots. Table II.19.24, at right, presents the Sweetwater County data for each rental type.¹⁷⁰

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 100 authorized units in 2010 to 102 in 2011. Total residential authorizations decreased from 147 units in 2010 to 122 in 2011.

The real value of single-family building permits decreased from \$177,500 in 2010 to \$177,000 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$270,950 in 2003 to a low of \$184,110

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

¹⁷⁰ 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.

in 2007. Additional details of permit activity are given in Table II.19.25, below.

Table II.19.25 Building Permits and Valuation Sweetwater County Census Bureau Data, 1980–2011								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	325	6	56	414	801	.	.	101.3
1981	385	8	60	63	516	.	.	89.8
1982	278	12	19	16	325	.	.	87.9
1983	189	2	.	22	213	.	.	87.5
1984	123	.	.	16	139	.	.	87.6
1985	93	.	.	.	93	.	.	98.8
1986	85	.	.	.	85	.	.	103.9
1987	50	2	.	20	72	.	.	106.6
1988	30	.	.	.	30	.	.	118.2
1989	34	.	.	.	34	.	.	104.3
1990	56	.	.	.	56	.	.	122.3
1991	80	.	.	.	80	.	.	127.1
1992	102	.	.	.	102	.	.	137.1
1993	99	.	.	.	99	.	.	168.8
1994	115	.	.	8	123	48	.	182.5
1995	90	.	.	.	90	.	.	174.5
1996	90	.	.	.	90	.	.	169.2
1997	75	.	.	.	75	.	.	178.5
1998	73	.	.	.	73	.	.	193.3
1999	39	.	.	12	51	.	.	162.4
2000	36	.	.	5	41	.	.	171.4
2001	38	.	.	.	38	.	.	209.7
2002	48	.	.	.	48	.	.	189.4
2003	63	.	.	.	63	.	.	213.8
2004	216	.	.	.	216	60	6	187.5
2005	260	.	.	.	260	101	.	173.7
2006	236	.	8	24	268	.	.	183.7
2007	438	8	.	26	472	69	.	162.7
2008	144	.	22	79	245	.	.	186.4
2009	130	.	7	214	351	.	.	167.7
2010	100	.	.	47	147	.	.	177.5
2011	102	.	4	16	122	.	.	177.0

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2011, the average sales price in Sweetwater County was \$217,245. This represented an increase of 1.7 percent from the previous year. In contrast, Wyoming’s weighted average was \$241,301, a decrease of 3.8 percent over the previous year. A comparison of average sales prices between 1999 and 2011 is displayed in Table II.19.26, on the following page.

Table II.19.26 Average Sales Prices Sweetwater County vs. Wyoming DOR Data, 1999–2011				
Year	Sweetwater Average Price (\$)	Sweetwater Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	108,324	2.82	101,517	4.76
2000	108,633	0.29	111,437	9.77
2001	111,056	2.23	116,469	4.52
2002	114,838	3.41	121,140	4.01
2003	121,652	5.93	132,708	9.55
2004	142,688	17.29	142,501	7.38
2005	179,000	25.45	159,776	12.12
2006	195,981	9.49	187,869	17.58
2007	230,063	17.39	265,044	41.08
2008	242,470	5.4	256,045	-3.4
2009	232,959	-3.9	241,622	-5.6
2010	213,689	-8.27	250,958	3.9
2011	217,245	1.7	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2012.¹⁷¹ During June 2012, a total of 90 surveys were completed by property managers in Sweetwater County. Of the 2,281 rental units surveyed, 58 were vacant, indicating a vacancy rate of 2.54 percent, as shown in Table II.19.27, below. This rate compares to a 2.18 percent vacancy rate one year ago and a statewide June 2012 vacancy rate of 3.74 percent.

Table II.19.27 Total Units, Vacant Units, Vacancy Rate Sweetwater County RVS Data, 2001–First Survey 2012				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	16	821	67	8.16
2001b	19	1,083	49	4.52
2002a	20	1,060	65	6.13
2002b	21	1,439	65	4.52
2003a	24	1,620	34	2.10
2003b	33	1,942	18	0.93
2004a	29	1,369	12	0.88
2004b	28	1,264	20	1.58
2005a	24	1,440	34	2.36
2005b	27	923	22	2.38
2006a	29	1,290	24	1.86
2006b	30	1,433	9	0.63
2007a	30	1,416	17	1.20
2007b	32	1,484	13	0.88
2008a	36	1,684	20	1.19
2008b	52	1,906	30	1.57
2009a	67	1,924	107	5.56
2009b	72	2,085	148	7.10
2010a	82	2,381	129	5.42
2010b	93	2,687	156	5.81
2011a	86	2,478	54	2.18
2011b	94	2,417	116	4.80
2012a	90	2,281	58	2.54

Diagram II.19.3, on the following page, shows the historical vacancy rate for Sweetwater County and Wyoming. As can be seen, after 2002 the vacancy rate remained at or below the statewide vacancy rate over the 12 year period.

¹⁷¹Those 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.

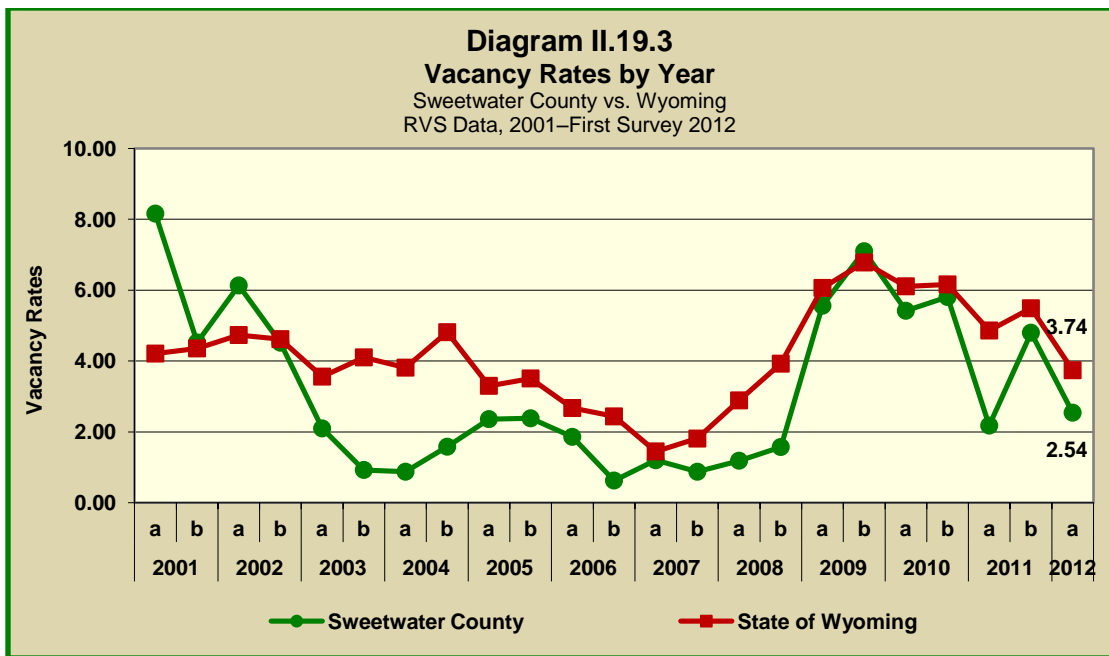
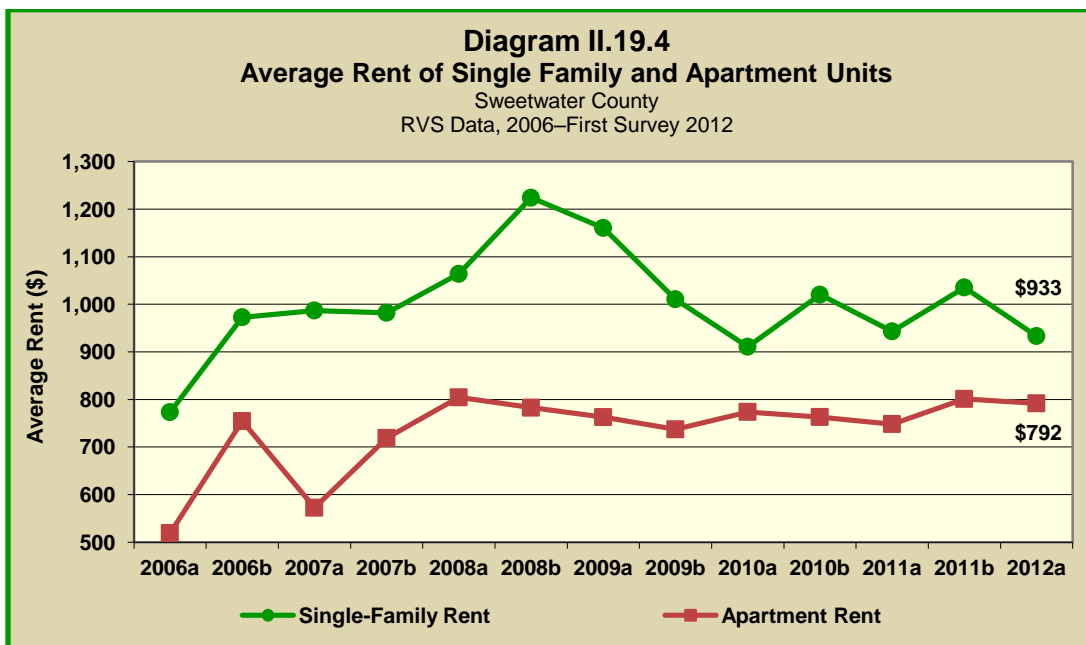


Diagram II.19.4, below, shows the average rent of single-family and apartment units in Sweetwater County. In the first half of 2012, average rents for single-family units fell to \$933 and average rents for apartments fell slightly, to \$792.



The fiscal year 2012 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 25 respondents in Sweetwater County. Of the incoming persons who were unsatisfied with their current housing, 100 percent said they sought to own a home. Of those seeking to own a home, 75 percent wished to buy existing units, of which 60 percent sought homes between \$100,000 and \$250,000 and the remaining 40 percent anticipating spending above \$250,000. The remainder of those seeking to own a home, 25 percent, wished to build, of which 100 percent for between \$100,000 and \$249,999. Additional survey data are presented in **Volume II. Technical Appendix**.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 3,757 loans purchased in Sweetwater County between 1979 and 2012, with 12 occurring in fiscal 2012. The average home size over the period was 1,113 square feet and 1,231 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1983. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was \$58,422. The average purchase price in fiscal 2012 was \$180,361. In fiscal 2012, 8.3 percent of loans purchased were for new construction, and 25 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix**.

Housing Problems

While the ACS data do not report significant details regarding the physical condition of housing units, some information can be derived from data relating to overcrowding, incomplete plumbing or kitchen facilities, and cost burdens.

Overcrowding is defined as having more than one to 1.5 persons per room per residence, with severe overcrowding defined as having more than 1.5 persons per room. According to 2010 ACS data, 448, or 2.7 percent of households in Sweetwater County, were overcrowded and another 44, or 0.3 percent of units, were severely overcrowded, as shown below in Table II.19.28. This housing problem was far more prevalent in renter households compared to owner households.

Table II.19.28				
Overcrowding and Severe Overcrowding				
Sweetwater County and the State of Wyoming				
2010 Five-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Sweetwater County				
Owner				
Households	11,827	261	8	12,096
Percentage	97.8%	2.2%	0.1%	100.0%
Renter				
Households	4,096	187	36	4,319
Percentage	94.8%	4.3%	0.8%	100.0%
Total				
Households	15,923	448	44	16,415
Percentage	97.0%	2.7%	0.3%	100.0%
State of Wyoming				
Owner				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	0.2%	100.0%
Renter				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	0.8%	100.0%
Total				
Households	213,310	3,571	807	217,688
Percentage	98.0%	1.6%	0.4%	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 2010 ACS, a total of 528 units, or 2.9 percent of all housing units in Sweetwater County, were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.19.29, below.

Table II.19.29		
Housing Units with Incomplete Kitchen Facilities		
Sweetwater County and the State of Wyoming 2010 Five-Year ACS Data		
Facilities	Sweetwater County	State of Wyoming
Complete Kitchen Facilities	17,479	247,608
Lacking Complete Kitchen Facilities	528	7,488
Total Housing Units	18,007	255,096
Percent Lacking	2.9%	2.9%

At the time of the 2010 ACS, a total of 301 units, or 1.7 percent of all housing units in Sweetwater County, were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.19.30, on the following page.

Table II.19.30		
Housing Units with Incomplete Plumbing Facilities		
Sweetwater County and the State of Wyoming 2010 Five-Year ACS Data		
Facilities	Sweetwater County	State of Wyoming
Complete Plumbing Facilities	17,706	249,046
Lacking Complete Plumbing Facilities	301	6,050
Total Households	18,007	255,096
Percent Lacking	1.7%	2.4%

The third type of housing problem reported in the 2010 ACS data was cost burden. Cost burden is defined as gross housing costs that range from 30 to 49.9 percent of gross household income, and severe cost burden is defined as gross housing costs of 50 percent and more 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, 10.3 percent of households had a cost burden and 5.8 percent of households had a severe cost burden, which compared to 13.7 percent with a cost burden and 9.4 percent with a severe cost burden in the State of Wyoming. Roughly 13.4 percent of homeowners with a mortgage in Sweetwater County experienced a cost burden and 6 percent experienced a severe cost burden, while 12.9 percent of renters had a cost burden and 8.7 percent had a severe cost burden, as shown in Table II.19.31, below.

Table II.19.31					
Cost Burden and Severe Cost Burden by Tenure					
Sweetwater County and the State of Wyoming					
2010 Five-Year ACS Data					
Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Sweetwater County					
Owner with a Mortgage					
Households	5,808	967	436	0	7,211
Percent	80.5%	13.4%	6.0%	0.0%	100.0%
Owner without a Mortgage					
Households	4,532	172	138	43	4,885
Percent	92.8%	3.5%	2.8%	0.9%	100.0%
Renter					
Households	2,964	559	375	421	4,319
Percent	68.6%	12.9%	8.7%	9.7%	100.0%
Total					
Households	13,304	1,698	949	464	16,415
Percent	81.0%	10.3%	5.8%	2.8%	100.0%
State of Wyoming					
Owner with a Mortgage					
Households	68,900	16,318	8,364	179	93,761
Percent	73.5%	17.4%	8.9%	0.2%	100.0%
Owner without a Mortgage					
Households	53,589	3,131	2,014	311	59,045
Percent	90.8%	5.3%	3.4%	0.5%	100.0%
Renter					
Households	36,080	10,470	10,028	8,304	64,882
Percent	55.6%	16.1%	15.5%	12.8%	100.0%
Total					
Households	158,569	29,919	20,406	8,794	217,688
Percent	72.8%	13.7%	9.4%	4.0%	100.0%