

SWEETWATER COUNTY

Demographics

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

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

Table II.19.2, presents the population of Sweetwater County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 22,849 males, who accounted for 52.2 percent of the population, and the remaining 47.8 percent, or 20,957 persons, were female. In 2016, the number of males rose to 22,887 persons, and accounted for 51.8 percent of the population, with the remaining 48.2 percent, or 21,278 persons being female.

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

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

Table II.19.3 Group Quarters Population Sweetwater County 2010 Five-Year ACS Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹¹²	75	132	76.0%
Juvenile Facilities	.	12	.
Nursing Homes	119	121	1.7%
Other Institutions	.	.	.
Total	194	265	36.6%
Noninstitutionalized			
College Dormitories	327	363	11.0%
Military Quarters	.	.	.
Other Noninstitutions	92	51	-44.6%
Total	419	414	-1.2%
Group Quarters Population	613	679	10.8%

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 Census.

¹¹² In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

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

Table II.19.4, shows data on household type by tenure in the 2016 5-year ACS data. Household type is broken down by family households and non-family households. In 2016, there were an estimated 11,200 family households, of which 8,737 housed married couple families and 2,463 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 878 families, or a female householder with no husband present, of which there were 1,585 families. There were also an estimated 5,333 “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 67.7 percent, which compared to the statewide rate of 65.2 percent. Of the family households in Sweetwater County, 78.0 percent were married households, which compared to 79.5 percent in the State of Wyoming.

Table II.19.4				
Household Type by Tenure				
Sweetwater County 2011-2016 5-Year ACS Data				
Household Type	Sweetwater County		State of Wyoming	
	Sweetwater County	% of Total	State of Wyoming	% of Total
Family households	11,200	67.7%	147,961	65.2%
Married-couple family	8,737	78.0%	117,587	79.5%
Owner-occupied housing units	7,361	84.3%	97,431	82.9%
Renter-occupied housing units	1,376	15.7%	20,156	17.1%
Other family	2,463	22.0%	30,374	20.5%
Male householder, no wife present	878	35.6%	11,235	37.0%
Owner-occupied housing units	464	52.8%	6,473	57.6%
Renter-occupied housing units	414	47.2%	4,762	42.4%
Female householder, no husband present	1,585	64.4%	19,139	63.0%
Owner-occupied housing units	831	52.4%	9,691	50.6%
Renter-occupied housing units	754	47.6%	9,448	49.4%
Nonfamily households	5,333	32.3%	79,024	34.8%
Owner-occupied housing units	3,338	62.6%	42,146	53.3%
Renter-occupied housing units	1,995	37.4%	36,878	46.7%
Total	16,533	100.0%	226,985	100.0%

Table II.19.5, displays the 2016 5-year ACS census data for household type by household size. In 2016, there were 4,753 two-person family households, 2,525 three-person family households and 2,145 four-person family households. One-person non-family households made up 84.8 percent of all non-family households or an estimated 4,525 households. Sweetwater County’s two person households made up 32.8 percent of total housing units and four person households made up an additional 13.0 percent, which compares to 37.8 and 11.6 percent, respectively, for the State of Wyoming.

Table II.19.5 Household Type by Household Size Sweetwater County 2011-2016 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Sweetwater County				
One Person	.	4,525	4,525	27.4%
Two Person	4,753	673	5,426	32.8%
Three Person	2,525	126	2,651	16.0%
Four Person	2,145	9	2,154	13.0%
Five Person	1,029	0	1,029	6.2%
Six Person	574	0	574	3.5%
Seven Person	174	0	174	1.1%
Total	11,200	5,333	16,533	100.0%
State of Wyoming				
One Person	.	63,765	63,765	28.1%
Two Person	73,650	12,216	85,866	37.8%
Three Person	29,058	2,055	31,113	13.7%
Four Person	25,566	831	26,397	11.6%
Five Person	12,122	107	12,229	5.4%
Six Person	4,878	50	4,928	2.2%
Seven Person	2,687	0	2,687	1.2%
Total	147,961	79,024	226,985	100.0%

The 2016 5-year ACS census estimates also provided information on tenure by household size. According to the 2016 ACS estimates, of the 5,426 two-person households, 4,361 were owner-occupied and 1,065 were renter-occupied. Of the 2,154 four-person households, 1,587 were owner-occupied and 567 were renter-occupied. Further household size data by tenure are presented in Table II.19.6.

Table II.19.6 Tenure by Household Size Sweetwater County 2011-2016 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Sweetwater County				
One Person	3,003	1,522	4,525	27.4%
Two Person	4,361	1,065	5,426	32.8%
Three Person	1,778	873	2,651	16.0%
Four Person	1,587	567	2,154	13.0%
Five Person	667	362	1,029	6.2%
Six Person	452	122	574	3.5%
Seven Person or more	146	28	174	1.1%
Total	11,994	4,539	16,533	100.0%
State of Wyoming				
One Person	36,010	27,755	63,765	28.1%
Two Person	66,973	18,893	85,866	37.8%
Three Person	20,908	10,205	31,113	13.7%
Four Person	17,969	8,428	26,397	11.6%
Five Person	8,380	3,849	12,229	5.4%
Six Person	3,630	1,298	4,928	2.2%
Seven Person or more	1,871	816	2,687	1.2%
Total	155,741	71,244	226,985	100.0%

As seen in Table II.19.7, Sweetwater County had a total of 19,102 housing units of which 16,533 or 86.6 percent were occupied. Of these occupied units, 72.5 percent, or 11,994 units were owner

occupied, which compares to a statewide rate of 68.6. A total of 2,569 units or 13.4 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.19.7 Housing Units by Tenure Sweetwater County 2011-2016 5-Year ACS Data				
Tenure	Sweetwater County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	16,533	86.6%	226,985	84.7
Owner-Occupied	11,994	72.5%	155,741	68.6
Renter-Occupied	4,539	27.5%	71,244	31.4
Vacant Housing Units	2,569	13.4%	41,002	15.3
Total Housing Units	19,102	100.0%	267,987	100.0

Table II.19.8, shows that of the 2,569 vacant housing units in Sweetwater County as reported in the 2016 ACS data, 645 or 25.1 percent were for rent and 203 or 7.9 percent were for sale. An estimated 164 units were for seasonal, recreational, or occasional use, and 1,092 or 42.5 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 28.1 percent for “other vacant” units.

Table II.19.8 Disposition of Vacant Housing Units Sweetwater County 2011-2016 5-Year ACS Data				
Disposition	Sweetwater County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	645	25.1%	6,818	16.6%
Rented, but not occupied	130	5.1%	1,397	3.4%
For sale only	203	7.9%	2,584	6.3%
Sold, but not occupied	202	7.9%	945	2.3%
For seasonal, recreational, or occasional use	164	6.4%	17,395	42.4%
For migrant workers	133	5.2%	351	.9%
Other vacant	1,092	42.5%	11,512	28.1%
Total	2,569	100.0%	41,002	100.0%

Table II.19.9, at right, presents different income statistics for Sweetwater County. According to the 2016 ACS data averages, median family income for Sweetwater County was \$83,086 compared to the statewide average of \$73,654.

Table II.19.9 Median and Per Capita Income Sweetwater County 2011-2016 5-Year ACS Data		
Income Type	Sweetwater County	Wyoming
Median Family Income	83,086	73,654
Median Household Income	68,233	59,143

Table II.19.10, shows households by income for Sweetwater County and the State of Wyoming. In Sweetwater County, there were a total of 1,254 households or 7.6 percent with incomes under \$15,000 compared to 9.5 percent of households in Wyoming. There were another 1,986 households that had incomes between \$35,000 and \$49,999, which accounted for 12.0 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 30.0 percent of total households and numbered 4,962 in Sweetwater County.

Table II.19.10 Households by Income Sweetwater County 2011-2016 5-Year ACS Data				
Income	Sweetwater County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	1,254	7.6%	21,545	9.5%
15,000 - 19,999	740	4.5%	10,637	4.7%
20,000 - 24,999	650	3.9%	11,410	5.0%
25,000 - 34,999	1,365	8.3%	22,140	9.8%
35,000 - 49,999	1,986	12.0%	30,946	13.6%
50,000 - 74,999	3,077	18.6%	42,533	18.7%
75,000 - 99,999	2,499	15.1%	32,162	14.2%
100,000 and above	4,962	30.0%	55,612	24.5%
Total	16,533	100.0%	226,985	100.0%

Poverty statistics were also reported in the 2016 5-year ACS estimates, and these data are displayed in Table II.19.11. In total, the poverty rate in Sweetwater County was 11 percent, which compared to a statewide poverty rate of 12 percent in Wyoming. The male population in Sweetwater County had a poverty rate of 9 percent and the female population had a poverty rate of 13 percent. There were 415 males and 271 females in poverty under the age of 5. Overall, 14.1 percent of persons in poverty in Sweetwater County were under the age of five, which compared to 11.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 375 individuals with incomes below the poverty level which represented 7.7 percent of the total population in poverty. In the State of Wyoming there were 5,607 individuals with incomes below the poverty level which represented 8.5 percent of the total Wyoming population in poverty.

Table II.19.11 Poverty by Age Sweetwater County 2011-2016 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Sweetwater County				
5 and Below	415	271	686	14.1%
6 to 17	429	640	1,069	22.0%
18 to 64	1,077	1,661	2,738	56.2%
65 and Older	145	230	375	7.7%
Total	2,066	2,802	4,868	100.0%
Poverty Rate	9%	13%	11%	.
State of Wyoming				
5 and Below	3,838	3,546	7,384	11.2%
6 to 17	5,925	5,599	11,524	17.5%
18 to 64	18,016	23,231	41,247	62.7%
65 and Older	1,819	3,788	5,607	8.5%
Total	29,598	36,164	65,762	100.0%
Poverty Rate	10%	13%	12%	.

Table II.19.12, presents the breakdown of households by unit type and tenure. Between 2010 and 2016, Sweetwater County saw an average of 9,352 owner-occupied single-family units compared to 1,449 single-family rental units. In Sweetwater County, single-family units comprised 65.3

percent of all households compared with 71.9 percent statewide. Sweetwater County had a total of 1,335 apartment rental units and total apartment units accounted for 8.2 percent of all households. In the State of Wyoming, apartment units accounted for 8.6 percent of total households. There were also an estimated 3,414 mobile homes in Sweetwater County, which comprised 20.6 percent of all occupied housing units and compared to 12.9 statewide.

Table II.19.12 Households by Unit Type Sweetwater County 2011-2016 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Sweetwater County				
Single-Family Unit	9,352	1,449	10,801	65.3%
Duplex	43	424	467	2.8%
Tri- or Four-Plex	0	478	478	2.9%
Apartments	26	1,335	1,361	8.2%
Mobile Homes	2,561	853	3,414	20.6%
Boat, RV, Van, Etc.	12	0	12	.1%
Total	11,994	4,539	16,533	100.0%
State of Wyoming				
Single-Family Unit	133,249	29,842	163,091	71.9%
Duplex	491	4,362	4,853	2.1%
Tri- or Four-Plex	449	9,351	9,800	4.3%
Apartments	666	18,745	19,411	8.6%
Mobile Homes	20,529	8,737	29,266	12.9%
Boat, RV, Van, Etc.	357	207	564	.2%
Total	155,741	71,244	226,985	100.0%

Table II.19.13, shows the number of households by year of construction. As shown, 10.9 percent, or 1,794 units, were built in 1939 or earlier in the county, and another 584 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 2,553, which accounted for 15.4 percent of all households, and an additional 728 households, or 4.4 percent, were built in 2010 or later. These figures compare to 8,472 households, or 3.7 percent, that were built from 2010 or later statewide.

Table II.19.13 Households by Year Built Sweetwater County 2011-2016 5-Year ACS Data				
Year Built	Sweetwater County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	1,794	10.9%	24,398	10.7%
1940 to 1949	584	3.5%	10,195	4.5%
1950 to 1959	755	4.6%	20,926	9.2%
1960 to 1969	1,173	7.1%	18,850	8.3%
1970 to 1979	4,462	27.0%	47,644	21.0%
1980 to 1989	2,707	16.4%	32,639	14.4%
1990 to 1999	1,777	10.7%	26,757	11.8%
2000 to 2009	2,553	15.4%	37,104	16.3%
Built 2010 or Later	728	4.4%	8,472	3.7%
Total	16,533	100.0%	226,985	100.0%

Table II.19.14, displays housing units for Sweetwater County and the State of Wyoming. The number of rooms in Sweetwater County varied between households. Households with one room accounted for only 1.1 percent of total housing units, while households with five and six rooms accounted for 22.2 and 14.8 percent, respectively. The median number of rooms in Sweetwater County was 6 rooms, which compared to 6 statewide.

Table II.19.14				
Housing Units by Number of Rooms				
Sweetwater County 2011-2016 5-Year ACS Data				
Number of Rooms	Sweetwater County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	214	1.1%	4,703	1.8%
Two	265	1.4%	6,989	2.6%
Three	1,123	5.9%	19,621	7.3%
Four	3,791	19.8%	42,956	16.0%
Five	4,239	22.2%	52,646	19.6%
Six	2,826	14.8%	43,710	16.3%
Seven	2,092	11.0%	31,960	11.9%
Eight	1,857	9.7%	25,568	9.5%
Nine or more	2,695	14.1%	39,834	14.9%
Total	19,102	100.0%	267,987	100.0%
Median Rooms	6	.	6	.

Table II.19.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 58 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 23.7 percent of total households in Sweetwater County, which compared to 23.9 percent statewide. In Sweetwater County, the 7,270 households with three bedrooms accounted for 44.0 percent of all households, and there were only 1,824 five-bedroom or more households, which accounted for 11.0 percent of all households.

Table II.19.15				
Households by Number of Bedrooms				
Sweetwater County 2011-2016 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Sweetwater County				
None	50	58	108	.7%
One	142	612	754	4.6%
Two	1,885	2,041	3,926	23.7%
Three	5,790	1,480	7,270	44.0%
Four	2,467	184	2,651	16.0%
Five or more	1,660	164	1,824	11.0%
Total	11,994	4,539	16,533	100.0%
State of Wyoming				
None	424	2,234	2,658	1.2%
One	3,990	12,973	16,963	7.5%
Two	26,714	27,478	54,192	23.9%
Three	71,496	20,359	91,855	40.5%
Four	37,541	6,168	43,709	19.3%
Five or more	15,576	2,032	17,608	7.8%
Total	155,741	71,244	226,985	100.0%

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 \$136,300, while structures built between 1950 and 1959 had a median value of \$163,400 and those built between 1990 to 1999 had a median value of \$250,700. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of \$316,700 and \$344,400, respectively. The total median value in Sweetwater County was \$190,700, which compared to \$199,900 in the State of Wyoming.

Table II.19.16 Median Value by Year Structure Built Sweetwater County 2011-2016 5-Year ACS Data		
Year Built	Sweetwater County	State of Wyoming
1939 or earlier	136,300	157,900
1940 to 1949	145,200	152,100
1950 to 1959	163,400	163,300
1960 to 1969	185,500	185,100
1970 to 1979	197,400	191,500
1980 to 1989	205,200	209,600
1990 to 1999	250,700	245,200
2000 to 2009	195,200	260,000
2010 to 2013	316,700	288,500
2014 to Later	344,400	289,400
Total	190,700	199,900

Household mortgage status is reported in Table II.19.17. In Sweetwater County, households with a mortgage accounted for 52.6 percent of all households or 6,306 housing units, and the remaining 47.4 percent or 5,688 units had no mortgage. Of those units with a mortgage, 555 had either a second mortgage or home equity loan, 20 had both a second mortgage and home equity loan, and 5,731 or 90.9 percent had no second mortgage or no home equity loan.

Table II.19.17 Mortgage Status Sweetwater County 2011-2016 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	6,306	52.6%	90,072	57.8%
With either a second mortgage or home equity loan, but not both	555	8.8%	9,772	10.8%
Second mortgage only	197	35.5%	3,961	40.5%
Home equity loan only	358	64.5%	5,811	59.5%
Both second mortgage and home equity loan	20	.3%	359	.4%
No second mortgage and no home equity loan	5,731	90.9%	79,941	88.8%
Housing units without a mortgage	5,688	47.4%	65,669	42.2%
Total	11,994	100.0%	155,741	100.00%

The median rent in Sweetwater County was \$804 as compared to \$686 statewide, as seen in Table II.19.18.

Table II.19.18 Median Rent Sweetwater County 2011-2016 5-Year ACS Data	
Place	Rent
Sweetwater County	\$804
State of Wyoming	\$686

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 236 persons during 2017. The driver’s license total exchanges since 2000 for Sweetwater County are presented in Table II.19.19, and indicate a net increase of 2,993 persons over the time period.

Table II.19.19			
Driver’s Licenses Exchanged and Surrendered			
Sweetwater County			
WYDOT Data, 2000 – 2017			
Year	In-Migrants	Out-Migrants	Net Change
2000	866	1,190	-324
2001	1,076	1,039	37
2002	912	927	-15
2003	825	815	10
2004	1,174	976	198
2005	1,255	1,012	243
2006	1,560	849	711
2007	1,705	1,074	631
2008	1,905	1,170	735
2009	1,453	1,159	294
2010	1,498	931	567
2011	1,722	1,157	565
2012	1,573	1,346	227
2013	1,331	1,537	-206
2014	1,302	1,404	-102
2015	1,149	1,248	-99
2016	1,024	1,267	-243
2017	1,006	1,242	-236
Total	23,336	20,343	2,993

Economics

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

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

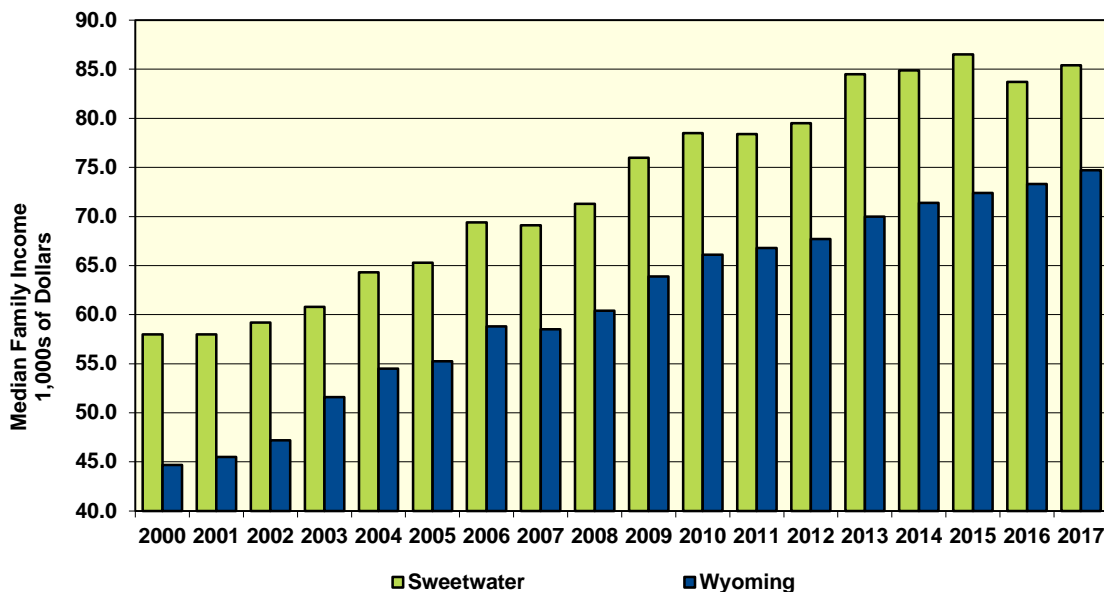


Table II.19.20, shows the labor force statistics for Sweetwater County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.2 percent. The highest level of unemployment occurred during 2010 rising to a rate of 6.6 percent. This compared to a statewide low of 2.8 percent in 2007 and statewide high of 6.4 percent in 2010. Over the last year the unemployment rate in Sweetwater County increased from 4.7 percent in 2015 to 6 percent in 2016, which compared to a statewide increase to 5.3 percent.

Table II.19.20 Labor Force Statistics Sweetwater County 1990 - 2016 BLS Data					
Year	Sweetwater County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	1,075	19,274	20,349	5.3%	5.3%
1991	1,256	19,435	20,691	6.1%	5.2%
1992	1,312	19,797	21,109	6.2%	5.6%
1993	1,284	19,947	21,231	6%	5.3%
1994	1,116	20,676	21,792	5.1%	5%
1995	1,150	20,561	21,711	5.3%	4.8%
1996	1,305	19,787	21,092	6.2%	4.9%
1997	1,161	19,606	20,767	5.6%	4.8%
1998	1,118	19,975	21,093	5.3%	4.7%
1999	1,231	19,433	20,664	6%	4.6%
2000	835	19,874	20,709	4%	3.9%
2001	811	20,032	20,843	3.9%	3.8%
2002	826	19,350	20,176	4.1%	4%
2003	825	20,123	20,948	3.9%	4.3%
2004	693	20,633	21,326	3.2%	3.8%
2005	642	21,360	22,002	2.9%	3.6%
2006	580	22,719	23,299	2.5%	3.2%
2007	528	23,184	23,712	2.2%	2.8%
2008	576	23,697	24,273	2.4%	3.1%
2009	1,558	22,765	24,323	6.4%	6.3%
2010	1,526	21,608	23,134	6.6%	6.4%
2011	1,258	22,633	23,891	5.3%	5.8%
2012	1,152	22,986	24,138	4.8%	5.3%
2013	1,040	22,823	23,863	4.4%	4.7%
2014	932	22,369	23,301	4%	4.2%
2015	1,067	21,753	22,820	4.7%	4.2%
2016	1,332	20,933	22,265	6%	5.3%

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

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

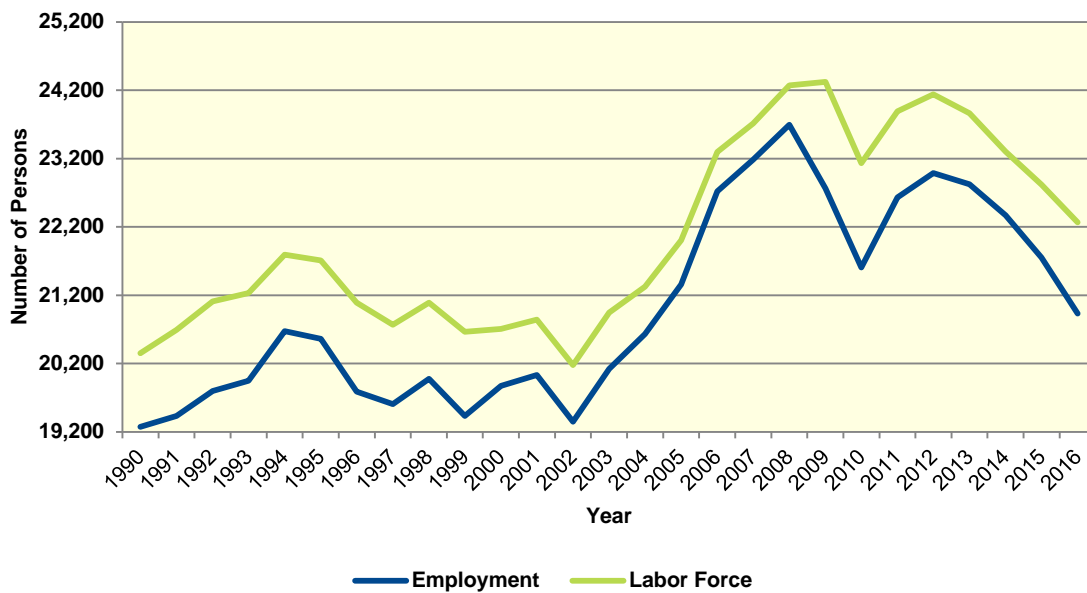
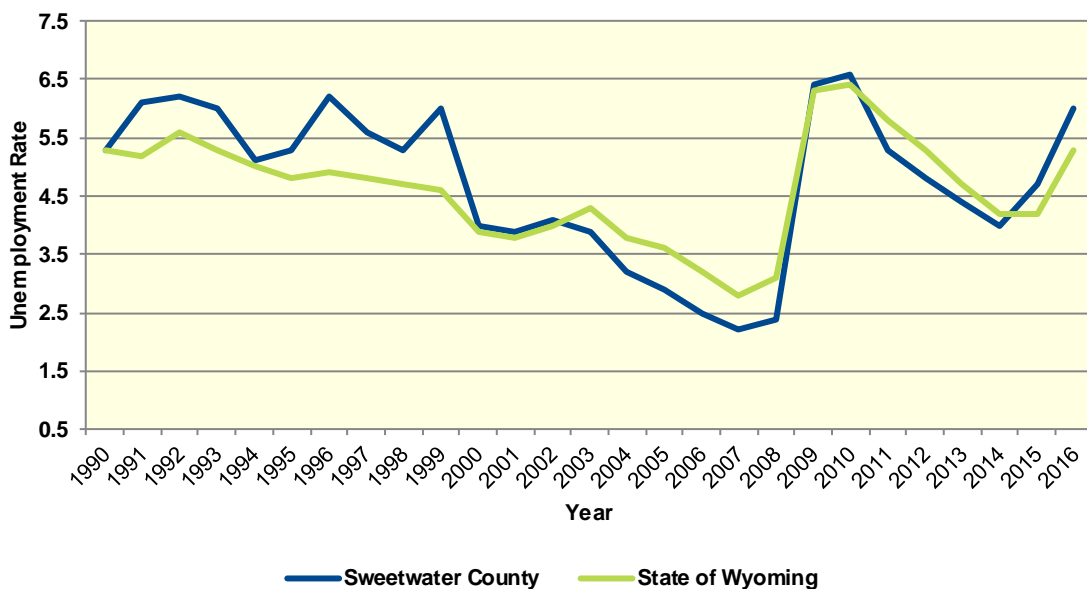


Diagram II.19.3, shows the unemployment rate for both the state and Sweetwater County. During the 1990s the average rate for Sweetwater County was 5.7 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate averaged of 3.6 percent over the decade, which compared to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

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



The BLS produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2010 through June 2017 and are presented in Table II.19.21, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment decreased from 23,590 persons in 2015 to 22,340 in 2016, a change of -5.3. In 2017, preliminary estimates show total monthly employment was 22,351 in June 2017.

Table II.19.21
Total Monthly Employment
 Sweetwater County
 BLS QCEW Data, 2001–2017(p)

Period	2010	2011	2012	2013	2014	2015	2016	2017
Jan	22,262	23,574	24,258	24,472	24,054	23,805	22,460	21,798
Feb	22,431	23,545	24,401	24,383	24,090	23,795	22,262	21,724
Mar	22,813	23,967	24,561	24,434	24,212	23,664	22,324	22,003
Apr	23,744	24,302	24,581	24,626	24,220	23,862	22,423	22,131
May	24,212	24,623	25,070	24,914	24,819	23,813	22,545	22,360
Jun	23,991	25,075	25,229	25,013	24,620	23,499	22,547	22,351
Jul	23,411	24,700	24,612	24,374	23,832	23,069	21,896	
Aug	24,077	25,074	25,078	24,769	24,178	23,419	22,407	
Sep	24,297	25,133	25,051	24,893	24,410	23,727	22,346	
Oct	24,470	24,997	25,254	24,701	24,312	23,834	22,419	
Nov	24,239	24,936	25,233	24,533	24,210	23,501	22,254	
Dec	24,070	25,038	25,195	24,442	24,266	23,094	22,197	
Annual	23,668	24,580	24,877	24,630	24,269	23,590	22,340	
% Change	-1.1%	3.9%	1.2%	-1%	-1.5%	-2.8%	-5.3%	

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were 1,121 dollars in 2015. In 2016, average weekly wages saw a decreased of 3.5 percent over the prior year, to \$1,082, or by 39 dollars. Preliminary 2017 data shows average weekly wages were 1,125 dollars in the second quarter of 2017, which compared to 1,063 dollars in second quarter of 2016. These data are shown in Table II.19.22.

Table II.19.22 Average Weekly Wages Sweetwater County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	678	682	673	713	687	
2002	686	712	680	719	699	1.7%
2003	709	722	697	762	723	3.4%
2004	722	739	735	796	749	3.6%
2005	759	808	800	867	809	8%
2006	835	877	876	950	885	9.4%
2007	900	930	906	991	932	5.3%
2008	955	977	967	1,063	991	6.3%
2009	950	936	897	1,009	948	-4.3%
2010	951	993	942	1,060	987	4.1%
2011	1,013	1,045	1,040	1,068	1,042	5.6%
2012	1,097	1,059	1,038	1,101	1,074	3.1%
2013	1,090	1,068	1,052	1,117	1,081	0.7%
2014	1,129	1,123	1,096	1,153	1,126	4.2%
2015	1,138	1,096	1,076	1,174	1,121	-0.4%
2016	1,071	1,063	1,088	1,107	1,082	-3.5%
2017(p)	1,111	1,125				

Total business establishments reported by the QCEW are displayed in Table II.19.23. Between 2015 and 2016, the total number of business establishments in Wyoming decreased by 3.3 percent, from 1,685 to 1,630 establishments. In the second quarter of 2017 there were an estimated 1,624 business establishments.

Table II.19.23 Number of Business Establishments Sweetwater County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,236	1,248	1,257	1,251	1,248	
2002	1,253	1,280	1,292	1,297	1,281	2.6%
2003	1,308	1,317	1,332	1,325	1,321	3.1%
2004	1,362	1,391	1,409	1,428	1,398	5.8%
2005	1,442	1,473	1,509	1,532	1,489	6.5%
2006	1,589	1,628	1,650	1,646	1,628	9.3%
2007	1,645	1,662	1,675	1,672	1,664	2.2%
2008	1,682	1,694	1,715	1,736	1,707	2.6%
2009	1,720	1,744	1,721	1,708	1,723	0.9%
2010	1,689	1,703	1,680	1,686	1,690	-1.9%
2011	1,670	1,696	1,699	1,698	1,691	0.1%
2012	1,694	1,697	1,718	1,704	1,703	0.7%
2013	1,709	1,694	1,711	1,696	1,703	0%
2014	1,690	1,696	1,688	1,683	1,689	-0.8%
2015	1,708	1,698	1,676	1,657	1,685	-0.2%
2016	1,641	1,645	1,632	1,601	1,630	-3.3%
2017	1,615	1,624				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2016, the most recent year for which data are available, Sweetwater County recorded 27,917 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 \$2,123,215,000, and real per capita income was \$48,075 in 2016. This compares to a statewide average real per capita income of \$55,116. The average earnings per job in the county was \$70,703 in 2016, while Wyoming average earnings per job was \$52,490. 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 by 4.2 percent from second quarter 2016 to second quarter 2017 from \$665 to \$637. During that same period, detached single-family home rents increased by 1.9 percent, rents for mobile homes on lots decreased by 6.7 percent, and rents for mobile home lots increased by 4.9 percent.

Sweetwater County rental prices experienced average annualized increases of 0.1 percent for apartments, 0.5 percent for houses, 0.4 percent for mobile homes plus a lot, and 0.8 percent for mobile home lots since fourth quarter 1986 through the second quarter 2017. These figures compare to state average annualized increases in rental prices of 0.7 percent for apartments, 1.2 percent for houses, 0.9 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over that same period. Table II.19.24, at right, presents the Sweetwater County data for each rental type.¹¹³

Table II.19.24 Semiannual Average Monthly Rental Prices Sweetwater County EAD Data, 1986:Q4 – 2017:Q2, Real 2017 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	616	312	842	642
Q2.87	572	311	709	602
Q4.87	599	311	746	576
Q2.88	516	309	634	548
Q4.88	456	305	724	571
Q2.89	475	294	644	565
Q4.89	534	287	708	541
Q2.90	479	282	679	555
Q4.90	550	282	761	603
Q2.91	554	273	728	580
Q4.91	589	273	782	577
Q2.92	556	272	773	580
Q4.92	591	272	691	624
Q2.93	603	273	763	521
Q4.93	589	273	757	619
Q2.94	595	267	718	596
Q4.94	604	266	733	619
Q2.95	580	261	694	560
Q4.95	587	262	780	562
Q2.96	562	269	738	531
Q4.96	586	269	729	563
Q2.97	532	265	669	503
Q4.97	541	269	641	550
Q2.98	522	263	660	583
Q4.98	515	270	676	584
Q2.99	501	266	669	555
Q4.99	514	276	671	510
Q2.00	508	271	672	539
Q4.00	461	271	690	555
Q2.01	498	271	723	595
Q4.01	528	272	722	571
Q2.02	516	269	691	591
Q4.02	523	263	688	563
Q2.03	511	272	705	587
Q4.03	539	285	778	598
Q2.04	543	270	808	720
Q4.04	597	270	832	695
Q2.05	631	264	831	732
Q4.05	769	276	953	763
Q2.06	818	285	976	800
Q4.06	821	303	1,103	839
Q2.07	826	304	1,180	863
Q4.07	875	330	1,251	902
Q2.08	890	336	1,272	856
Q4.08	887	350	1,298	921
Q2.09	839	347	1,151	931
Q4.09	775	348	1,063	927
Q2.10	774	364	1,048	847
Q4.10	771	357	1,044	898
Q2.11	739	350	1,096	839
Q4.11	790	357	1,119	877
Q2.12	772	356	1,170	879
Q4.12	819	354	1,121	866
Q2.13	772	359	1,155	886
Q4.13	753	365	1,085	900
Q2.14	736	380	1,143	860
Q4.14	713	386	1,099	834
Q2.15	710	378	1,015	852
Q4.15	701	402	1,054	867
Q2.16	665	388	964	795
Q4.16	656	410	934	795
Q2.17	637	407	982	742

¹¹³ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Sweetwater decreased from 84 authorizations in 2015 to 70 in 2016.

The real value of single-family building permits increased from \$251,517 in 2015 to \$278,766 in 2016. This compares to an increase in permit value statewide, with values rising from \$353,167 in 2015 to \$353,422 in 2016. Additional details are given in Table II.19.25.

Table II.19.25 Building Permits and Valuation Sweetwater County Census Bureau Data, 1980–2016							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	325	6	56	414	801	107,283	51,705
1981	385	8	60	63	516	95,128	62,122
1982	278	12	19	16	325	93,006	60,824
1983	189	2	0	22	213	92,574	79,068
1984	123	0	0	16	139	92,872	65,724
1985	93	0	0	0	93	104,577	0
1986	85	0	0	0	85	110,170	0
1987	50	2	0	20	72	113,414	52,311
1988	30	0	0	0	30	125,689	0
1989	34	0	0	0	34	110,754	0
1990	56	0	0	0	56	130,070	0
1991	80	0	0	0	80	135,521	0
1992	102	0	0	0	102	146,315	0
1993	99	0	0	0	99	179,771	0
1994	115	0	0	8	123	194,380	72,191
1995	90	0	0	0	90	185,906	0
1996	90	0	0	0	90	180,309	0
1997	75	0	0	0	75	190,392	0
1998	73	0	0	0	73	206,271	0
1999	39	0	0	12	51	173,140	33,640
2000	36	0	0	5	41	182,597	32,889
2001	38	0	0	0	38	223,289	0
2002	48	0	0	0	48	201,865	0
2003	63	0	0	0	63	228,075	0
2004	216	0	0	0	216	200,227	0
2005	260	0	0	0	260	185,686	0
2006	236	0	8	24	268	196,588	44,076
2007	438	8	0	26	472	174,536	128,499
2008	144	0	22	79	245	200,466	67,055
2009	130	0	7	214	351	180,878	65,498
2010	100	0	0	47	147	191,386	64,704
2011	102	0	4	16	122	190,892	25,384
2012	116	0	0	16	132	231,914	45,678
2013	87	0	0	16	103	249,158	160,699
2014	108	2	0	117	227	287,659	70,485
2015	84	0	0	0	84	251,517	0
2016	70	2	0	0	72	278,766	0

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2016, the average sales price in Sweetwater County was \$255,705. This represented an increase of 4 percent from the previous year. Wyoming’s average was \$280,428, an increase of 1.7 percent over the previous year. A comparison of average sales prices between 2000 and 2016 is displayed in Table II.19.26.

Year	Sweetwater Average Price (\$)	Sweetwater Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	108,633	.	131,207	.
2001	111,056	2.23	128,771	-1.86
2002	114,838	3.41	138,295	7.40
2003	121,652	5.93	148,276	7.22
2004	142,688	17.29	159,558	7.61
2005	179,000	25.45	178,183	11.67
2006	195,981	9.49	219,438	23.15
2007	230,063	17.39	265,044	20.78
2008	242,470	5.4	256,045	-3.40
2009	232,959	-3.9	241,622	-5.63
2010	213,689	-8.27	250,958	3.86
2011	217,245	1.7	241,301	-3.85
2012	229,003	5.4	266,406	10.40
2013	237,067	3.5	281,345	5.6
2014	248,511	4.8	263,432	-6.4
2015	245,919	-1.0	275,611	4.6
2016	255,705	4.0	280,428	1.7

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2017.¹¹⁴ During December 2017, a total of 85 surveys were completed by property managers in Sweetwater County. Of the 2,677 rental units surveyed, 391 were vacant, indicating a vacancy rate of 14.6 percent, as shown in Table II.19.27, at right. This rate compares to an 8.2 percent vacancy rate one year ago and a statewide December 2017 vacancy rate of 10.2 percent.

Diagram II.19.4, shows the historical vacancy rate for Sweetwater County and Wyoming. As can be seen, the vacancy rate remained at or below the statewide vacancy rate for most of the 16 year period, but has risen above the statewide rate recently.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	16	821	67	8.2%
2001b	19	1,083	49	4.5%
2002a	20	1,060	65	6.1%
2002b	21	1,439	65	4.5%
2003a	24	1,620	34	2.1%
2003b	33	1,942	18	0.9%
2004a	29	1,369	12	0.9%
2004b	28	1,264	20	1.6%
2005a	24	1,440	34	2.4%
2005b	27	923	22	2.4%
2006a	29	1,290	24	1.9%
2006b	30	1,433	9	0.6%
2007a	30	1,416	17	1.2%
2007b	32	1,484	13	0.9%
2008a	36	1,684	20	1.2%
2008b	52	1,906	30	1.6%
2009a	67	1,924	107	5.6%
2009b	72	2,085	148	7.1%
2010a	82	2,381	129	5.4%
2010b	93	2,687	156	5.8%
2011a	86	2,478	54	2.2%
2011b	94	2,417	116	4.8%
2012a	90	2,281	58	2.5%
2012b	95	3,010	145	4.8%
2013a	106	2,687	178	6.6%
2013b	116	3,723	201	5.4%
2014a	107	3,832	157	4.1%
2014b	101	3,333	231	6.9%
2015a	115	2,731	169	6.2%
2015b	86	2,811	165	5.9%
2016a	94	3,444	283	8.2%
2016b	92	2,282	303	13.3%
2017a	85	2,677	391	14.6%
2017b	79	2,182	285	13.1%

¹¹⁴ Those signified as a in the “year” column of Table II.19.26 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

Diagram II.19.4
Vacancy Rates by Year
 Sweetwater County vs. Wyoming
 RVS Data, June 2001 – December 2017

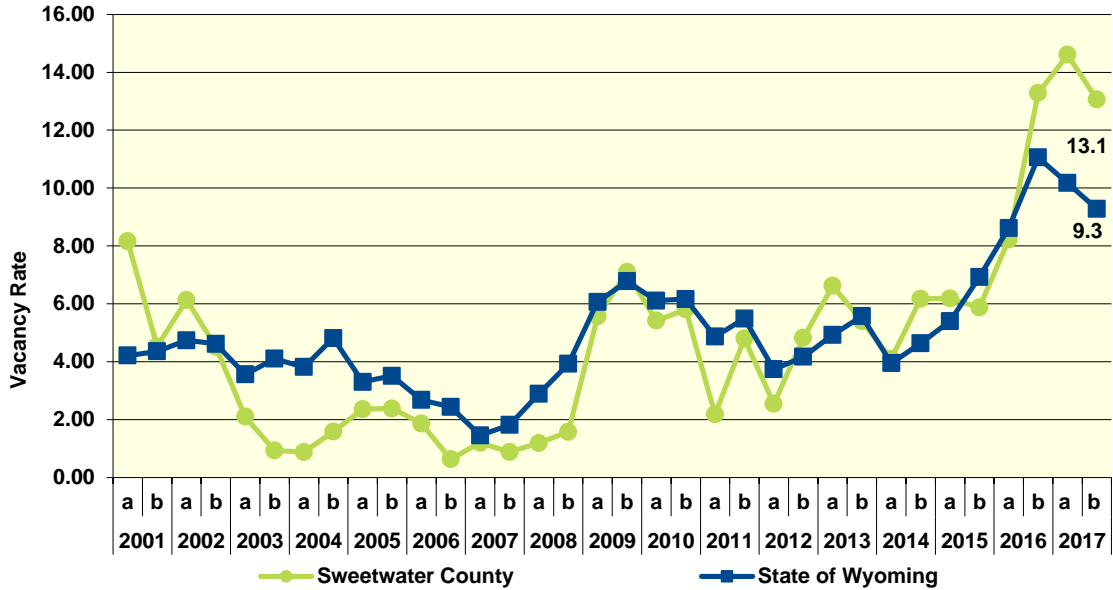


Diagram II.19.5, shows the average rent of single-family and apartment units in Sweetwater County. In 2017, average rents for single-family units rose to \$919 and average rents for apartments fell to \$743.

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

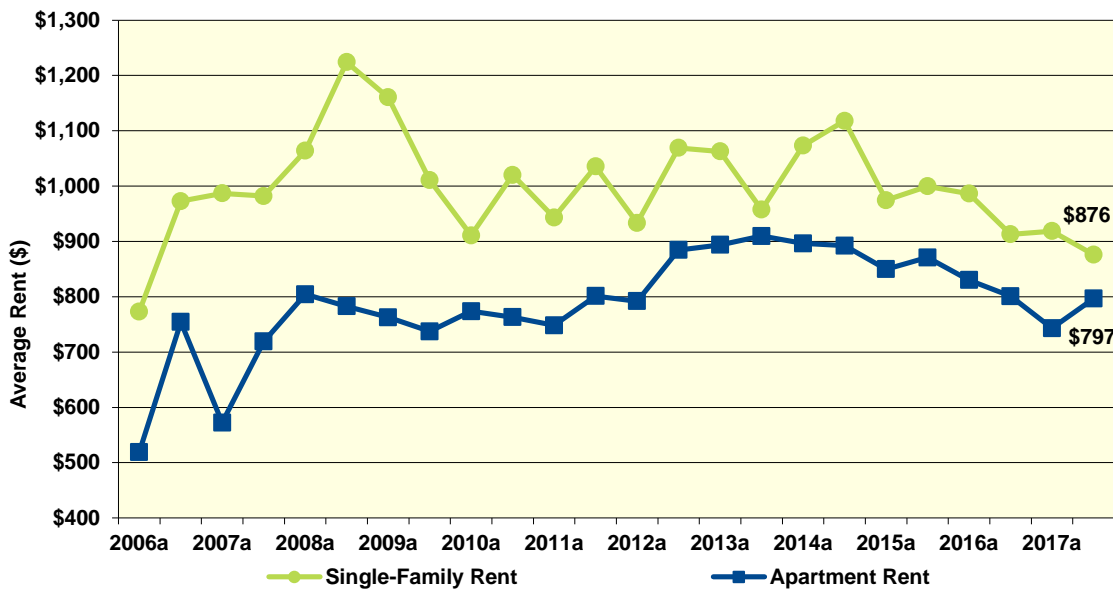


Table II.19.28, shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 166 single family units in Sweetwater County, with 27 of them available. This translates into a vacancy rate of 16.3 percent in Sweetwater County, which compares to a single family vacancy rate of 5.8 percent for the State of Wyoming. There were 1,515 apartment units reported in the survey, with 174 of them available, which resulted in a vacancy rate of 11.5 percent. This compares to a statewide vacancy rate of 9.7 percent for apartment units across the state.

Table II.19.28			
Rental Vacancy Survey by Type			
Sweetwater County			
RVS Data, December 2017			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	166	27	16.3%
Duplex units	13	2	15.4%
Apartments	1,515	174	11.5%
Mobile Homes	173	19	11.0%
“Other” Units	62	5	8.1%
Don’t Know	253	58	22.9%
Total	2,182	285	13.1%

Table II.19.29, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 37 units. The most common apartment units were two bedroom units, with 712 units. Additional details of unit types by bedrooms are reported.

Table II.19.29							
Rental Units by Number of Bedrooms							
Sweetwater County							
RVS Data, December 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	2	0	0	.	2
One	20	0	299	0	0	.	319
Two	37	4	712	21	1	.	775
Three	25	9	134	77	11	.	256
Four	23	0	3	0	0	.	26
Five	2	0	0	0	0	.	2
Don’t Know	59	0	365	75	50	253	802
Total	166	13	1,515	173	62	253	2,182

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.19.30, two bedroom apartments were the most available apartment units, with two bedroom units being the most available single family unit.

Table II.19.30 Available Rental Units by Number of Bedrooms Sweetwater County RVS Data, December 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	3	0	20	0	0	.	23
Two	12	0	67	7	0	.	86
Three	5	2	21	7	1	.	36
Four	3	0	0	0	0	.	3
Five	0	0	0	0	0	.	0
Don't Know	4	0	66	5	4	58	137
Total	27	2	174	19	5	58	285

Table II.19.31, shows the vacancy rate by bedroom size for each type of unit. The most common type of apartment units, two bedroom units, had a vacancy rate of 9.4 percent. Two bedroom units were the most common type of single family unit, and had a vacancy rate of 32.4 percent.

Table II.19.31 Vacancy Rates by Number of Bedrooms Sweetwater County RVS Data, December 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	.0%	%	%		.0%
One	15.0%	%	6.7%	%	%		7.2%
Two	32.4%	.0%	9.4%	33.3%	.0%		11.1%
Three	20.0%	22.2%	15.7%	9.1%	9.1%		14.1%
Four	13.0%	%	.0%	%	%		11.5%
Five	.0%	%	%	%	%		.0%
Don't Know	6.8%	%	18.1%	6.7%	8.0%	22.9%	17.1%
Total	16.3%	15.4%	11.5%	11.0%	8.1%	22.9%	13.1%

Average market-rate rents by unit type are shown in Table II.19.32. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

Table II.19.32 Average Market Rate Rents by Number of Bedrooms Sweetwater County RVS Data, December 2017						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$	\$
One	\$578	\$	\$686	\$	\$	\$632
Two	\$782	\$650	\$718	\$722	\$875	\$741
Three	\$1,024	\$817	\$927	\$944	\$1,050	\$966
Four	\$1,106	\$	\$1,085	\$	\$	\$1,099
Five	\$1,450	\$	\$	\$	\$	\$1,450
Total	\$876	\$840	\$797	\$794	\$1,047	\$839

Table II.19.33, shows vacancy rates for single family units by average rental rates for Sweetwater County. The most common rent for a single family unit was between 500 to 1,000 dollars and units in this price range had a vacancy rate of 20.2 percent.

Table II.19.33 Single Family Market Rate Rents by Vacancy Status Sweetwater County RVS Data, December 2017			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	104	21	20.2%
\$1,000 to \$1,500	58	6	10.3%
Above \$1,500	1	0	.0%
Missing	3	0	.0%
Total	166	27	16.3%

The availability of apartment units by average rent is displayed in Table II.19.34. The most common rent for an apartment unit was between 500 to 1,000 dollars and units in this price range had a vacancy rate of 11.1 percent.

Table II.19.34 Apartment Market Rate Rents by Vacancy Status Sweetwater County RVS Data, December 2017			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	2	0	.0%
\$500 to \$1,000	1,328	147	11.1%
\$1,000 to \$1,500	116	14	12.1%
Above \$1,500	0	0	%
Missing	69	13	18.8%
Total	1,515	174	11.5%

Table II.19.35, 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 excellent condition, with most apartments being in excellent condition. Details by unit type and condition are displayed.

Table II.19.35 Condition by Unit Type Sweetwater County RVS Data, December 2017							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor	0	0	0	1	0	.	1
Fair						.	
Average	36	0	120	2	0	.	158
Good	59	10	674	92	6	.	841
Excellent	71	3	692	78	56	.	900
Don’t Know	0	0	29	0	0	253	282
Total	166	13	1,515	173	62	253	2,182

The availability of single family units based on their condition is displayed in Table II.19.36. As can be seen single family units in excellent condition had a vacancy rate of 7.0 percent.

Table II.19.36			
Condition of Single Family Units by Vacancy Status			
Sweetwater County			
RVS Data, December 2017			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor	0	0	%
Fair			%
Average	36	7	19.4%
Good	59	15	25.4%
Excellent	71	5	7.0%
Don't Know	0	0	%
Total	166	27	16.3%

Table II.19.37, shows the availability of apartment units based on their condition. As can be seen apartment units in excellent condition, and had a vacancy rate of 8.0 percent.

Table II.19.37			
Condition of Apartment Units by Vacancy Status			
Sweetwater County			
RVS Data, December 2017			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor	0	0	%
Fair			%
Average	120	24	20.0%
Good	674	54	8.0%
Excellent	692	83	12.0%
Don't Know	29	13	44.8%
Total	1,515	174	11.5%

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.19.38, 6 respondents said they would prefer more single family units, 2 respondents wanted more apartment units, and 2 respondents indicated they would prefer more units of any type.

Table II.19.38	
If you had the opportunity to own/manage more units, how many would you prefer	
Sweetwater County	
RVS Data, December 2017	
Unit Type	Respondents citing more units
Single family units	6
Duplex Units	0
Apartments	2
Mobile homes	5
Other	0
All types	2
Total	15

Table II.19.39, shows the most common answers from the 2017 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 29 respondents, with an average persons per household of 2.7 people. Of new residents to Sweetwater County, 51.7 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved to be closer to friends or relatives.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 62.1 percent of respondents renting their residence. The average mortgage payment in Sweetwater County was \$1,313 and the average rent was \$656. When asked if they were satisfied with their current housing, 86.2 percent said they were satisfied with thier current housing.

Table II.19.39	
Most Replied Response	
Sweetwater County	
HNA Survey: Calendar Year 2017	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	29
Number of persons in household (Average)	2.7
Current age	25 to 34 years old (31.0%)
Marital status	Married (51.7%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (48.3%)
In which industry are you primarily employed	Other (20.7%)
Highest education level completed	High School Diploma/GED (27.6%)
Total household income from all sources	\$50,000 to \$74,999 dollars (25.0%)
Current Housing Characteristics	
Current Residence	Single family home (58.6%)
Do you own or rent	Rent (62.1%)
How many bedrooms (Average)	2.5
How many full bathrooms (Average)	1.7
Average mortgage payment	\$1,313
Average rental payment	\$656
Are you satisfied with your current housing	Satisfied with current housing (86.2%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Other (75.0%)
Are you seeking to change your housing situation	Seeking different housing (50.0%)
What type of unit are you seeking	Single family home (50.0%)
Type of tenure seeking	Seeking to rent (100.0%)
If own, do you plan on building or buying	.
Expected buying price	.
Expected building price	.
Expected rental price	\$401 to \$500 dollars (50.0%)

For residents who are unsatisfied with their current housing, 75.0 percent were unsatisfied because of some other reason not listed in the survey. When asked what type of unit they were seeking, the most common response, 50.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 0.0 percent wanted to buy and 100.0 wanted to rent their next residence. Of those respondents who wished to rent, the most common response, 50.0 percent of respondents, anticipated spending \$401 to \$500 dollars. Additional survey data are presented in **Volume II. Technical Appendix**.

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 2016 5-year ACS data, 394 or 2.4 percent of households in Sweetwater County were overcrowded and another 93 or .6 percent of units were severely overcrowded, as shown in Table II.19.40. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.19.40				
Overcrowding and Severe Overcrowding				
Sweetwater County				
2011-2016 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Sweetwater County				
Owner				
Households	11,791	158	45	11,994
Percentage	98.3%	1.3%	.4%	100.0%
Renter				
Households	4,255	236	48	4,539
Percentage	93.7%	5.2%	1.1%	100.0%
Total				
Households	16,046	394	93	16,533
Percentage	97.1%	2.4%	.6%	100.0%
State of Wyoming				
Owner				
Households	153,817	1,449	475	155,741
Percentage	98.8%	.9%	.3%	100.0%
Renter				
Households	68,563	1,948	733	71,244
Percentage	96.2%	2.7%	1.0%	100.0%
Total				
Households	222,380	3,397	1,208	226,985
Percentage	98.0%	1.5%	.5%	100.0%

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

At the time of the 2016 5-year ACS, a total of 483 units or 2.5 percent of all housing units in Sweetwater County were lacking complete kitchen facilities. This compared to 2.7 percent of households statewide without complete kitchen facilities. These data are presented in Table II.19.412, at right.

Table II.19.41 Housing Units with Incomplete Kitchen Facilities Sweetwater County 2011-2016 5-Year ACS Data		
Facilities	Sweetwater County	State of Wyoming
Complete Kitchen Facilities	18,619	260,769
Lacking Complete Kitchen Facilities	483	7,218
Total Housing Units	19,102	267,987
Percent Lacking	2.5%	2.7%

At the time of the 2016 ACS, a total of 706 units or 3.7 percent of all housing units in Sweetwater County were lacking complete plumbing facilities. This compared to 2.6 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.19.42.

Table II.19.42 Housing Units with Incomplete Plumbing Facilities Sweetwater County 2011-2016 5-Year ACS Data		
Facilities	Sweetwater County	State of Wyoming
Complete Plumbing Facilities	18,396	261,033
Lacking Complete Plumbing Facilities	706	6,954
Total Households	19,102	267,987
Percent Lacking	3.7%	2.6%

The third type of housing problem reported in the 2016 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Sweetwater County, 10.0 percent of households had a cost burden and 7.1 percent of households had a severe cost burden, which compared to 14.2 percent with a cost burden and 9.6 percent with a severe cost burden in the State of Wyoming. Roughly 9.7 percent of homeowners with a mortgage in Sweetwater County experienced a cost burden and 4.9 percent experienced a severe cost burden, while 19.9 percent of renters had a cost burden and 13.4 percent had a severe cost burden, as seen in Table II.19.43.

Table II.19.43 Cost Burden and Severe Cost Burden by Tenure Sweetwater County 2011-2016 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Sweetwater County					
Owner With a Mortgage					
Households	5,380	610	309	7	6,306
Percent	85.3%	9.7%	4.9%	.1%	100.0%
Owner Without a Mortgage					
Households	5,203	144	260	81	5,688
Percent	91.5%	2.5%	4.6%	1.4%	100.0%
Renter					
Households	2,681	905	608	345	4,539
Percent	59.1%	19.9%	13.4%	7.6%	100.0%
Total					
Households	13,264	1,659	1,177	433	16,533
Percent	80.2%	10.0%	7.1%	2.6%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	68,213	13,968	7,600	291	90,072
Percent	75.7%	15.5%	8.4%	.3%	100.0%
Owner Without a Mortgage					
Households	58,181	4,149	2,764	575	65,669
Percent	88.6%	6.3%	4.2%	.9%	100.0%
Renter					
Households	38,117	14,103	11,510	7,514	71,244
Percent	53.5%	19.8%	16.2%	10.5%	100.0%
Total					
Households	164,511	32,220	21,874	8,380	226,985
Percent	72.5%	14.2%	9.6%	3.7%	100.0%

2017 Household Forecast

The 2017 Housing Needs Forecast reports housing demand projections from 2017 to 2050, with 2016 as the base year. Three possible economic futures portraying moderate, strong, and very strong growth were used to create three forecasts. The strong scenario is the base case, representing conditions as of today. The moderate growth scenario forecast projects household growth with the assumption of slower population and employment growth, where the very strong growth scenario incorporates assumptions of much stronger employment and population growth over the forecast horizon.

The primary objective of offering three alternative forecasts is to enhance planning capacity and to provide additional tools in order to assist state and local governments in their ongoing housing needs assessment, thereby facilitating informed discussion about housing demand at the local community level. These forecasts prove useful when interpreting the need for new or rehabilitated housing and whether single-family or rental housing activities might be best undertaken.

All three forecasts span the period of 2017 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is report here. The moderate and very strong scenarios are reported in the WCDA housing forecast report.

This report uses the modified population projections based on projections released from Woods & Poole Economic, Inc (W&P).

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI).

This distribution is assumed to remain constant over the forecast horizon. Table II.19.44, shows the current CHAS housing problem estimates for the period of 2010-2014. Both the income distribution and the percentage share of households experiencing housing problems were derived from this data and assumed to remain constant throughout the forecast horizon. As can be seen there were a total of 1,390 owner occupied and 1,578 renter occupied households experiencing a housing problem.

Table II.19.44 Households with Housing Problems by Income Sweetwater County 2010-2014 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	565	675	1,240
30.1-50% HAMFI	220	565	785
50.1-80% HAMFI	290	245	535
80.1-95% HAMFI	95	15	110
95 – 115% HAMFI	125	44	169
115.1% HAMFI or more	95	34	129
Total	1,390	1,578	2,968
Without Housing Problems			
30% HAMFI or less	190	310	500
30.1-50% HAMFI	815	340	1,155
50.1-80% HAMFI	1,450	745	2,195
80.1-95% HAMFI	870	505	1,375
95 – 115% HAMFI	1,320	470	1,790
115.1% HAMFI or more	5,605	975	6,580
Total	10,250	3,345	13,595
Not Computed			
30% HAMFI or less	125	10	135
30.1-50% HAMFI	0	0	0
50.1-80% HAMFI	0	0	0
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	125	10	135
Total			
30% HAMFI or less	880	995	1,875
30.1-50% HAMFI	1,035	905	1,940
50.1-80% HAMFI	1,740	990	2,730
80.1-95% HAMFI	965	520	1,485
95 – 115% HAMFI	1,445	514	1,959
115.1% HAMFI or more	5,700	1,009	6,709
Total	11,765	4,933	16,698

Table II.19.45, shows the total estimated housing by tenure for Sweetwater County. As can be seen, in 2030 there are estimated to be a total of 14,257 owner and 5,665 renter occupied households or a total of 19,922 households. By 2050 there are estimated to be 17,067 owner, 6,683 renter for a total of 23,750 households in Sweetwater County.

Table II.19.45 Total Estimated Housing Forecast Sweetwater County Strong Growth Scenario			
Year	Owner	Renter	Total
2016	11,994	4,539	16,533
2020	12,751	5,103	17,854
2025	13,499	5,382	18,881
2030	14,257	5,665	19,922
2035	14,994	5,940	20,934
2040	15,702	6,200	21,902
2045	16,388	6,447	22,835
2050	17,067	6,683	23,750

Table II.19.46, below shows the incremental housing demand for Sweetwater County. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 2016, the base year, the incremental housing demand is set at zero and all future years show the estimated stock needed in addition to the current housing supply to satisfy future demand.

As can be seen in 2030 an estimated additional 2,263 owner-occupied and 1,126 renter occupied households will be needed above current 2016 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated Sweetwater County will see an additional 7,217 households, of which 812 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 1,181 households above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.19.46 Incremental Housing Demand Forecast Sweetwater County Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	57	113	169	224	277	329	379
30.1-50%	0	67	132	199	264	326	387	446
50.1-80%	0	112	223	335	444	548	650	750
80.1-95%	0	62	123	186	246	304	360	416
95.1-115%	0	93	185	278	368	455	540	623
115+%	0	367	729	1,096	1,453	1,796	2,129	2,458
Total	0	757	1,505	2,263	3,000	3,708	4,394	5,073
Renter								
0-30%	0	114	170	227	283	335	385	432
30.1-50%	0	103	155	207	257	305	350	393
50.1-80%	0	113	169	226	281	333	383	430
80.1-95%	0	59	89	119	148	175	201	226
95.1-115%	0	59	88	117	146	173	199	223
115+%	0	115	172	230	287	340	390	439
Total	0	564	843	1,126	1,401	1,661	1,908	2,144
Total								
0-30%	0	170	283	396	507	612	714	812
30.1-50%	0	170	287	406	521	631	737	840
50.1-80%	0	225	392	561	725	882	1,033	1,181
80.1-95%	0	122	212	304	394	479	562	642
95.1-115%	0	152	273	395	514	628	738	846
115+%	0	482	902	1,327	1,740	2,136	2,519	2,896
Total	0	1,321	2,348	3,389	4,401	5,369	6,302	7,217

Table II.19.47 shows the Incremental Total Housing Need Forecast for Sweetwater County. The incremental total housing need forecast is calculated by adding the incremental housing demand forecast with current un-met housing need. Un-met housing need is defined as any household experiencing a housing problem as defined by HUD. The total housing need shows the broadest measure of future housing need because it takes into account future housing demand as well as the current need among existing housing stock.

In 2016, the base year, the total housing need set at the 2,869 households, which represents all households with an unmet housing need that needs to be addressed, such as cost burden or sub-standard living conditions. In all future years, the incremental housing need forecast shows both existing need and need based on future demand by income. In 2050, there will be an estimated need for 6,490 owner and 3,596 renter occupied households for a total of 10,086 quality households.

Table II.19.47								
Incremental Total Housing Need Forecast								
Sweetwater County								
Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	576	633	689	745	800	853	905	955
30.1-50%	224	291	357	423	488	550	611	671
50.1-80%	296	408	518	630	739	844	946	1,046
80.1-95%	97	159	220	282	343	401	457	513
95.1-115%	127	220	312	405	496	583	667	751
115+%	97	464	826	1,193	1,550	1,893	2,226	2,555
Total	1,417	2,174	2,922	3,680	4,417	5,125	5,811	6,490
Renter								
0-30%	621	735	791	848	904	956	1,006	1,054
30.1-50%	520	623	675	726	777	825	870	913
50.1-80%	225	339	395	451	507	559	608	656
80.1-95%	14	73	103	132	161	189	215	240
95.1-115%	40	99	128	158	186	214	239	264
115+%	31	147	204	262	318	371	422	470
Total	1,452	2,016	2,295	2,578	2,853	3,113	3,360	3,596
Total								
0-30%	1,197	1,367	1,480	1,593	1,704	1,809	1,911	2,009
30.1-50%	744	914	1,031	1,150	1,265	1,375	1,481	1,584
50.1-80%	521	746	913	1,082	1,246	1,403	1,554	1,702
80.1-95%	111	232	323	415	504	590	672	753
95.1-115%	168	320	441	563	682	796	906	1,014
115+%	128	610	1,030	1,455	1,868	2,264	2,647	3,024
Total	2,869	4,190	5,217	6,258	7,270	8,238	9,171	10,086

