

SWEETWATER COUNTY

Demographics

The Census Bureau's current census estimates indicate that Sweetwater County's population decreased from 43,806 in 2010 to 43,534 in 2017, or by 0.6 percent. This compares to a statewide population change of 2.8 percent over the period. The number of people from 25 to 35 years of age decreased by 9.4 percent, and the number of people from 55 to 64 years of age increased by 13.9 percent. The white population decreased by 1.9 percent, while the black population increased by 16.2 percent. The Hispanic population increased from 6,689 to 7,074 people between 2010 and 2017 or by 5.8 percent. These data are presented in Table II.19.1.

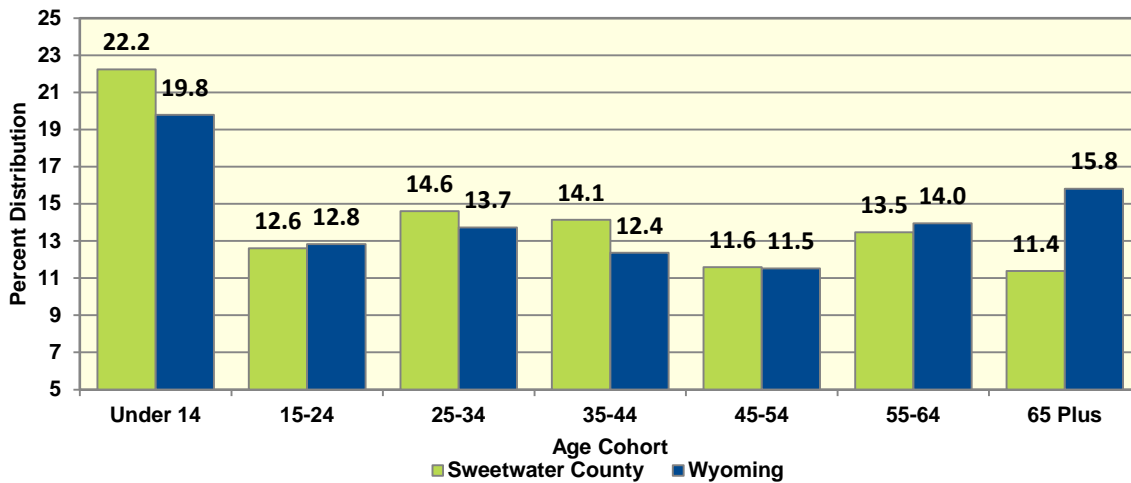
Table II.19.1						
Profile of Population Characteristics						
Sweetwater County v Wyoming						
2010 Census and Current Census Estimates						
Subject	Sweetwater County			Wyoming		
	2010 Census	Jul-17	% Change	2010 Census	Jul-17	% Change
Population	43,806	43,534	-0.6%	563,626	579,315	2.8%
Age						
Under 14 years	10,158	9,678	-4.7%	113,371	114,663	1.1%
15 to 24 years	6,044	5,485	-9.2%	78,460	74,359	-5.2%
25 to 34 years	7,020	6,357	-9.4%	77,649	79,514	2.4%
35 to 44 years	5,309	6,153	15.9%	66,966	71,619	6.9%
45 to 54 years	6,484	5,048	-22.1%	83,577	66,699	-20.2%
55 to 64 years	5,148	5,861	13.9%	73,513	80,854	10.0%
65 and Over	3,643	4,952	35.9%	70,090	91,607	30.7%
Race						
White	41,739	40,962	-1.9%	529,110	537,396	1.6%
Black	489	568	16.2%	5,135	7,445	45.0%
American Indian and Alaskan Native	506	668	32.0%	14,457	15,743	8.9%
Asian	354	363	2.5%	4,649	5,880	26.5%
Native Hawaiian or Pacific Islander	56	62	10.7%	521	579	11.1%
Two or more races	662	911	37.6%	9,754	12,272	25.8%
Ethnicity (of any race)						
Hispanic or Latino	6,689	7,074	5.8%	50,231	58,122	15.7%

Table II.19.2, presents the population of Sweetwater County by age and gender from the 2010 Census and 2017 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 2017, the number of males rose to 22,440 persons, and accounted for 51.5 percent of the population, with the remaining 48.5 percent, or 21,094 persons being female.

Table II.19.2 Population by Age and Gender Sweetwater County 2010 Census and Current Census Estimates							
Age	2010 Census			2017 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	5,288	4,870	10,158	4,974	4,704	9,678	-4.7%
15 to 24 years	3,130	2,914	6,044	2,842	2,643	5,485	-9.2%
25 to 34 years	3,746	3,274	7,020	3,229	3,128	6,357	-9.4%
35 to 44 years	2,784	2,525	5,309	3,236	2,917	6,153	15.9%
45 to 54 years	3,436	3,048	6,484	2,634	2,414	5,048	-22.1%
55 to 64 years	2,731	2,417	5,148	3,092	2,769	5,861	13.9%
65 and Over	1,734	1,909	3,643	2,433	2,519	4,952	35.9%
Total	22,849	20,957	43,806	22,440	21,094	43,534	-0.6%
% of Total	52.2%	47.8%	.	51.5%	48.5%	.	

Diagram II.19.1, displays the percentage of the population by age in Sweetwater County compared to the State of Wyoming.

Diagram II.19.1
Age Cohort
Sweetwater County vs. Wyoming
2010 Census and Current Census Estimates



The Wyoming driver's license data provided by the WYDOT indicated a net decrease of 522 persons during the first half of 2018. The driver's license total exchanges since 2000 for Sweetwater County are presented in Table II.19.3, and indicate a net increase of 2,471 persons over the time period.

Table II.19.3			
Driver's Licenses Exchanged and Surrendered			
Sweetwater County			
WYDOT Data, 2000 – 2018			
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
2018	987	1,811	-824
Total	24,323	22,154	2,169

Population and Race

Table II.19.4 below shows population by age for the 2000 and 2010 census. The population changed by 16.5 percent overall between 2000 and 2010. Various age cohorts grew at different rates. The elderly population, or persons aged 65 or older, grew by 21.1 percent to a total of 3,643 persons in 2010. Those aged 25 to 34 grew by 55.3 percent, and those aged under 5 grew by 42.1 percent.

Table II.19.4					
Population by Age					
Sweetwater County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	2,580	6.9%	3,666	8.4%	42.1%
5 to 19	9,643	25.6%	9,431	21.5%	-2.2%
20 to 24	2,431	6.5%	3,105	7.1%	27.7%
25 to 34	4,519	12%	7,020	16%	55.3%
35 to 54	12,462	33.1%	11,793	26.9%	-5.4%
55 to 64	2,969	7.9%	5,148	11.8%	73.4%
65 or Older	3,009	8%	3,643	8.3%	21.1%
Total	37,613	100.0%	43,806	100.0%	16.5%

The elder population is further explored in Table II.19.5, on the following page. Those aged 65 to 66 grew by 64.2 percent between 2000 and 2010, resulting in a population of 609 persons. Those aged 85 or older grew by 27.2 percent during the same time period, and resulted in 425 persons over age 85 in 2010.

Table II.19.5					
Elderly Population by Age					
Sweetwater County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	371	12.3%	609	16.7%	64.2%
67 to 69	499	16.6%	698	19.2%	39.9%
70 to 74	729	24.2%	839	23%	15.1%
75 to 79	653	21.7%	622	17.1%	-4.7%
80 to 84	423	14.1%	450	12.4%	6.4%
85 or Older	334	11.1%	425	11.7%	27.2%
Total	3,009	100.0%	3,643	100.0%	21.1%

Population by race and ethnicity is shown in Table II.19.6, below. The white population grew by 12.4 percent between 2000 and 2010, and resulted in representing 88.5 percent of the population in 2010. The Black population grew by 59.3 percent, represented 1 percent of the population in 2010. The American Indian and Asian populations represented 1 and 0.8 percent, respectively, in 2010. As for ethnicity, the Hispanic population grew by 8.9 percent between 2000 and 2010, compared to the 88.7 percent growth rate for non-Hispanics.

Table II.19.6					
Population by Race and Ethnicity					
Sweetwater County					
2000 & 2010 Census SF1 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%	59.3%
American Indian	380	1%	423	1%	11.3%
Asian	240	0.6%	336	0.8%	40%
Native Hawaiian/ Pacific Islander	16	0%	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	3,545	9.4%	6,689	15.3%	8.9%
Non-Hispanic	34,068	90.6%	37,117	84.7%	88.7%

Population by race and ethnicity through 2017 is shown in Table II.19.7, on the following page. The white population represented 92.9 percent of the population in 2017, compared with Black households accounting for 0.8 percent of the population. Hispanic households represented 16 percent of the population in 2017.

Table II.19.7				
Population by Race and Ethnicity				
Sweetwater County				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	38,748	88.5%	41,349	92.9%
Black	438	1%	362	0.8%
American Indian	423	1%	455	1%
Asian	336	0.8%	259	0.6%
Native Hawaiian/ Pacific Islander	42	0.1%	205	0.5%
Other	2,799	6.4%	796	1.8%
Two or More Races	1,020	2.3%	1,101	2.5%
Total	43,806	100.0%	44,527	100.0%
Non-Hispanic	37,117	84.7%	37,400	84%
Hispanic	6,689	15.3%	7,127	16%

The population by race is broken down further by ethnicity in the table below. While the white non-Hispanic population changed by 8.4 percent between 2000 and 2010, the white Hispanic population changed by 85.7 percent. The black non-Hispanic population changed by 53.7 percent, while the black Hispanic population changed by 360 percent.

Table II.19.8					
Population by Race and Ethnicity					
Sweetwater County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	32,675	95.9%	35,432	95.5%	8.4%
Black	270	0.8%	415	1.1%	53.7%
American Indian	290	0.9%	317	0.9%	9.3%
Asian	235	0.7%	324	0.9%	37.9%
Native Hawaiian/ Pacific Islander	13	0%	41	0.1%	215.4%
Other	28	0.1%	30	0.1%	7.1%
Two or More Races	557	1.6%	558	1.5%	0.2%
Total Non-Hispanic	34,068	100.0%	37,117	100.0%	8.9%
Hispanic					
White	1,786	50.4%	3,316	49.6%	85.7%
Black	5	0.1%	23	0.3%	360%
American Indian	90	2.5%	106	1.6%	17.8%
Asian	5	0.1%	12	0.2%	140%
Native Hawaiian/ Pacific Islander	3	0.1%	1	0%	-66.7%
Other	1,321	37.3%	2,769	41.4%	109.6%
Two or More Races	335	9.4%	462	6.9%	37.9%
Total Non-Hispanic	3,545	100.0%	6,689	100.0%	88.7%
Total Population	37,613	100.0%	43,806	100.0%	16.5%

The change in race and ethnicity between 2010 and 2017 is shown in Table II.19.9. During this time, the total non-Hispanic population was 37,400 persons in 2017. The Hispanic population was 7,127.

Table II.19.9				
Population by Race and Ethnicity				
Sweetwater County				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	35,432	95.5%	35,460	94.8%
Black	415	1.1%	344	0.9%
American Indian	317	0.9%	254	0.7%
Asian	324	0.9%	259	0.7%
Native Hawaiian/ Pacific Islander	41	0.1%	205	0.5%
Other	30	0.1%	12	0%
Two or More Races	558	1.5%	866	2.3%
Total Non-Hispanic	37,117	100.0%	37,400	100.0%
Hispanic				
White	3,316	49.6%	5,889	82.6%
Black	23	0.3%	18	0.3%
American Indian	106	1.6%	201	2.8%
Asian	12	0.2%	0	0%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	2,769	41.4%	784	11%
Two or More Races	462	6.9%	235	3.3%
Total Non-Hispanic	6,689	100.0	7,127	100.0%
Total Population	43,806	100.0%	44,527	100.0%

The number of foreign born persons are shown in Table II.19.10. An estimated 2.9 percent of the population was born in Mexico . Some 0.4 percent were born in Guatemala , and another 0.3 percent were born in El Salvador .

Table II.19.10			
Place of Birth for the Foreign-Born Population			
Sweetwater County			
2017 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	1,307	2.9%
#2 country of origin	Guatemala	190	0.4%
#3 country of origin	El Salvador	130	0.3%
#4 country of origin	Peru	83	0.2%
#5 country of origin	England	61	0.1%
#6 country of origin	Philippines	60	0.1%
#7 country of origin	Other Western Africa	48	0.1%
#8 country of origin	Thailand	48	0.1%
#9 country of origin	Canada	47	0.1%
#10 country of origin	Italy	34	0.1%

Limited English Proficiency and the language spoken at home are shown in Table II.19.11. An estimated 3.4 percent of the population speaks Spanish at home, followed by 0.1 percent speaking French, Haitian, or Cajun .

Table II.19.11 Limited English Proficiency and Language Spoken at Home Sweetwater County 2017 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	1,409	3.4%
#2 LEP Language	French, Haitian, or Cajun	37	0.1%
#3 LEP Language	Russian, Polish, or other Slavic languages	34	0.1%
#4 LEP Language	Other Asian and Pacific Island languages	28	0.1%
#5 LEP Language	Other Indo-European languages	24	0.1%
#6 LEP Language	Chinese	13	0%
#7 LEP Language	Vietnamese	7	0%
#8 LEP Language	German or other West Germanic languages	6	0%
#9 LEP Language	Korean	4	0%
#10 LEP Language	Other and unspecified languages	1	0%

Poverty and Disability

The rate of poverty for Sweetwater County is shown in Table II.19.12, below. In 2017, there were an estimated 5,274 persons living in poverty. This represented a 12 percent poverty rate, compared to 7.8 percent poverty in 2000. In 2017, some 15.9 percent of those in poverty were under age 6, and 8.1 percent were 65 or older.

Table II.19.12				
Poverty by Age				
Sweetwater County				
2000 Census SF3 & 2017 Five-Year ACS Data				
Age	2000 Census		2017 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	341	11.9%	836	15.9%
6 to 17	715	24.9%	1,030	19.5%
18 to 64	1,610	56.1%	2,981	56.5%
65 or Older	205	7.1%	427	8.1%
Total	2,871	100.0%	5,274	100.0%
Poverty Rate	7.8%	.	12%	.

To compare the poverty rate against more recent data, Table II.19.13 shows poverty by age from the 2010 and 2017 Five-Year ACS data. As can be seen, the 2010 5-year ACS had a poverty rate of 8.2 percent versus 12 percent in the most recent 2017 data.

Table II.19.13				
Poverty by Age				
Sweetwater County				
2000 Census SF3 & 2017 Five-Year ACS Data				
Age	2010 Five-Year ACS		2017 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	501	14.7%	836	15.9%
6 to 17	847	24.9%	1,030	19.5%
18 to 64	1,892	55.5%	2,981	56.5%
65 or Older	167	4.9%	427	8.1%
Total	3,407	100.0%	5,274	100.0%
Poverty Rate	8.2%	.	12%	.

The disability rate from the 2000 Census is shown in Table II.19.14, on the following page. Some 15.4 percent of the population was disabled in 2000, or a total of 5,335 persons. The disability rate was highest for those over 65, with 44.2 percent disabled.

Table II.19.14 Disability by Age Sweetwater County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	440	6.7%
16 to 64	3,609	14.3%
65 and older	1,286	44.2%
Total	5,335	15.4%

Table II.19.15 shows disability by type in 2000. There were 2,283 physical disabilities in 2000, some 1,942 employment disabilities, and 1,153 go-outside-home disabilities.

Table II.19.15 Total Disabilities Tallied: Aged 5 and Older Sweetwater County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	1,376
Physical disability	2,283
Mental disability	1,456
Self-care disability	457
Employment disability	1,942
Go-outside-home disability	1,153
Total	8,667

Disability by age, as estimated by the 2017 ACS, is shown in Table II.19.16, below. The disability rate for females was 11.9 percent, compared to 11.2 percent for males. The disability rate grew precipitously higher with age, with 54.5 percent of those over 75 experiencing a disability.

Table II.19.16 Disability by Age Sweetwater County 2017 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	139	3.1%	98	2.3%	237	2.7%
18 to 34	398	7%	514	9.8%	912	8.3%
35 to 64	1,289	14.5%	1,127	13.7%	2,416	14.1%
65 to 74	420	28.6%	345	26.1%	765	27.4%
75 or Older	306	46.2%	471	61.6%	777	54.5%
Total	2,552	11.2%	2,555	11.9%	5,107	11.5%

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table II.19.17, on the following page. Some 5.7 percent have an ambulatory disability, 4.7 have an independent living disability, and 1.6 percent have a self-care disability.

Table II.19.17
Total Disabilities Talled: Aged 5 and Older
Sweetwater County
2017 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	1,891	4.3%
Vision disability	1,093	2.5%
Cognitive disability	1,867	4.5%
Ambulatory disability	2,332	5.7%
Self-Care disability	644	1.6%
Independent living difficulty	1,516	4.7%

Education and Employment

Education and employment data, as estimated by the 2017 ACS, is presented in Tables II.19.18 and 19. In 2017, some 22,739 persons were employed and 1,245 were unemployed. This totaled a labor force of 23,984 persons. The unemployment rate for Sweetwater County was estimated to be 5.2 in 2017.

Table II.19.18 Employment, Labor Force and Unemployment Sweetwater County 2017 Five-Year ACS Data	
Employment Status	2017 Five-Year ACS
Employed	22,739
Unemployed	1,245
Labor Force	23,984
Unemployment Rate	5.2%

In 2017, 91 percent of households in Sweetwater County had a high school education or greater.

Table II.19.19 High School or Greater Education Sweetwater County 2010 & 2017 Five-Year ACS Data		
Education Level	2010 5-year ACS	2017 5-year ACS
High School or Greater	14,850	14,807
Total Households	16,415	16,269
Percent High School or Above	90.5%	91%

As seen in Table II.19.20, 33.5 percent of the population had a high school diploma or equivalent, another 37.5 percent have some college, 13.7 percent have a Bachelor’s Degree, and 6 percent of the population had a graduate or professional degree.

Table II.19.20 Educational Attainment Sweetwater County 2010 & 2017 Five-Year ACS Data				
Education Level	2010 Five-Year ACS	Percent	2017 5-year ACS	Percent
Less Than High School	3,394	11%	3,004	9.2%
High School or Equivalent	10,825	35%	10,922	33.5%
Some College or Associates Degree	11,980	38.7%	12,219	37.5%
Bachelor’s Degree	3,484	11.3%	4,468	13.7%
Graduate or Professional Degree	1,255	4.1%	1,958	6%
Total Population Above 18 years	32,571	100.0%	32,571	100.0%

Economics

The HUD estimated MFI for Sweetwater County was \$85,100 in 2018. This compares to Wyoming’s MFI of \$79,600. Diagram II.19.2, illustrates the estimated MFI for 2000 through 2018.

Diagram II.19.2
Estimated Median Family Income
 Sweetwater County vs. Wyoming
 HUD Data 2000-2018

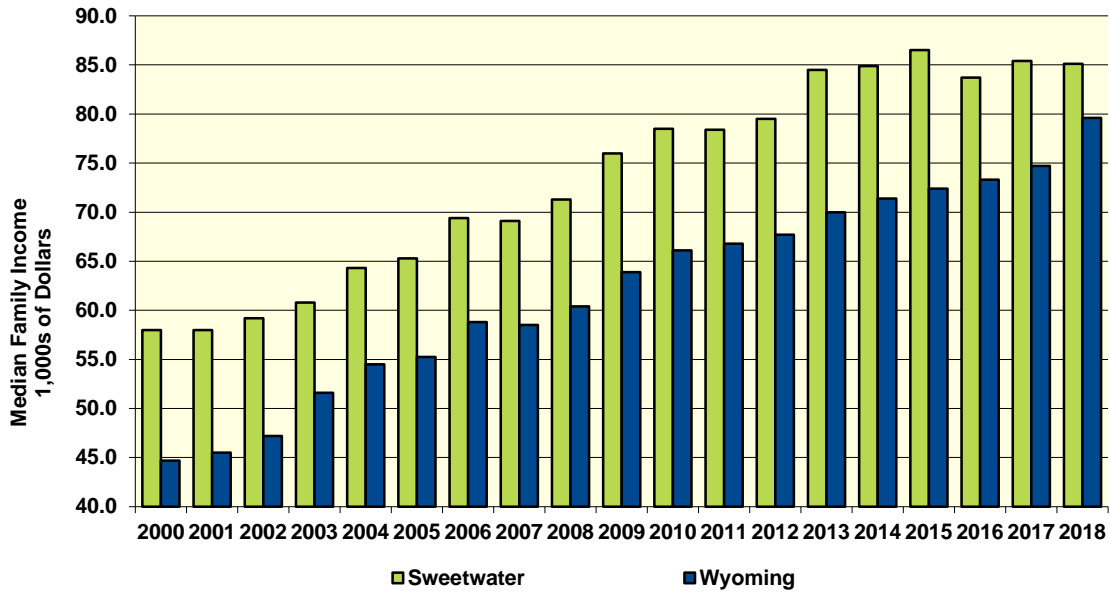


Table II.19.21, shows the labor force statistics for Sweetwater County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.2 percent. The highest level of unemployment occurred during 2010 rising to a rate of 6.6. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 in 2010. Over the last year the unemployment rate in Sweetwater County decreased from 6.0 percent in 2016 to 4.6 percent in 2017, which compared to a statewide decrease to 4.2 percent.

Table II.19.21 Labor Force Statistics Sweetwater County 1990 - 2017 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	6.0%	5.3%
1994	1,116	20,676	21,792	5.1%	5.0%
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	6.0%	4.6%
2000	835	19,874	20,709	4.0%	3.9%
2001	811	20,032	20,843	3.9%	3.8%
2002	826	19,350	20,176	4.1%	4.0%
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	1,045	22,838	23,883	4.4%	4.7%
2014	928	22,362	23,290	4.0%	4.1%
2015	1,078	21,716	22,794	4.7%	4.3%
2016	1,327	20,838	22,165	6.0%	5.3%
2017	982	20,599	21,581	4.6%	4.2%

Diagram II.19.3, 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 20,599 persons, with the labor force reaching 21,581, indicating there were a total of 982 unemployed persons.

Diagram II.19.3
Employment and Labor Force
 Sweetwater County
 1990 – 2017 BLS Data

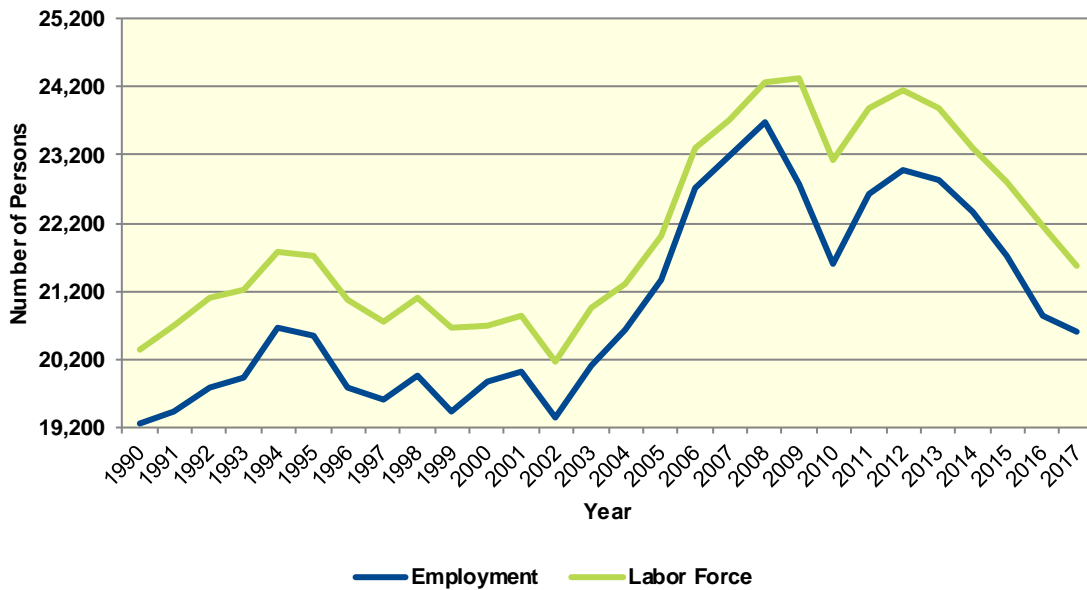
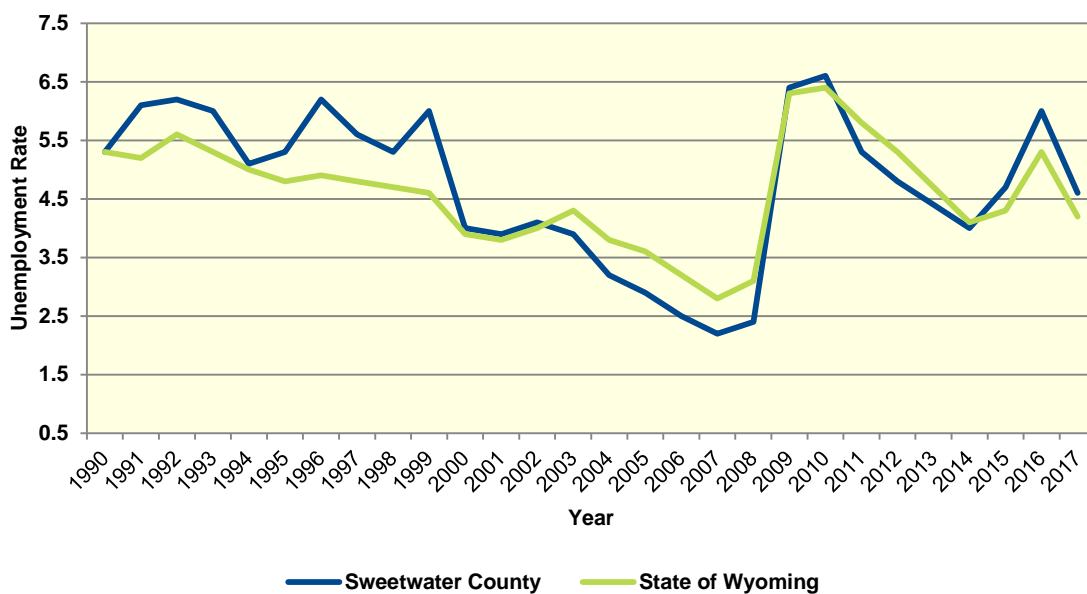


Diagram II.19.4, shows the unemployment rate for both the state and Sweetwater County. During the 1990’s the average rate for Sweetwater County was 5.7, which compared to 5.0 statewide. Between 2000 and 2010 the unemployment rate had an average of 3.6, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 5.0. 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.19.4
Annual Unemployment Rate
 Sweetwater County
 1990 – 2017 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 2018 and are presented in Table II.19.22, with the 2018 information considered preliminary (p). Between 2016 and 2017, total annual employment decreased from 22,340 persons in 2016 to 22,215 in 2017, a change of -0.6 percent. The most recent June estimate shows monthly employment was 22,356.

Table II.19.22 Total Monthly Employment Sweetwater County BLS QCEW Data, 2001–2018(p)									
Period	2010	2011	2012	2013	2014	2015	2016	2017	2018(p)
Jan	22,262	23,574	24,258	24,472	24,054	23,805	22,460	21,798	21,953
Feb	22,431	23,545	24,401	24,383	24,090	23,795	22,262	21,724	21,975
Mar	22,813	23,967	24,561	24,434	24,212	23,664	22,324	22,003	22,074
Apr	23,744	24,302	24,581	24,626	24,220	23,862	22,423	22,131	22,129
May	24,212	24,623	25,070	24,914	24,819	23,813	22,545	22,360	22,135
Jun	23,991	25,075	25,229	25,013	24,620	23,499	22,547	22,351	22,356
Jul	23,411	24,700	24,612	24,374	23,832	23,069	21,896	21,713	
Aug	24,077	25,074	25,078	24,769	24,178	23,419	22,407	22,467	
Sep	24,297	25,133	25,051	24,893	24,410	23,727	22,346	22,533	
Oct	24,470	24,997	25,254	24,701	24,312	23,834	22,419	22,450	
Nov	24,239	24,936	25,233	24,533	24,210	23,501	22,254	22,506	
Dec	24,070	25,038	25,195	24,442	24,266	23,094	22,197	22,448	
Annual	23,668	24,580	24,877	24,630	24,269	23,590	22,340	22,215	
% Change	-1.1%	3.9%	1.2%	-1%	-1.5%	-2.8%	-5.3%	-0.6%	

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 1,082 dollars in 2016. In 2017, average weekly wages saw a increased of 3 percent over the prior year, rising to 1,115 dollars, or by 33 percent. These data are shown in Table II.19.23.

Table II.19.23 Average Weekly Wages Sweetwater County BLS QCEW Data, 2001–2018(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	678	682	673	713	687	
2002	686	712	680	719	699	0%
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	1,111	1,125	1,074	1,151	1,115	3%
2018	1,131	1,135				

Total business establishments reported by the QCEW are displayed in Table II.19.24. Between 2017 and 2018, the total number of business establishments in Wyoming decreased by 3 percent, from 1,630 to 1,622 establishments. The most recent preliminary 2018 estimates show there were 1,608 business establishments in the second quarter of 2018.

Table II.19.24 Number of Business Establishments Sweetwater County BLS QCEW Data, 2001–2018(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	1,631	1,616	1,622	-0.5%
2018	1,611	1,608				

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts which provide a consistent framework for analyzing and comparing individual state and local area economies. Table II.19.25, below shows total real earnings by industry for Sweetwater County. In the most recent 2017 estimate, the mining industry had the largest total real earnings, with total real earnings reaching \$689,803,000 dollars. Between 2016 and 2017 the administrative and waste management services industry saw the largest percentage increase, rising by 33.7 percent to \$29,515,000 dollars.

Table II.19.25
Real Earnings by Industry
 Sweetwater County
 BEA Table CA-5N Data (1,000's of 2017 Dollars)

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	-1,703	1,798	-1,958	788	193	-534	-2,563	-2,153	-16.0
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0.0
Mining	648,861	756,536	759,716	730,974	741,983	690,911	621,208	689,803	11.0
Utilities	0	0	0	0	0	0	0	0	0.0
Construction	171,044	161,960	173,861	154,170	169,190	169,918	147,447	134,512	-8.8
Manufacturing	147,046	160,506	167,605	174,320	173,492	185,138	190,517	184,681	-3.1
Wholesale trade	0	0	0	0	0	0	0	0	0.0
Retail trade	88,921	89,428	92,922	95,353	96,257	97,410	93,148	91,946	-1.3
Transportation and warehousing	150,394	169,926	169,911	176,326	164,249	170,175	137,296	123,084	-10.4
Information	9,764	9,749	10,268	9,758	8,971	8,794	8,805	8,756	-0.6
Finance and insurance	32,057	28,279	24,349	25,256	24,948	25,414	24,328	24,628	1.2
Real estate and rental and leasing	64,166	71,134	73,950	79,539	76,021	69,936	50,700	42,840	-15.5
Professional and technical services	53,734	56,581	60,773	56,551	54,195	48,073	41,147	45,364	10.2
Management of companies and enterprises	7,140	7,434	7,147	15,590	14,485	14,063	13,890	13,702	-1.4
Administrative and waste services	23,143	31,491	29,248	26,853	25,170	27,020	22,079	29,515	33.7
Educational services	2,469	2,151	2,368	2,606	2,659	2,584	2,848	2,893	1.6
Health care and social assistance	58,068	59,193	62,080	64,290	66,255	63,766	62,873	64,865	3.2
Arts, entertainment, and recreation	2,403	1,901	1,611	1,440	1,616	2,423	2,525	2,452	-2.9
Accommodation and food services	48,045	51,757	56,891	58,425	56,023	55,004	53,504	53,025	-0.9
Other services, except public administration	54,904	43,887	42,823	43,280	42,469	40,441	39,498	39,927	1.1
Government and government enterprises	309,741	309,659	310,941	327,324	334,566	333,135	338,036	326,078	-3.5
Total	1,985,701	2,133,426	2,166,078	2,166,052	2,176,684	2,124,190	1,957,483	1,985,271	1.4

Table II.19.26, below shows the total employment by industry for Sweetwater County. The most recent estimates show the mining industry was the largest employer in Sweetwater County, with employment reaching 5,067 jobs in 2017. Between 2016 and 2017 the administrative and waste management services industry saw the largest percentage increase, rising by 18.4 percent to 703 jobs.

Table II.19.26
Employment by Industry
 Sweetwater County
 BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	266	272	274	273	274	278	279	283	1.4
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0.0
Mining	5,788	6,318	6,641	6,270	6,107	5,494	4,833	5,067	4.8
Utilities	0	0	0	0	0	0	0	0	0.0
Construction	2,196	2,171	2,202	1,967	2,089	2,107	1,978	1,904	-3.7
Manufacturing	1,369	1,448	1,479	1,524	1,473	1,442	1,494	1,432	-4.1
Wholesale trade	0	0	0	0	0	0	0	0	0.0
Retail trade	2,874	2,887	2,871	2,876	2,764	2,823	2,777	2,721	-2.0
Transportation and warehousing	1,650	1,729	1,771	1,713	1,694	1,616	1,376	1,325	-3.7
Information	247	236	229	226	203	180	182	186	2.2
Finance and insurance	710	771	740	791	749	726	728	748	2.7
Real estate and rental and leasing	1,237	1,273	1,238	1,412	1,416	1,360	1,246	1,216	-2.4
Professional and technical services	862	880	838	837	838	803	736	756	2.7
Management of companies and enterprises	92	104	104	139	156	130	125	126	0.8
Administrative and waste services	742	818	752	748	673	660	594	703	18.4
Educational services	124	107	111	125	132	127	140	142	1.4
Health care and social assistance	1,283	1,289	1,348	1,403	1,425	1,454	1,531	1,552	1.4
Arts, entertainment, and recreation	260	246	208	193	203	235	252	246	-2.4
Accommodation and food services	2,274	2,392	2,481	2,514	2,427	2,424	2,408	2,387	-0.9
Other services, except public administration	1,159	1,116	1,122	1,121	1,153	1,098	1,059	1,079	1.9
Government and government enterprises	4,820	4,876	4,884	4,842	4,766	4,761	4,825	4,733	-1.9
Total	29,291	30,278	30,682	30,380	29,972	29,124	27,824	27,837	0.0

Table II.19.27, below shows the real average earnings per job by industry for Sweetwater County. These figures are calculated by dividing the total real earning displayed in Table II.19.25 and II.19.26, by industry. In 2017, the mining industry had the highest average earnings reaching \$136,136 dollars. Between 2016 and 2017 the administrative and waste management services industry saw the largest percentage increase, rising by 13.0 percent to \$41,984 dollars.

Table II.19.27
Real Earnings Per Job by Industry
 Sweetwater County
 BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	-6,403	6,611	-7,145	2,887	704	-1,921	-9,188	-7,608	-17.2
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0.0
Mining	112,105	119,743	114,398	116,583	121,497	125,757	128,535	136,136	5.9
Utilities	0	0	0	0	0	0	0	0	0.0
Construction	77,889	74,601	78,956	78,378	80,991	80,644	74,543	70,647	-5.2
Manufacturing	107,411	110,847	113,323	114,383	117,782	128,389	127,522	128,967	1.1
Wholesale trade	0	0	0	0	0	0	0	0	0.0
Retail trade	30,940	30,976	32,366	33,155	34,825	34,506	33,543	33,791	0.7
Transportation and warehousing	91,148	98,280	95,940	102,934	96,959	105,306	99,779	92,894	-6.9
Information	39,529	41,308	44,840	43,178	44,194	48,854	48,378	47,075	-2.7
Finance and insurance	45,151	36,678	32,904	31,929	33,309	35,005	33,417	32,925	-1.5
Real estate and rental and leasing	51,873	55,879	59,733	56,330	53,687	51,424	40,691	35,230	-13.4
Professional and technical services	62,336	64,297	72,521	67,564	64,672	59,867	55,907	60,005	7.3
Management of companies and enterprises	77,612	71,485	68,726	112,157	92,850	108,179	111,119	108,746	-2.1
Administrative and waste services	31,190	38,497	38,893	35,900	37,400	40,940	37,170	41,984	13.0
Educational services	19,908	20,099	21,338	20,844	20,141	20,345	20,346	20,373	0.1
Health care and social assistance	45,260	45,922	46,053	45,823	46,495	43,856	41,067	41,794	1.8
Arts, entertainment, and recreation	9,240	7,729	7,743	7,459	7,963	10,310	10,019	9,967	-0.5
Accommodation and food services	21,128	21,637	22,931	23,240	23,083	22,691	22,219	22,214	-0.0
Other services, except public administration	47,372	39,326	38,167	38,609	36,833	36,832	37,298	37,004	-0.8
Government and government enterprises	64,262	63,507	63,665	67,601	70,198	69,972	70,059	68,895	-1.7
Total	67,792	70,461	70,598	71,299	72,624	72,936	70,352	71,318	1.4

Table II.19.28, on the following page shows total employment and real personal income for the years of 1969 to 2017. As can be seen in Total real personal income in 2017, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$2,171,032,000 a 1.4 percent change between 2016 and 2017. Table II.19.28, on the following page, shows further annual data for the years 1969 through 2017. In 2010, total employment was 29,291 and 27,837 in 2017, which was a percentage change of 0.0 over this this period.

Table II.19.28
Total Employment and Real Personal Income
 Sweetwater County
 BEA Data 1969 Through 2017

Year	1,000s of 2017 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	298,852	22,233	-6,934	46,027	26,882	342,594	18,658	8,400	35,577
1970	306,755	22,957	-10,274	51,777	30,493	355,794	19,194	8,699	35,261
1971	329,877	24,694	-12,416	53,813	36,338	382,918	19,905	9,154	36,035
1972	452,961	36,167	-19,827	55,658	39,523	492,148	23,002	11,234	40,322
1973	647,838	60,935	-35,870	64,716	47,412	663,161	28,941	14,463	44,793
1974	857,965	84,311	-56,673	75,346	47,072	839,399	31,047	17,926	47,863
1975	851,172	82,007	-51,953	80,253	54,658	852,123	27,436	18,053	47,150
1976	925,591	90,206	-52,221	86,044	58,543	927,751	28,629	19,044	48,601
1977	959,958	92,515	-57,308	91,417	59,416	960,968	27,695	19,694	48,744
1978	1,079,961	107,297	-76,513	99,894	63,581	1,059,626	28,196	21,691	49,789
1979	1,202,800	124,333	-85,422	108,130	70,142	1,171,318	29,588	23,246	51,741
1980	1,354,955	139,272	-82,208	128,671	75,888	1,338,035	31,666	25,472	53,194
1981	1,470,143	163,901	-101,615	154,088	84,420	1,443,135	32,585	27,581	53,303
1982	1,365,219	152,840	-92,899	173,216	94,204	1,386,901	30,315	26,578	51,367
1983	1,146,595	125,535	-72,416	166,782	109,672	1,225,098	27,400	22,933	49,998
1984	1,110,456	124,489	-71,888	175,119	92,710	1,181,908	27,824	22,516	49,319
1985	1,161,119	132,756	-76,396	180,686	95,338	1,227,991	28,708	23,211	50,024
1986	1,177,852	132,683	-76,626	181,385	105,256	1,255,185	28,382	22,688	51,915
1987	1,055,634	118,953	-76,191	174,951	102,703	1,138,144	27,023	21,409	49,309
1988	1,001,874	120,953	-80,022	167,202	102,922	1,071,023	26,723	21,345	46,937
1989	1,083,641	124,670	-86,119	180,678	107,310	1,160,840	29,581	21,665	50,018
1990	1,128,597	137,109	-99,540	180,746	111,096	1,183,790	30,516	22,749	49,611
1991	1,129,344	142,451	-98,816	181,951	119,806	1,189,834	30,053	23,519	48,019
1992	1,191,720	147,658	-104,564	175,188	129,544	1,244,229	31,096	24,026	49,601
1993	1,217,257	149,350	-104,295	166,385	132,970	1,262,967	31,523	23,892	50,948
1994	1,253,042	155,739	-105,500	185,522	138,009	1,315,334	32,916	24,992	50,138
1995	1,223,388	153,114	-99,157	206,927	141,723	1,319,767	33,119	24,620	49,691
1996	1,232,101	150,466	-94,654	215,043	145,055	1,347,079	34,314	24,267	50,773
1997	1,276,646	154,772	-95,487	221,982	141,878	1,390,247	35,897	24,158	52,845
1998	1,316,916	160,043	-98,483	244,069	143,243	1,445,703	37,487	24,493	53,767
1999	1,308,265	155,314	-94,166	268,462	145,584	1,472,830	38,615	24,056	54,384
2000	1,323,166	156,704	-93,007	270,528	153,659	1,497,643	39,882	23,988	55,159
2001	1,357,075	159,117	-101,931	276,903	158,709	1,531,639	41,509	24,193	56,094
2002	1,336,262	152,835	-98,634	263,050	170,545	1,518,388	40,568	23,649	56,504
2003	1,422,644	163,960	-105,299	259,865	179,340	1,592,591	42,525	24,550	57,948
2004	1,511,469	173,518	-114,850	246,542	175,356	1,644,998	43,260	25,646	58,936
2005	1,688,810	191,137	-131,924	213,049	177,760	1,756,559	45,344	27,135	62,237
2006	1,972,811	241,292	-157,636	238,131	179,175	1,991,189	50,095	29,553	66,756
2007	2,053,464	255,096	-146,669	240,070	188,067	2,079,837	50,153	30,824	66,619
2008	2,248,360	269,875	-172,814	262,570	215,576	2,283,817	53,917	31,795	70,714
2009	1,965,358	241,987	-148,766	245,107	232,274	2,051,986	46,495	29,597	66,404
2010	1,985,701	244,909	-150,106	269,464	250,480	2,110,630	48,444	29,291	67,792
2011	2,133,426	235,574	-168,484	291,328	246,187	2,266,884	51,505	30,278	70,461
2012	2,166,078	240,697	-178,333	320,016	239,940	2,307,003	51,219	30,682	70,597
2013	2,166,052	261,841	-164,682	302,701	244,020	2,286,251	50,643	30,380	71,299
2014	2,176,684	266,195	-165,107	296,149	254,541	2,296,072	51,045	29,972	72,624
2015	2,124,190	254,061	-163,458	295,917	269,111	2,271,699	50,785	29,124	72,936
2016	1,957,483	238,956	-151,843	296,532	278,758	2,141,975	48,412	27,824	70,352
2017	1,985,271	241,397	-154,936	300,193	281,901	2,171,032	49,870	27,837	71,318

Diagram II.19.5, below, shows real average earnings per job for Sweetwater County from 1990 to 2017. Over this period the average earning per job for Sweetwater County was \$60,519 dollars, which was higher than the statewide average of \$45,866 dollars over the same period.

Diagram II.19.5
Real Average Earnings Per Job
 Sweetwater County
 BEA Data 1990 - 2017

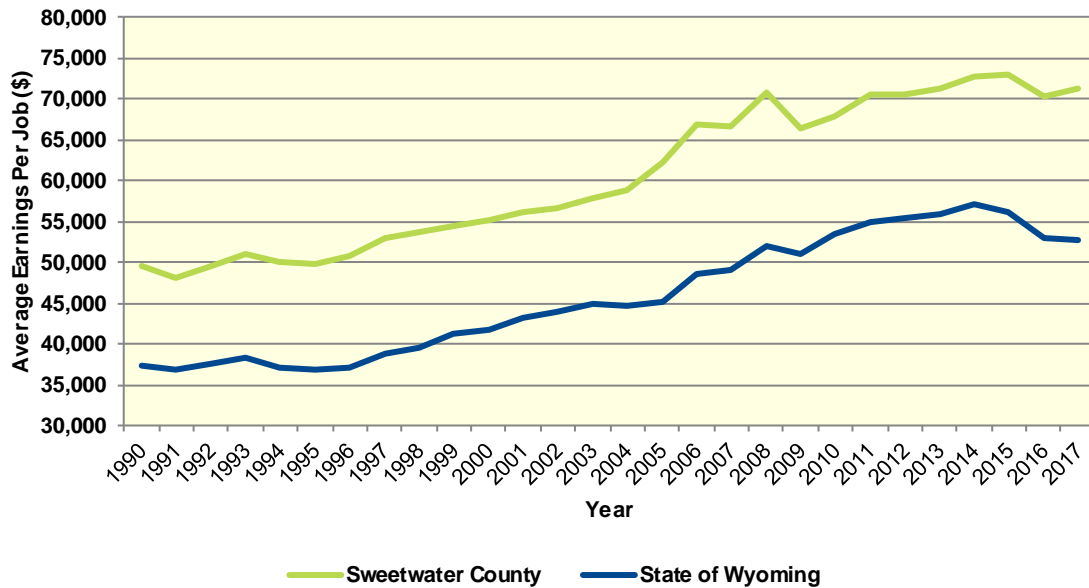


Diagram II.19.6, on the following page, shows real per capita income Sweetwater County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Sweetwater County was \$42,543 dollars, which was lower than the statewide average of \$44,701 dollars over the same period.

Diagram II.19.6
Real Per Capita Income
Sweetwater County
BEA Data 1990 - 2017

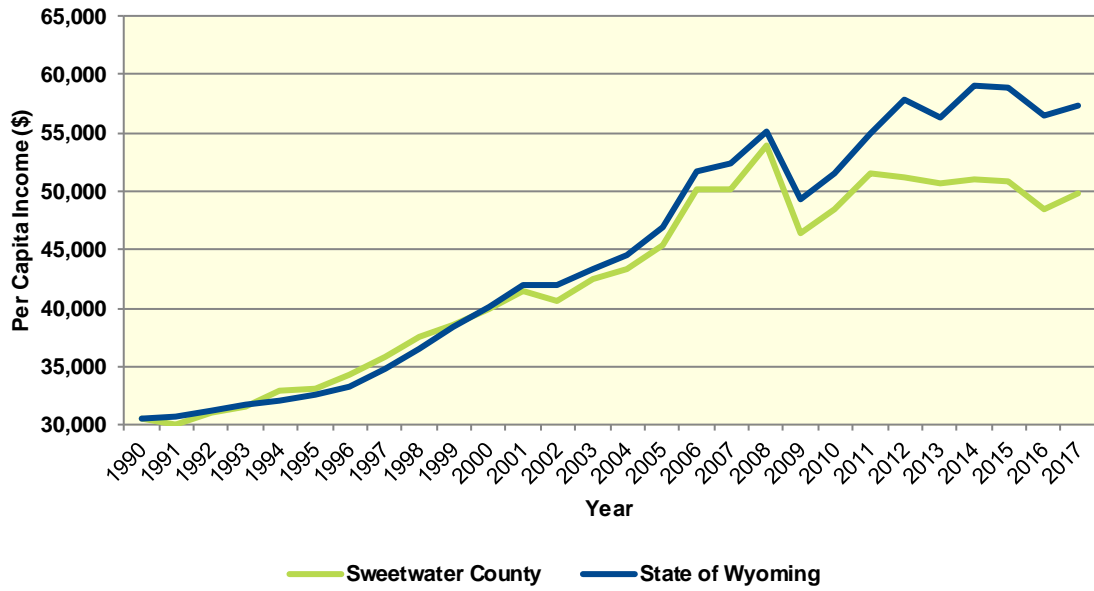


Table II.19.29 Semiannual Average Monthly Rental Prices Sweetwater County EAD Data, 1987:Q4 – 2017:Q2, Real 2017 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.87	572	311	709	602
Q4.87	599	311	746	576
Q2.88	516	309	634	548
Q4.88	456	305	724	571
Q2.89	475	294	644	565
Q4.89	534	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
Q4.17	626	414	1,009	821

Housing

Q2.18	620	417	1,003	824
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According to the Wyoming cost of living index, real average apartment rent in Sweetwater decreased by 2.7 percent from second quarter 2017 to second quarter 2018 from \$626 to \$644. During that same period, detached single-family home rents increased by 2.1 percent, rents for mobile homes on lots increased by 11.1 percent, and rents for mobile home lots increased by 2.5 percent.

Sweetwater rental prices experienced average annualized increases of 0.0 percent for apartments, 0.5 percent for houses, 0.7 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots since fourth quarter 1986 through the second quarter 2018. These figures compare to state average annualized increases in rental prices of 0.8 percent for apartments, 1.2 percent for houses, 0.9 percent for mobile homes plus a lot, and 1.1 percent for mobile home lots over that same period. Table II.19.29, at right, presents the Sweetwater county data for each rental type¹⁰⁸

¹⁰⁸ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Sweetwater County decreased from 70 authorizations in 2016 to 67 in 2017.

The real value of single-family building permits decreased from \$283,789 in 2016 to \$269,458 in 2017. This compares to an increase in permit value statewide, with values rising from \$359,790 in 2016 to \$324,025 in 2017. Additional details are given in Table II.19.30.

Table II.19.30 Building Permits and Valuation Sweetwater County Census Bureau Data, 1980–2017							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2017\$)	
	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	109,175	52,617
1981	385	8	60	63	516	96,818	63,226
1982	278	12	19	16	325	94,665	61,908
1983	189	2	0	22	213	94,201	80,457
1984	123	0	0	16	139	94,525	66,894
1985	93	0	0	0	93	106,421	0
1986	85	0	0	0	85	112,139	0
1987	50	2	0	20	72	115,412	53,232
1988	30	0	0	0	30	127,920	0
1989	34	0	0	0	34	112,724	0
1990	56	0	0	0	56	132,390	0
1991	80	0	0	0	80	137,927	0
1992	102	0	0	0	102	148,902	0
1993	99	0	0	0	99	182,960	0
1994	115	0	0	8	123	197,846	73,479
1995	90	0	0	0	90	189,209	0
1996	90	0	0	0	90	183,509	0
1997	75	0	0	0	75	193,770	0
1998	73	0	0	0	73	209,920	0
1999	39	0	0	12	51	176,206	34,235
2000	36	0	0	5	41	185,835	33,472
2001	38	0	0	0	38	227,251	0
2002	48	0	0	0	48	205,446	0
2003	63	0	0	0	63	232,132	0
2004	216	0	0	0	216	203,794	0
2005	260	0	0	0	260	188,983	0
2006	236	0	8	24	268	200,093	44,862
2007	438	8	0	26	472	177,628	130,775
2008	144	0	22	79	245	204,017	68,243
2009	130	0	7	214	351	184,079	66,656
2010	100	0	0	47	147	194,796	65,857
2011	102	0	4	16	122	194,266	25,833
2012	116	0	0	16	132	236,040	46,491
2013	87	0	0	16	103	253,572	163,546
2014	108	2	0	117	227	292,756	71,734
2015	84	0	0	0	84	255,951	0
2016	70	2	0	0	72	283,789	0
2017	67	0	0	38	105	269,458	98,221

Diagram II.19.7
Single Family Permits
 Sweetwater County
 Census Bureau Data, 1980–2017

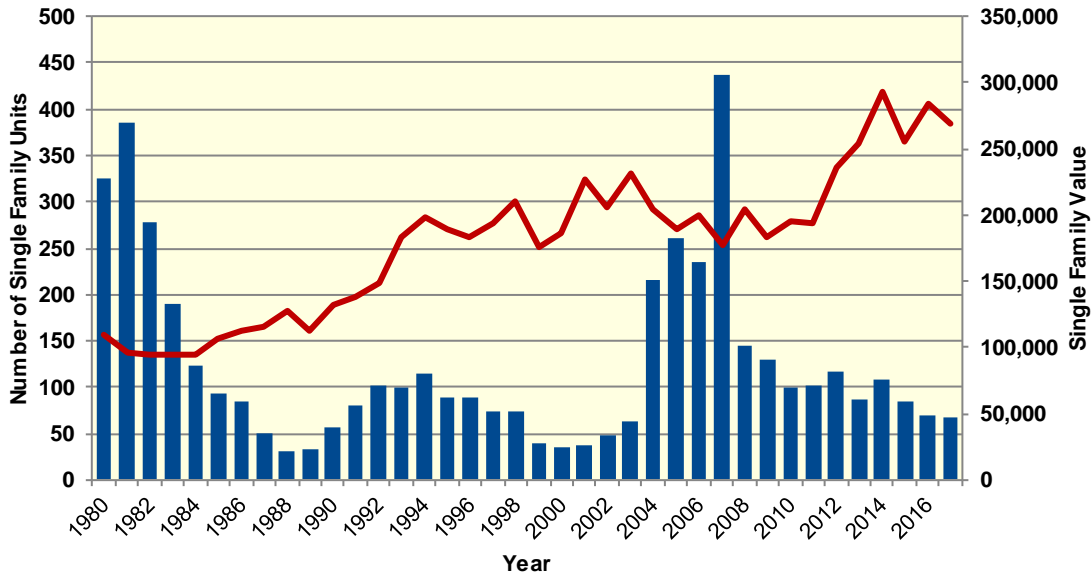
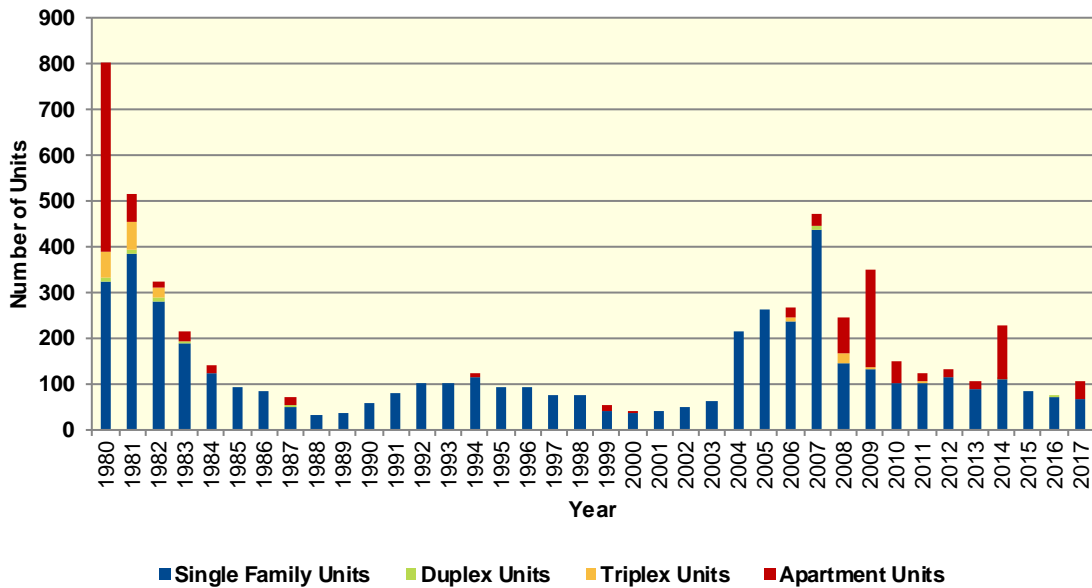


Diagram II.19.8
Total Permits by Unit Type
 Sweetwater County
 Census Bureau Data, 1980–2017



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.19.31.

Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	75	38.7%	132	49.8%	76%
Juvenile Facilities	.	.	12	4.5%	.
Nursing Homes	119	61.3%	121	45.7%	1.7%
Other Institutions	0	0%	0	0%	%
Total	194	100.0%	265	100.0%	36.6%
Noninstitutionalized					
College Dormitories	327	78%	363	87.7%	11%
Military Quarters	0	0%	0	0%	%
Other Noninstitutionalized	92	22%	51	12.3%	-44.6%
Total	419	100.0%	414	100.0%	-1.2%
Group Quarters Population	613	100.0%	679	100.0%	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.

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.

Households by type and tenure are shown in Table II.19.32. Family households represented 69 percent of households, while non-family households accounted for 31 percent. These changed from 69.2 and 30.8 percent, respectively.

Table II.19.32				
Household Type by Tenure				
Sweetwater County				
2010 Census SF1 & 2017 Five-Year ACS Data				
Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	11,405	69.2%	11,224	69%
Married-Couple Family	8,813	77.3%	8,775	78.2%
Owner-Occupied	7,460	84.6%	7,394	84.3%
Renter-Occupied	1,353	15.4%	1,381	15.7%
Other Family	2,592	22.7%	2,449	23.1%
Male Householder, No Spouse Present	1,116	43.1%	888	45.6%
Owner-Occupied	673	60.3%	550	61.9%
Renter-Occupied	443	39.7%	338	38.1%
Female Householder, No Spouse Present	1,476	56.9%	1,561	60.3%
Owner-Occupied	789	53.5%	912	58.4%
Renter-Occupied	687	46.5%	649	41.6%
Non-Family Households	5,070	30.8%	5,045	31%
Owner-Occupied	2,950	58.2%	3,145	62.3%
Renter-Occupied	2,120	41.8%	1,900	37.7%
Total	16,475	100.0%	16,269	100.0%

Housing types by unit are shown in Table II.19.33, below. In 2017, there were 19,526 housing units, up from 15,921 in 2000. Single-family units accounted for 62.7 percent of units in 2017, compared to 61.4 in 2000. Apartment units accounted for 8.1 percent in 2017, compared to 7.8 percent in 2000.

Table II.19.33				
Housing Units by Type				
Sweetwater County				
2000 Census SF3 & 2017 Five-Year ACS Data				
Unit Type	2000 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	9,770	61.4%	12,246	62.7%
Duplex	486	3.1%	517	2.6%
Tri- or Four-Plex	667	4.2%	854	4.4%
Apartment	1,235	7.8%	1,572	8.1%
Mobile Home	3,696	23.2%	4,317	22.1%
Boat, RV, Van, Etc.	67	0.4%	20	0.1%
Total	15,921	100.0%	19,526	100.0%

In 2010, there were 18,007 housing units, compared with 19,526 in 2017. Single-family units accounted for 62.7 percent of units in 2017, compared to 61.7 in 2010. Apartment units accounted for 8.1 percent in 2017, compared to 7.9 percent in 2010.

Table II.19.34 Housing Units by Type Sweetwater County 2010 & 2017 Five-Year ACS Data				
Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	11,111	61.7%	12,246	62.7%
Duplex	586	3.3%	517	2.6%
Tri- or Four-Plex	618	3.4%	854	4.4%
Apartment	1,414	7.9%	1,572	8.1%
Mobile Home	4,278	23.8%	4,317	22.1%
Boat, RV, Van, Etc.	0	0%	20	0.1%
Total	18,007	100.0%	19,526	100.0%

Some 87.9 percent of housing was occupied in 2010, compared to 88.6 percent in 2000. Owner-occupied housing changed 12.1 percent between 2000 and 2010, ending with owner-occupied units representing 72.1 percent of unit. Vacant units changed by 24.4 percent, resulting in 2,260 vacant units in 2010.

Table II.19.35 Housing Units by Tenure Sweetwater County 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	14,105	88.6%	16,475	87.9%	16.8%
Owner-Occupied	10,586	75.1%	11,872	72.1%	12.1%
Renter-Occupied	3,519	24.9%	4,603	27.9%	30.8%
Vacant Housing Units	1,816	11.4%	2,260	12.1%	24.4%
Total Housing Units	15,921	100.0%	18,735	100.0%	17.7%

Table II.19.36 shows housing units by tenure from 2010 to 2017. By 2017, there were 19,526 housing units. An estimated 73.8 percent were owner-occupied, and 16.7 percent were vacant.

Table II.19.36 Housing Units by Tenure Sweetwater County 2010 Census & 2017 Five-Year ACS Data				
Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	16,475	87.9%	16,269	83.3%
Owner-Occupied	11,872	72.1%	12,001	73.8%
Renter-Occupied	4,603	27.9%	4,268	26.2%
Vacant Housing Units	2,260	12.1%	3,257	16.7%
Total Housing Units	18,735	100.0%	19,526	100.0%

Households by household size are shown in Table II.19.37, below. There were a total of 16,475 households in 2010, up from 14,105 in 2000. One person households changed by 14,105 percent between 2000 and 2010, while two person households changed by 23.1 percent. Three and four

person households changed by 7.8 and 3.5 respectively, representing 16.5 percent and 13.6 percent of the population in 2010.

Table II.19.37					
Households by Household Size					
Sweetwater County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	3,325	23.6%	3,949	24%	18.8%
Two Persons	4,584	32.5%	5,644	34.3%	23.1%
Three Persons	2,528	17.9%	2,724	16.5%	7.8%
Four Persons	2,161	15.3%	2,237	13.6%	3.5%
Five Persons	997	7.1%	1,212	7.4%	21.6%
Six Persons	359	2.5%	453	2.7%	26.2%
Seven Persons or More	151	1.1%	256	1.6%	69.5%
Total	14,105	100.0%	16,475	100.0%	16.8%

Households by income is shown in Table II.19.38, on the following page. Households earning more than \$100,000 per year represented 31.6 percent of households in 2017, compared to 8.3 percent in 2000. Households earning between \$50,000 and \$74,999 represented 17.1 percent of households in 2010, compared to 25.8 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 8.9 percent of households in 2017, compared to 11.9 percent in 2000.

Table II.19.38				
Households by Income				
Sweetwater County				
2000 Census SF3 & 2017 Five-Year ACS Data				
Income	2000 Census		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	1,680	11.9%	1,454	8.9%
\$15,000 to \$19,999	977	6.9%	829	5.1%
\$20,000 to \$24,999	713	5.1%	661	4.1%
\$25,000 to \$34,999	1,675	11.9%	1,216	7.5%
\$35,000 to \$49,999	2,490	17.7%	1,686	10.4%
\$50,000 to \$74,999	3,638	25.8%	2,782	17.1%
\$75,000 to \$99,999	1,767	12.5%	2,500	15.4%
\$100,000 or More	1,165	8.3%	5,141	31.6%
Total	14,105	100.0%	16,269	100.0%

Households by income for the 2010 and 2017 5-year ACS are shown in Table II.19.39, on the following page. Households earning more than \$100,000 per year represented 31.6 percent of households in 2017, compared to 27.9 percent in 2010. Meanwhile, households earning less than \$15,000 accounted for 8.9 percent of households in 2017, compared to 6.8 percent in 2000.

Table II.19.39				
Households by Income				
Sweetwater County				
2010 & 2017 Five-Year ACS Data				
Income	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	1,109	6.8%	1,454	8.9%
\$15,000 to \$19,999	611	3.7%	829	5.1%
\$20,000 to \$24,999	603	3.7%	661	4.1%
\$25,000 to \$34,999	1,294	7.9%	1,216	7.5%
\$35,000 to \$49,999	1,823	11.1%	1,686	10.4%
\$50,000 to \$74,999	3,608	22%	2,782	17.1%
\$75,000 to \$99,999	2,790	17%	2,500	15.4%
\$100,000 or More	4,577	27.9%	5,141	31.6%
Total	16,415	100.0%	16,269	100.0%

Table II.19.40, below, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 14.6 percent and 5.1 percent of households, respectively. Households built in the 1970’s, 1980’s, and 1990’s account for 25.7 percent, 17.9 percent, and 10.6, respectively. Housing units built prior to 1939 represented 10.8 percent of households in 2017.

Table II.19.40				
Households by Year Home Built				
Sweetwater County				
2000 Census SF3 & 2017 Five-Year ACS Data				
Year Built	2000 Census		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,750	12.4%	1,750	10.8%
1940 to 1949	707	5%	540	3.3%
1950 to 1959	822	5.8%	739	4.5%
1960 to 1969	1,056	7.5%	1,233	7.6%
1970 to 1979	4,865	34.5%	4,174	25.7%
1980 to 1989	2,953	20.9%	2,905	17.9%
1990 to 1999	1,952	13.8%	1,721	10.6%
2000 to 2009	.	.	2,380	14.6%
2010 or Later	.	.	827	5.1%
Total	14,105	100.0%	16,269	100.0%

Table II.19.41, below, shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 14.6 percent in 2010 and 10.4 percent of households. Housing units built prior to 1939 represented 10.8 percent of households in 2017 and 11.8 percent of households in 2010.

Table II.19.41
Households by Year Home Built
Sweetwater County
2010 & 2017 Five-Year ACS Data

Year Built	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,936	11.8%	1,750	10.8%
1940 to 1949	966	5.9%	540	3.3%
1950 to 1959	917	5.6%	739	4.5%
1960 to 1969	1,045	6.4%	1,233	7.6%
1970 to 1979	5,161	31.4%	4,174	25.7%
1980 to 1989	2,929	17.8%	2,905	17.9%
1990 to 1999	1,755	10.7%	1,721	10.6%
2000 to 2009	1,706	10.4%	2,380	14.6%
2010 or Later			827	5.1%
Total	16,415	100.0%	16,269	100.0%

The distribution of unit types by race are shown in Table II.19.42, on the following page. An estimated 68.5 percent of white households occupy single family homes, while 22.9 percent of black households do. Some 6.2 percent of white households occupy apartments, while 26.6 percent of black households do. An estimated 61.6 percent of Asian, and 26.8 percent of American Indian households occupy single family homes.

Table II.19.42
Distribution of Units in Structure by Race
Sweetwater County
2017 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	68.5%	22.9%	26.8%	61.6%	0%	64.4%	73.7%
Duplex	1.8%	6.2%	0%	0%	0%	7.1%	0%
Tri- or Four-Plex	2.4%	44.3%	45.1%	0%	0%	5%	20.5%
Apartment	6.2%	26.6%	8.5%	15.1%	100%	4.6%	0%
Mobile Home	21.1%	0%	19.6%	23.3%	0%	18.9%	5.8%
Boat, RV, Van, Etc.	0.1%	0%	0%	0%	0%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.19.43, below. An estimated 41.3 percent of vacant units were for rent in 2010, a 37.2 percent change since 2000. In addition, some 14.9 percent of vacant units were for sale, a change of 19.5 percent between 2000 and 2010. "Other" vacant units represented 22.9 percent of vacant units in 2010. This is a change of -3.9 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.

Table II.19.43
Disposition of Vacant Housing Units
 Sweetwater County
 2000 & 2010 Census SF1 Data

Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	681	37.5%	934	41.3%	37.2%
For Sale	282	15.5%	337	14.9%	19.5%
Rented or Sold, Not Occupied	59	3.2%	69	3.1%	16.9%
For Seasonal, Recreational, or Occasional Use	243	13.4%	295	13.1%	21.4%
For Migrant Workers	12	0.7%	107	4.7%	791.7%
Other Vacant	539	29.7%	518	22.9%	-3.9%
Total	1,816	100.0%	2,260	100.0%	24.4%

The disposition of vacant units between 2010 and 2017 are shown in Table II.19.44. By 2017, for rent units accounted for 36.5 percent of vacant units, while for sale units accounted for 6.4 percent. "Other" vacant units accounted for 33.1 percent of vacant units, representing a total of 1,079 "other" vacant units.

Table II.19.44
Disposition of Vacant Housing Units
 Sweetwater County
 2010 Census & 2017 Five-Year ACS Data

Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	934	41.3%	1,188	36.5%
For Sale	337	14.9%	207	6.4%
Rented Not Occupied	24	1.1%	104	3.2%
Sold Not Occupied	45	2%	383	11.8%
For Seasonal, Recreational, or Occasional Use	295	13.1%	158	4.9%
For Migrant Workers	107	4.7%	138	4.2%
Other Vacant	518	22.9%	1,079	33.1%
Total	2,260	100.0%	3,257	100.0%

Table II 19.45, below, shows the number of households in the county by number of bedrooms and tenure. There were 21 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 6.8 percent of total households in Sweetwater County. In Sweetwater County the 7,847 households with three bedrooms accounted for 26.3 percent of all households ,and there were only 1,867 five-bedroom or more households, which accounted for 16.4 percent of all households.

Table II.19.45				
Households by Number of Bedrooms				
Sweetwater County 2017 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	56	21	140	100
One	184	625	1,336	0.7
Two	1,813	1,997	5,131	6.8
Three	5,498	1,266	7,847	26.3
Four	2,768	207	3,205	40.2
Five or more	1,682	152	1,867	16.4
Total	16,269	4,268	19,526	100.0

The age of a structure influences its value. As shown in Table II. 19.46, structures built in 1939 or earlier had a median value of, 135,600 while structures built between 1950 and 1959 had a median value of 163,700 and those built between 1990 to 1999 had a median value of 244,700. 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 314,500 and, 297,700 respectively. The total median value in Sweetwater County was, 201,000.

Table II.19.46	
Owner Occupied Median Value by Year Structure Built	
Sweetwater County 2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	135,600
1940 to 1949	148,200
1950 to 1959	163,700
1960 to 1969	191,300
1970 to 1979	209,100
1980 to 1989	216,600
1990 to 1999	244,700
2000 to 2009	193,900
2010 to 2013	314,500
2014 or later	297,700
Median Value	201,000

Household mortgage status is reported in Table II. 19.47. In, Sweetwater County households with a mortgage accounted for 53 percent of all households or 6,358 housing units, and the remaining 49 percent or 5,876 units had no mortgage. Of those units with a mortgage, 451 had either a second mortgage or home equity loan, 31 had both a second mortgage and home equity loan, and 5,876 or 49 percent had no second mortgage or no home equity loan.

Table II.19.47 Mortgage Status Sweetwater County 2017 5-Year ACS Data		
Mortgage Status	Sweetwater County	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	6,358	53
With either a second mortgage or home equity loan, but not both	451	3.8
Second mortgage only	156	1.3
Home equity loan only	295	2.5
Both second mortgage and home equity loan	31	0.3
No second mortgage and no home equity loan	5,876	49
Housing units without a mortgage	5,643	47
Total	12,001	100.0%

The median rent in Sweetwater County was \$772, as seen in Table II 19.48

Table II.19.48 Median Rent Sweetwater County 2017 5-Year ACS Data	
Place	Rent
Median Rent	\$772
Median Home Value	\$201,000

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2017, the average sales price in Sweetwater County was \$256,410. This represented an increase of 0.3 percent from the previous year. Wyoming's average was \$292,759, an increase of 4.4 percent over the previous year. A comparison of average sales prices between 2000 and 2017 is displayed in Table II.19.49.

Table II.19.49 Average Sales Prices Sweetwater County vs. Wyoming DOR Data, 2000–2016				
Year	Sweetwater Average Price (\$)	Sweetwater Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	108,633	.	131,207	.
2001	111,056	2.23	128,771	-1.86
2002	114,838	3.41	138,295	7.40
2003	121,652	5.93	148,276	7.22
2004	142,688	17.29	159,558	7.61
2005	179,000	25.45	178,183	11.67
2006	195,981	9.49	219,438	23.15
2007	230,063	17.39	265,044	20.78
2008	242,470	5.4	256,045	-3.40
2009	232,959	-3.9	241,622	-5.63
2010	213,689	-8.27	250,958	3.86
2011	217,245	1.7	241,301	-3.85
2012	229,003	5.4	266,406	10.40
2013	237,067	3.5	281,345	5.6
2014	248,511	4.8	263,432	-6.4
2015	245,919	-1.0	275,611	4.6
2016	255,705	4.0	280,428	1.7
2017	256,410	0.3	292,759	4.4

Survey of Rental Properties

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2018.¹⁰⁹ During December 2018, a total of 75 surveys were completed by property managers in Sweetwater County. Of the 2,558 rental units surveyed 254 were vacant, indicating a vacancy rate of 9.9 percent.

From December 2018 through February of 2019¹¹⁰, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming. Table II.19.50 presents some basic statistics about the completed surveys.

Diagram II.19.9 shows the historical vacancy rate from Sweetwater County and Wyoming over the period of June 2001 to December 2018.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
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%
2018a	91	2,573	243	9.4%
2018b	75	2,558	254	9.9%

¹⁰⁹ Those signified as *a* in the “year” column of Table II.1.27 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.

¹¹⁰ Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

Diagram II.19.9
Vacancy Rates by Year
 Sweetwater County vs. Wyoming
 RVS Data, June 2001 – December 2018

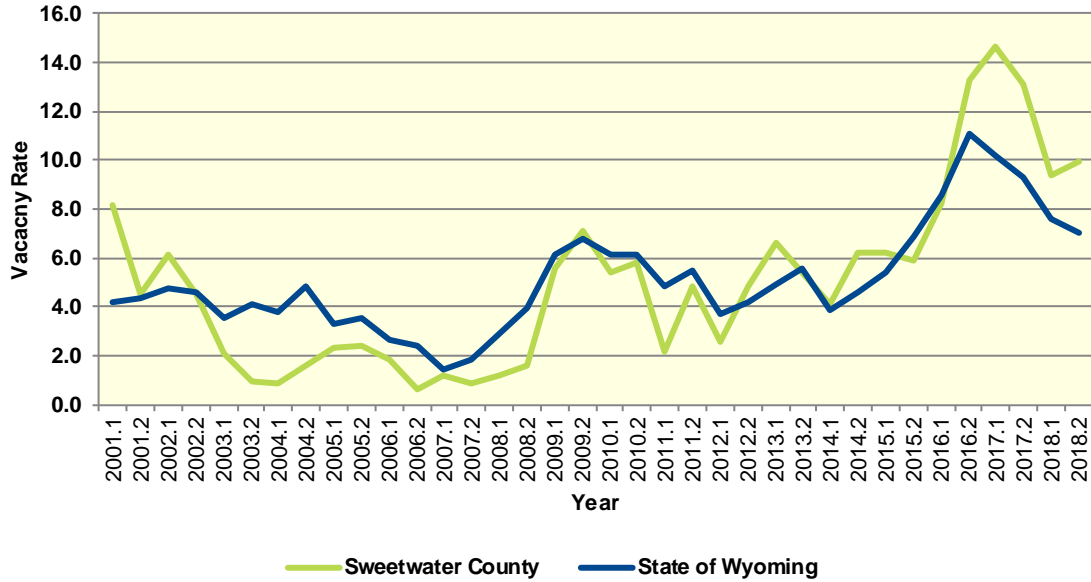


Diagram II.19.10 shows the average rent of single-family and apartment units in Sweetwater County. In 2018, rents for single-family units were \$1063.8 and average rents for apartments were \$724.5.

Diagram II.19.10
Average Rent of Single Family and Apartment Units
 Sweetwater County
 RVS Data, June 2006 – December 2018

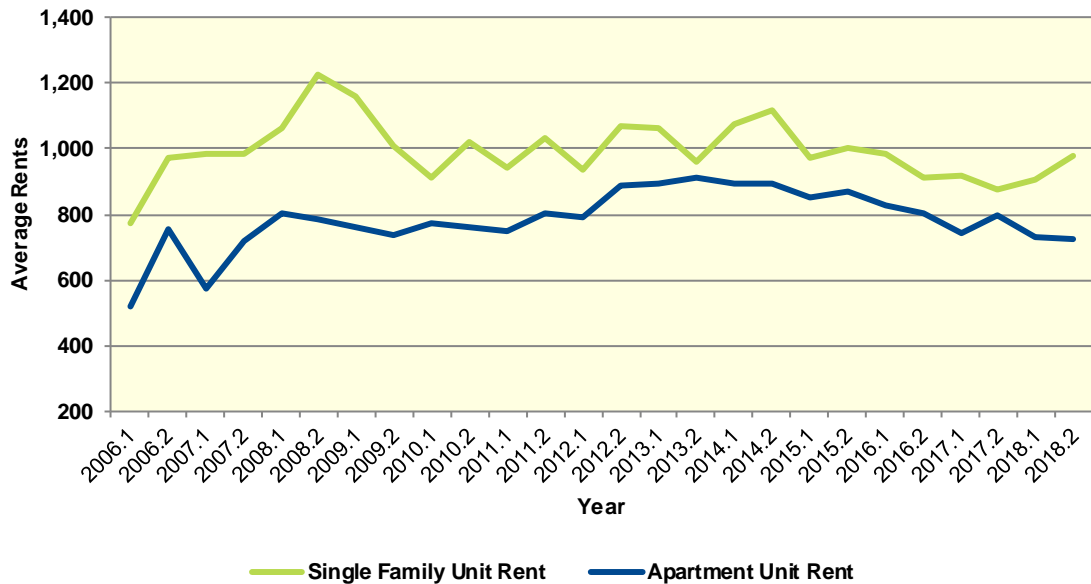


Table II.19.51 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 172 single family units in Sweetwater County, with 28 of them available. This translates into a vacancy rate of 16.3 percent in Sweetwater County, which compares to a single family vacancy rate of 6.3 percent for the State of Wyoming. There were 2,024 apartment units reported in the survey, with 162 of them available, which resulted in a vacancy rate of 8.0 percent. This compares to a statewide vacancy rate of 6.3 percent for apartment units across the state.

Table II.19.51			
Rental Vacancy Survey by Type			
Sweetwater County			
2018b Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	172	28	16.3%
Apartments	2,024	162	8.0%
Mobile Homes	171	26	15.2%
"Other" Units	147	28	19.0%
Don't Know	15	7	46.7%
Total	2,558	254	9.9%

Table II.19.52 reports units by bedroom size. As can be seen there were 670 two-bedroom apartment units and 123 three bedroom units. Overall, the 754 two-bedroom units accounted for 29.5 percent of all units, and the 391 three bedroom units accounted for 15.3 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 1,026 units listed as “Don’t Know”. Additional details for additional unit types are reported below.

Table II.19.52							
Rental Units by Number of Bedrooms							
Sweetwater County							
2018b Survey of Rental Properties							
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	25	4	333	1	0	.	363
Two	30	7	670	28	19	.	754
Three	24	10	123	128	106	.	391
Four	9	0	0	0	12	.	21
Five	3	0	0	0	0	.	3.0
Don’t Know	81	8	898	14	10	15	1,026
Total	172	29	2,024	171	147	15	2,558

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.19.53, Two bedroom apartments were the most available apartment units, with Three bedroom units being the most available single family units.

Table II.19.53							
Available Rental Units by Number of Bedrooms							
Sweetwater County							
2018b Survey of Rental Properties							
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	0	1	8	0	0	.	9
Two	3	1	63	4	4	.	75
Three	6	0	14	21	24	.	65
Four	1	0	0	0	0	.	1
Five	1	0	0	0	0	.	1
Don’t Know	17	1	77	1	0	7	103.0
Total	28	3	162	26	28	7	254

Table II.19.54 shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 9.9 percent and three bedroom units had a vacancy rate of 9.9 percent.

Table II.19.54							
Vacancy Rates by Number of Bedrooms							
Sweetwater County 2018b Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	%	%	%		
One	0.0%	25.0%	2.4%	0.0%	%		2.5
Two	10.0%	14.3%	9.4%	14.3%	21.1%		9.9
Three	25.0%	0.0%	11.4%	16.4%	22.6%		16.6
Four	11.1%	%	%	%	0.0%		4.8
Five	33.3%	%	%	%	%		33.3
Don’t Know	21.0%	25.0%	8.6%	7.1%	0.0%	46.7%	10.0
Total	16.3%	10.3%	8.0%	15.2%	19.0%	46.7%	254

Table II.19.55 displays the vacancy rate of single family units by the number of bedrooms. Two-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 10.0 percent.

Table II.19.55			
Single Family Units by Bedroom Size			
Sweetwater County 2018b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	%
One	25	0	0.0%
Two	30	3	10.0%
Three	24	6	25.0%
Four	9	1	11.1%
Don’t know	81	17	21.0%
Total	172	28	16.3%

Table II.19.56 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 9.4 percent.

Table II.19.56			
Apartment Units by Bedroom Size			
Sweetwater County 2018b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	333	8	2.4%
Two	670	63	9.4%
Three	123	14	11.4%
Four	0	0	%
Don’t know	898	77	8.6%
Total	2,024	162	8.0%

Average market-rate rents by unit type are shown in Table II.19.57. 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.

Table II.19.57 Average Market Rate Rents by Bedroom Size Sweetwater County 2018b Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$.	\$.	\$450	\$.	\$.	\$450
One	\$733	\$673	\$608	\$400	\$.	\$628
Two	\$835	\$817	\$713	\$619	\$824	\$757
Three	\$2,147	\$830	\$951	\$765	\$991	\$1,256
Four	\$1,217	\$.	\$.	\$.	\$1,360	\$1,243
Five	\$1,310	\$.	\$.	\$.	\$.	\$1310.0
Total	\$1063.8	\$791.0	\$724.5	\$667.5	\$964.9	\$886.5

Table II.19.58 shows vacancy rates for single family units by average rental rates for Sweetwater County. The most common rent for single family units was above 1,500 dollars and the units in this price range had a vacancy rate of 3.5 percent.

Table II.19.58 Single Family Market Rate Rents by Vacancy Status Sweetwater County 2018b Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$750	31	10	32.3%
\$750 to \$1,000	48	11	22.9%
\$1,000 to \$1,250	30	5	16.7%
\$1,250 to \$1,500	57	2	3.5%
Above \$1,500	6	0	0.0%
Missing	0	0	%
Total	172	28	16.3%

The average rent and availability of apartment units is displayed in Table II.19.59. The most common rent for apartments was between 1,250 and 1,500 dollars and the units in this price range had a vacancy rate of 4.6 percent.

Table II.19.59 Apartment Market Rate Rents by Vacancy Status Sweetwater County 2018b Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	305	8	2.6%
\$500 to \$750	608	97	16.0%
\$750 to \$1,000	172	11	6.4%
\$1,000 to \$1,250	717	33	4.6%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	222	13	5.9%
Total	2,024	162	8.0%

Table II.19.60 displays units designed to serve elderly occupants. In the most recent survey there were 138 units designed for elderly occupants, of which 5 units were available, which indicates a vacancy rate of 3.6.

Table II.19.60 Units Designed for Elderly Occupants Sweetwater County 2018b Survey of Rental Properties	
Elderly	Units
Elderly Units	138
Available Elderly Units	5
Elderly Vacancy Rate	3.6%

Table II.19.61 shows the number of estimated days an available unit is expected to be on the market. As can be seen 5 units, or 2.0 percent of available units are expected to be on the market for less than seven days. An additional 66 units, or 26.0 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 100 units, or 39.4 percent are expected to be on the market for 90 days.

Table II.19.61 Number of Estimated Days to Fill a Vacant unit Sweetwater County 2018b Survey of Rental Properties		
Average Days	Number of Units	Percent of Total
Less than 7 days	5	2.0%
7 to 30 days	66	26.0%
31 to 60 days	42	16.5%
61 to 90 days	27	10.6%
More than 90 days	100	39.4%
Unknown	14	5.5%
Total	254	100.0%

Respondents were asked if utilities are included in the rent, which is shown in Table II.19.62, 45 respondents, or 63.4 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.19.63. There were 430 respondents who included electricity, 530 respondents who included natural gas, 1,464 respondents who included water and sewer and 1,575 respondents included trash collection in the rent.

Table II.19.62
Are there any utilities included with the rent?

Sweetwater County
2018b Survey of Rental Properties

Response	Respondent
Yes	45
No	26
% Offering Utilities	63.4%

Table II.19.63
Which utilities are included with the rent?
Sweetwater County
2018b Survey of Rental Properties

Type of Utility Provided	Respondent
Electricity	430
Natural Gas	530
Propane	0
Water/Sewer	1,464
Trash Collection	1,575
Cable Television	0
Other	48

Perceived Need for Rental Units

Table II.19.64, shows the number of survey respondents who keep a waiting list. As can be seen 13 respondents said they keep a waitlist, with an estimated 50 number of persons on the wait list.

Table II.19.64 Do you keep a waiting list? Sweetwater County 2018b Survey of Rental Properties	
Response	Respondent
Yes	13
No	57
Waitlist Size	50

Table II.19.65, 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, 1,521, or 59.5 percent of units were in good condition and 201 units, or 7.9 percent, were in average condition. Details by unit type and condition are displayed.

Table II.19.65 Condition by Unit Type Sweetwater County 2018b Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0.0%
Fair	20	0.8%
Average	201	7.9%
Good	1,521	59.5%
Excellent	790	30.9%
Don't Know	0	0.0%
Total	2,558	100.0%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.19.66, 3 respondents said they would prefer more single family units, 5 respondents wanted more apartment units, and 10 respondents indicated they would prefer more units of any type.

Table II.19.66 If you had the opportunity to own/manage more units, how many would you prefer Sweetwater County 2018b Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	3
Duplex Units	0
Apartments	5
Mobile homes	2
Other	0
All types	10
Total	20

Table, II.19.67, shows the most common answers from the 2018 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 39 respondents, with an average persons per household of 2.7 people. Of new residents to Sweetwater County, 62.2 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for a new job.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 69.2 percent of respondents renting their residence. The average mortgage payment in Sweetwater County was \$975 and the average rent was \$764. When asked if they were satisfied with their current housing, 82.1 percent said they were satisfied with their current housing.

Table II.19.67 Most Replied Response Sweetwater County HNA Survey: Calendar Year 2018	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	39
Number of persons in household (Average)	2.7
Current age	25 to 34 years old (32.4%)
Marital status	Married (62.2%)
Primary reason for moving to Wyoming	New job (33.3%)
In which industry are you primarily employed	Construction (17.9%)
Highest education level completed	High School Diploma/GED (33.3%)
Total household income from all sources	\$30,000 to \$39,999 dollars (19.0%)
Current Housing Characteristics	
Current Residence	Single family home (43.6%)
Do you own or rent	Rent (69.2%)
How many bedrooms (Average)	2.6
Average mortgage payment	\$975
Average rental payment	\$764
Are you satisfied with your current housing	Satisfied with current housing (82.1%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Housing unit is too small (66.7%)
Are you seeking to change your housing situation	Seeking different housing (100.0%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to buy (100.0%)
If own, do you plan on building or buying	Buy an existing unit (50.0%)
Expected building price	\$150,000 to \$199,999 dollars (50.0%)

For residents who are unsatisfied with their current housing, 66.7 percent were unsatisfied because the housing unit is too small. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 100.0 percent wanted to buy and .0 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$150,000 to \$199,999 dollars if building a new unit. 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.

Households are classified as having housing problems if they face overcrowding, incomplete plumbing or kitchen facilities, or 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. Households with overcrowding are shown in Table II.19.68, below. In 2017, an estimated 2.1 percent of households were overcrowded, and an additional 0.3 percent were severely overcrowded.

Table II.19.68 Overcrowding and Severe Overcrowding Sweetwater County 2010 & 2017 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2010 Five-Year ACS	11,827	97.8%	261	2.2%	8	0.1%	12,096
2017 Five-Year ACS	11,792	98.3%	165	1.4%	44	0.4%	12,001
Renter							
2010 Five-Year ACS	4,096	94.8%	187	4.3%	36	0.8%	16,415
2017 Five-Year ACS	4,082	95.6%	181	4.2%	5	0.1%	4,268
Total							
2010 Five-Year ACS	15,923	97%	448	2.7%	44	0.3%	16,415
2017 Five-Year ACS	15,874	97.6%	346	2.1%	49	0.3%	16,269

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.

There were a total of 16,269 households with incomplete plumbing facilities in 2017, representing 0.4 percent of households in Sweetwater County. This is compared to 0.4 percent of households lacking complete plumbing facilities in 2000.

Table II.19.69 Households with Incomplete Plumbing Facilities Sweetwater County 2000 Census SF3 & 2010, 2017 Five-Year ACS Data			
Households	2000 Census	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	14,054	16,296	16,199
Lacking Complete Plumbing Facilities	51	119	70
Total Households	14,105	16,415	16,269
Percent Lacking	0.4%	0.7%	0.4%

There were 16,269 households lacking complete kitchen facilities in 2017, compared to 14,105 households in 2000. This was a change from 0.5 percent of households in 2000 to 0.3 percent in 2017.

Table II.19.70			
Households with Incomplete Kitchen Facilities			
Sweetwater County			
2000 Census SF3 & 2010, 2017 Five-Year ACS Data			
Households	2000 Census	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	14,041	16,268	16,227
Lacking Complete Kitchen Facilities	64	147	42
Total Households	14,105	16,415	16,269
Percent Lacking	0.5%	0.9%	0.3%

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

In Sweetwater County, 9.3 of households had a cost burden and 9 percent had a severe cost burden. Some 17.7 percent of renters were cost burdened, and 19.5 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 2.8 percent and a severe cost burden rate of 4.8 percent. Owner occupied households with a mortgage had a cost burden rate of 9.4 percent, and severe cost burden at 5.7 percent.

Table II.19.71									
Cost Burden and Severe Cost Burden by Tenure									
Sweetwater County									
2010 & 2017 Five-Year ACS Data									
Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 Five-Year ACS	5,808	80.5%	967	13.4%	436	6%	0	0%	7,211
2017 Five-Year ACS	5,399	84.9%	595	9.4%	364	5.7%	0	0%	6,358
Owner Without a Mortgage									
2010 Five-Year ACS	4,532	92.8%	172	3.5%	138	2.8%	43	0.9%	4,885
2017 Five-Year ACS	5,108	90.5%	159	2.8%	270	4.8%	106	1.9%	5,643
Renter									
2010 Five-Year ACS	2,964	68.6%	559	12.9%	375	8.7%	421	9.7%	4,319
2017 Five-Year ACS	2,308	54.1%	754	17.7%	832	19.5%	374	8.8%	4,268
Total									
2010 Five-Year AC	13,304	81%	1,698	10.3%	949	5.8%	464	2.8%	16,415
2017 Five-Year ACS	12,815	78.8%	1,508	9.3%	1,466	9%	480	3%	16,269

Commuting Patterns

Table II.19.72, shows the place of work by county of residence. In 2010 94.9 percent of residents worked within the county they reside in with 3.6 percent working outside their home county. This compared to 96.4 percent of residents who worked within the county in which they resided and 1.8 percent of residents worked outside their home county.

Table II.19.72 Place of Work Sweetwater County 2010 & 2017 5 year ACS data				
Place of work	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Worked in county of residence	20,812	94.9%	21,530	96.4%
Worked outside county of residence	796	3.6%	398	1.8%
Worked outside state of residence	311	1.4%	396	1.8%
Total	21,919	100.0%	22,324	100.0%

Table II.19.73, shows the aggregate travel time to work based on place of work and residence. In Sweetwater County the total aggregate travel time was 450,780, with residents working in their home county spending a total of 412,700.

Table II.19.73 Aggregate Travel Time to Work (in Minutes) Sweetwater County 2010 & 2017 5 year ACS data				
Place of Work	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Worked in county of residence	388,115	81.1%	412,700	91.6%
Worked outside county of residence	67,485	14.1%	25,575	5.7%
Worked outside State of residence	23,235	4.9%	12,505	2.8%
Aggregate travel time to work (in minutes):	478,835	100.0%	450,780	100.0%

Table II.19.74, shows the average travel time to work based on place of work and residence. In 2017 the overall average travel time was 478,835 minutes. Residents working within their home county spent an average of 19.2 minutes commuting to work, with those working outside their county of residence spending an average of 64.3 minutes on the commute.

Table II.19.74 Average Travel Time to Work (in Minutes) Sweetwater County 2010 & 2017 5 year ACS data		
Place of Work	2010 5-year ACS	2017 5-year ACS
Worked in county of residence	18.6	19.2
Worked outside county of residence	84.8	64.3
Worked outside State of residence	74.7	31.6
Average travel time to work (in minutes):	21.8	20.2

Table II.19.75, shows the means of transportation to work. In 2017, 77.5 percent of commuters drove alone in a car, truck or van. Only 14.4 percent carpooled, with an additional 2.6 percent taking public transportation. There were also 326 persons or 1.5 percent who worked at home.

Table II.19.75				
Means of Transportation to Work				
Sweetwater County				
2010 & 2017 5 year ACS data				
Means	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Car, truck, or van: Drove alone	16,359	74.6%	17,292	77.5%
Car, truck, or van: Carpooled:	3,723	17%	3,210	14.4%
Public transportation (excluding taxicab):	668	3%	581	2.6%
Taxicab	0	0%	39	0.2%
Motorcycle	33	0.2%	28	0.1%
Bicycle	26	0.1%	45	0.2%
Walked	556	2.5%	631	2.8%
Other means	91	0.4%	172	0.8%
Worked at home	463	2.1%	326	1.5%
Total	21,919	100.0%	22,324	100.0%

Table II.19.76 shows the breakdown of the means of transportation by tenure. In 2017 58.3% percent of commuters owned their home and commuted alone by car, which compares to 60.5% percent in 2010. There were also 4,299 renters who drove alone in 2017 and accounted for 19.4% percent of the total commuter population. Commuters who owned their own home and took public transportation represented 2.3% percent of the population, which compared to 70 renters, or 0.3 percent taking public of commuters

Table II.19.76				
Means Of Transportation To Work By Tenure				
Sweetwater County				
2010 & 2017 5 year ACS data				
Tenure	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Car, truck, or van - drove alone:				
Owner	13,082	60.5%	12,953	58.3%
Renter	3,213	14.9%	4,299	19.4%
Car, truck, or van - carpooled:				
Owner	2,339	10.8%	2,413	10.9%
Renter	1,285	5.9%	791	3.6%
Public transportation (excluding taxicab):				
Owner	644	3%	510	2.3%
Renter	24	0.1%	70	0.3%
Walked:				
Owner	262	1.2%	288	1.3%
Renter	215	1%	282	1.3%
Taxicab, motorcycle, bicycle, or other means:				
Owner	107	0.5%	242	1.1%
Renter	37	0.2%	42	0.2%
Worked at home:				
Owner	383	1.8%	325	1.5%
Renter	43	0.2%	0	0%
Total:	21,634	100.0%	22,215	100.0%

2018 Sweetwater County Household Forecast

The 2018 Housing Needs Forecast reports housing demand projections from 2018 to 2050, with 2017 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 2018 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.19.77, shows the current CHAS housing problem estimates for the period of 2011-2015. 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 1,480 owner occupied and 1,491 renter occupied households experiencing a housing problem.

Table II.19.77			
Households with Housing Problems by Income			
Sweetwater County			
2011-2015 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	540	595	1,135
30.1-50% HAMFI	275	520	795
50.1-80% HAMFI	375	280	655
80.1-95% HAMFI	105	30	135
95 – 115% HAMFI	85	54	139
115.1% HAMFI or more	100	12	112
Total	1,480	1,491	2,971
Without Housing Problems			
30% HAMFI or less	305	210	515
30.1-50% HAMFI	780	270	1,050
50.1-80% HAMFI	1,380	755	2,135
80.1-95% HAMFI	845	590	1,435
95 – 115% HAMFI	1,235	435	1,670
115.1% HAMFI or more	5,720	1,055	6,775
Total	10,265	3,315	13,580
Not Computed			
30% HAMFI or less	90	35	125
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	90	35	125
Total			
30% HAMFI or less	935	840	1,775
30.1-50% HAMFI	1,055	790	1,845
50.1-80% HAMFI	1,755	1,035	2,790
80.1-95% HAMFI	950	620	1,570
95 – 115% HAMFI	1,320	489	1,809
115.1% HAMFI or more	5,820	1,067	6,887
Total	11,835	4,841	16,676

Table II.19.78, shows the total estimated housing by tenure for Sweetwater County. As can be seen, in 2030 there are estimated to be a total of 13,454 owner and 5,356 renter occupied households or a total of 18,810 households. By 2050 there are estimated to be 15,798 owner, 6,297 renter for a total of 22,095 households in Sweetwater County.

Table II.19.79, 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 2017, 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 1,453 owner-occupied and 1,088 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 5,826 households, of which 652 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). An additional 997 households above current 2017 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Year	Owner	Renter	Total
2017	12,001	4,268	16,269
2020	12,128	4,835	16,963
2025	12,791	5,094	17,885
2030	13,454	5,356	18,810
2035	14,087	5,610	19,697
2040	14,683	5,851	20,534
2045	15,249	6,080	21,329
2050	15,798	6,297	22,095

Table II.19.79 Incremental Housing Demand Forecast Sweetwater County Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	10	62	115	165	212	257	300
30.1-50%	0	11	70	130	186	239	290	338
50.1-80%	0	19	117	215	309	398	482	563
80.1-95%	0	10	63	117	167	215	261	305
95.1-115%	0	14	88	162	233	299	362	423
115+%	0	62	388	715	1,026	1,319	1,597	1,867
Total	0	125	790	1,453	2,086	2,682	3,248	3,797
Renter								
0-30%	0	98	143	189	233	275	314	352
30.1-50%	0	93	135	178	219	258	296	331
50.1-80%	0	121	177	233	287	338	387	434
80.1-95%	0	73	106	139	172	203	232	260
95.1-115%	0	57	83	110	136	160	183	205
115+%	0	125	182	240	296	349	399	447
Total	0	567	826	1,088	1,342	1,583	1,812	2,029
Total								
0-30%	0	108	206	304	398	487	571	652
30.1-50%	0	104	205	307	405	497	585	670
50.1-80%	0	140	294	448	596	736	869	997
80.1-95%	0	83	169	256	339	418	493	565
95.1-115%	0	71	172	272	368	459	545	628
115+%	0	187	571	954	1,322	1,668	1,997	2,314
Total	0	692	1,616	2,541	3,428	4,265	5,060	5,826

Table II.19.80 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. Total housing need does not necessarily mean the constructions of new units. Unmet housing needs can be alleviated through the rehabilitation of existing units or by focusing on creating more affordable housing options.

In 2017, the base year, the total housing need set at the 2,815 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 5,298 owner and 3,344 renter occupied households for a total of 8,641 quality households.

Table II.19.80								
Incremental Total Housing Need Forecast								
Sweetwater County								
Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	548	558	610	662	712	759	804	848
30.1-50%	279	290	349	408	465	518	568	617
50.1-80%	380	399	497	596	690	778	862	943
80.1-95%	106	117	170	223	274	322	367	411
95.1-115%	86	100	174	248	319	385	448	510
115+%	101	164	490	816	1,127	1,420	1,699	1,969
Total	1,501	1,626	2,291	2,954	3,587	4,183	4,749	5,298
Renter								
0-30%	525	623	668	713	757	799	839	877
30.1-50%	458	551	593	636	677	717	754	790
50.1-80%	247	368	423	479	534	585	634	681
80.1-95%	26	99	132	166	198	229	259	286
95.1-115%	48	105	131	158	183	208	231	253
115+%	11	136	193	250	306	359	410	458
Total	1,315	1,882	2,141	2,403	2,657	2,898	3,127	3,344
Total								
0-30%	1,072	1,181	1,278	1,376	1,470	1,559	1,643	1,724
30.1-50%	737	841	943	1,044	1,142	1,235	1,323	1,407
50.1-80%	627	767	921	1,075	1,223	1,363	1,496	1,624
80.1-95%	133	216	302	389	472	551	626	698
95.1-115%	134	205	305	406	502	593	679	762
115+%	112	299	683	1,066	1,434	1,780	2,109	2,426
Total	2,815	3,507	4,431	5,356	6,243	7,080	7,875	8,641

2018 WCDA Loan Profile

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 3,776 loans purchased in Sweetwater County between 1979 and 2018, with 3 occurring in fiscal 2017. The average home size over the period was 1,113 square feet and 1,130 square feet in fiscal 2018. For homes receiving a WCDA loan in fiscal 2018, the average year a home was built was 1960. The average household income in fiscal 2018 in nominal terms, without the effects of inflation being taken into consideration, was \$72,643. The average purchase price in fiscal 2018 was \$215,833. In fiscal 2018, 0.0 percent of loans purchased were for new construction, and 0.0 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.**