

City of Cody

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

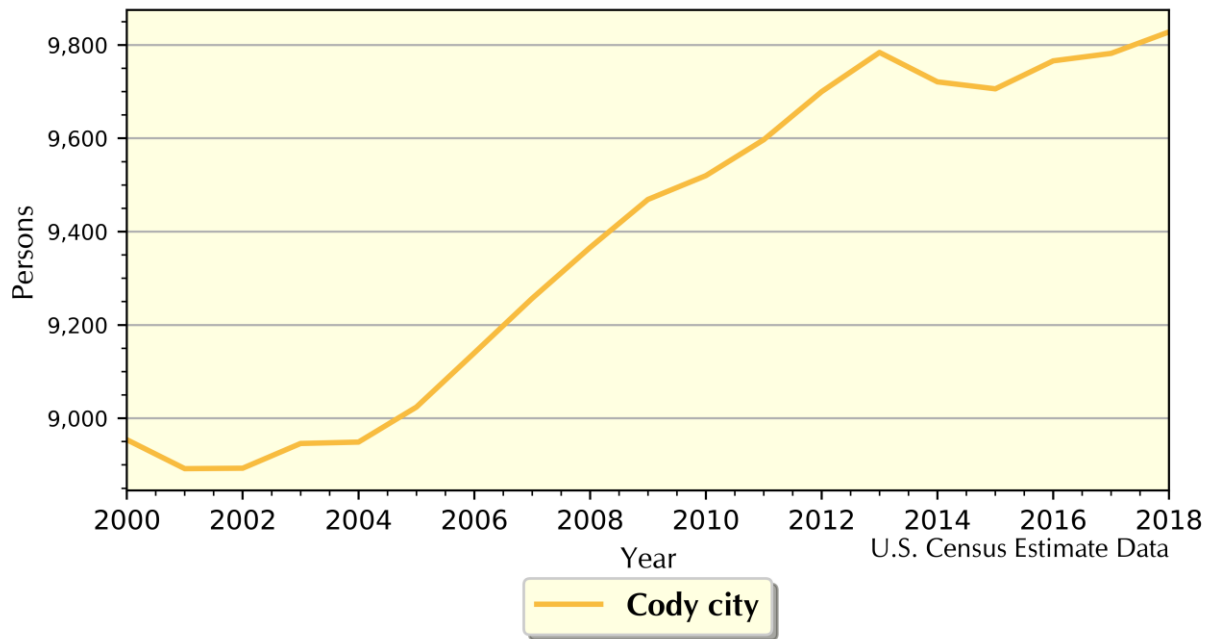
Population Estimates

Table III.4.1 shows the population estimates for the City of Cody. In 2018, the city's population was 9,828, a 0.5% change from 2017. The population increased 3.2 percent since 2010, from 9,520 people to 9,828 people in 2018. This data is also displayed in Diagram III.4.1 on the following page.

Several pieces of data presented in the profile are only available at the county level. A sub-set of the county level data are presented here to give a more complete view of City of Cody. Although a city may span several counties, for the county level data pieces, Park County was selected. For a more in-depth county level view, please refer to Park County in Volume II of this profile.

Table III.4.1 Population Estimates City of Cody Census Population Estimates		
Year	Population	Percent Yearly Change
2000	8,954	.
2001	8,892	-0.7%
2002	8,893	0%
2003	8,946	0.6%
2004	8,949	0%
2005	9,024	0.8%
2006	9,140	1.3%
2007	9,257	1.3%
2008	9,366	1.2%
2009	9,469	1.1%
2010	9,520	0.5%
2011	9,597	0.8%
2012	9,700	1.1%
2013	9,784	0.9%
2014	9,721	-0.6%
2015	9,706	-0.2%
2016	9,766	0.6%
2017	9,782	0.2%
2018	9,828	0.5%

Diagram III.4.1
Population Estimates
City of Cody



Population Migration Trends

The Wyoming Department of Transportation (WYDOT) collects data on drivers who move to Wyoming and exchange licenses from other states as well as those surrendering Wyoming driver's licenses when relocating to a different state. The WYDOT data do not represent a precise count of migration, as they show only the net change in the number of driver's licenses, but the data indicates the general direction of population movement.

Table III.4.2 shows in-migration between 2011 and 2019 for City of Cody by age cohort. Because out-migration is not tracked at the city level, we use county level data from Park County to display net- and out-migration.

Table III.4.2									
In-Migration by Age Cohort									
City of Cody									
Wyoming DOT Data									
Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
In									
14-17	0	9	5	5	3	7	6	3	0
18-22	20	24	20	46	53	28	35	40	10
23-25	87	33	37	39	43	36	33	44	19
26-35	51	118	117	121	132	139	121	147	68
36-45	48	87	73	104	91	68	88	97	40
46-55	36	99	70	92	97	87	71	93	49
56-65	34	94	69	105	78	86	121	91	58
66 +	21	36	50	56	51	52	76	86	35
Total	231	500	441	568	548	503	551	601	279

The shaded areas in Diagram III.4.2 and Diagram III.4.3 represents in and out-migration, with the white line depicting net migration. The maximum net migration occurred in 2010 with 494 people entering and the lowest net migration occurred in 2018 with 94 leaving Park County.

Diagram III.4.2
In-Migration
 City of Cody
 2011 – 2019 First Half

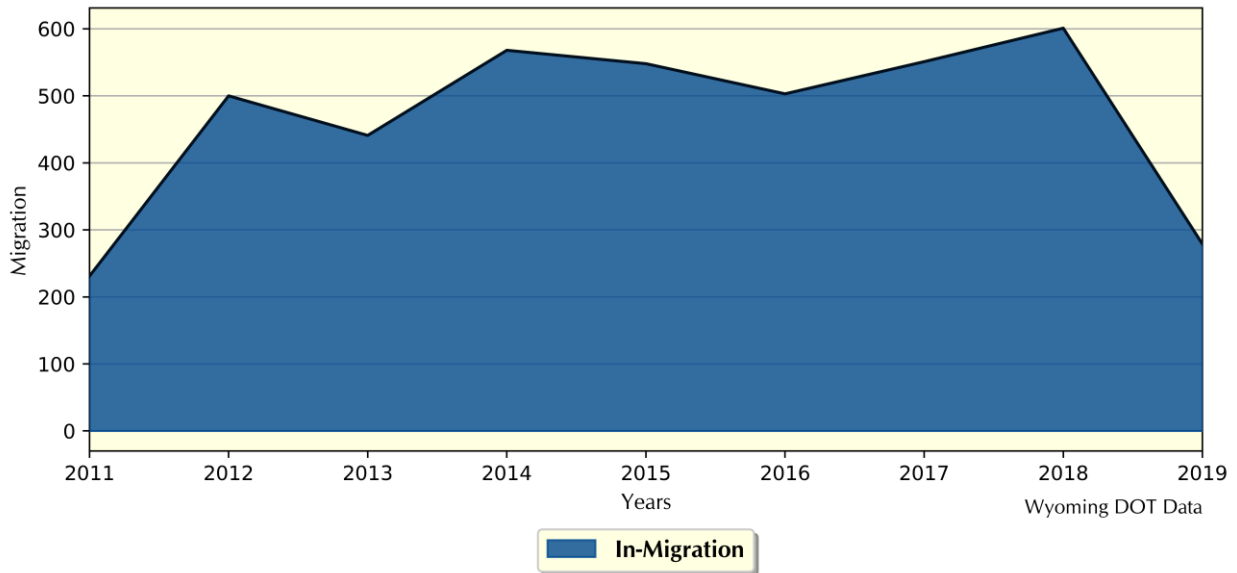


Diagram III.4.3
Migration Trends
 Park County
 2000 – 2019 First Half

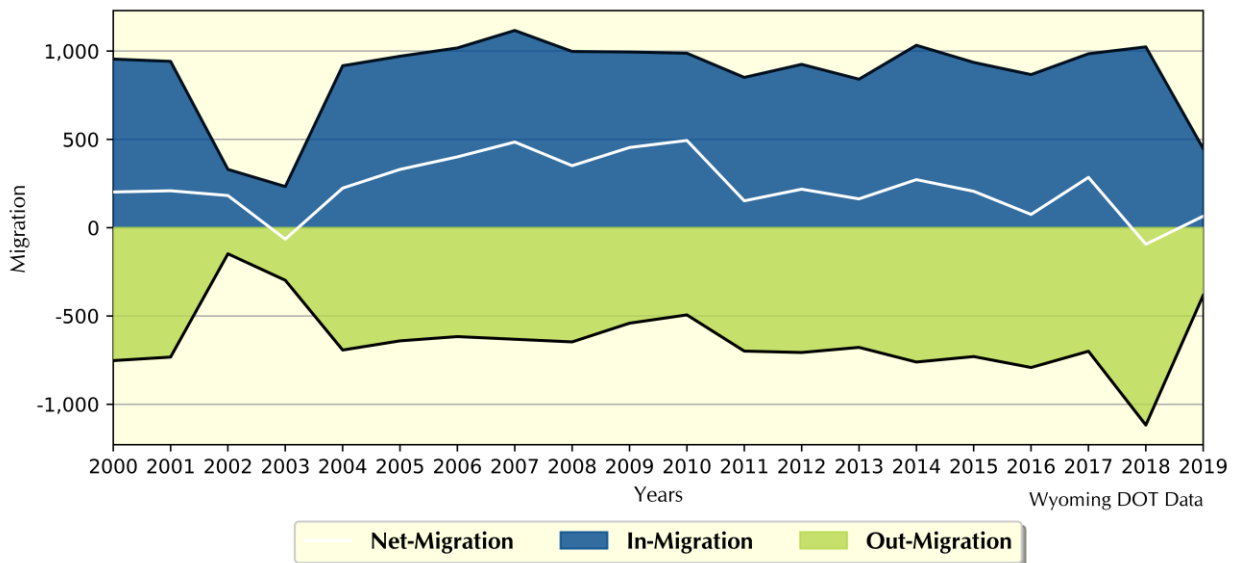


Table III.4.3 shows net-migration for Park County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 46 to 55, with 21.0 persons entering Park County. Those in the age range of 18 to 22 had the lowest levels of net migration, with 13 persons leaving Park County.

Table III.4.3												
Net-Migration by Age Range												
Park County Wyoming DOT Data												
Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019- First Half
	Net											
14-17	10	14	4	-2	13	6	2	1	8	4	-1	-3
18-22	16	10	35	-2	-18	-19	28	12	-2	11	-19	-13
23-25	15	14	50	7	-21	-6	7	10	-13	-11	-24	-11
26-35	93	123	117	24	56	87	18	54	54	66	-2	14
36-45	81	116	76	59	50	20	63	27	-29	23	-14	15
46-55	84	114	73	11	66	40	57	56	31	34	9	21
56-65	50	55	100	57	56	34	69	47	22	101	-10	37
66 +	2	8	39	-2	16	1	28	-1	4	57	-33	5
Total	351	454	494	152	218	163	272	206	75	285	-94	65

Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data⁴, along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

To study these important housing and income concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population, then 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. The five-year estimates are more robust than the one or three year samples because they include more responses and can be tabulated down to the Census tract level.

The Census Bureau collects race data according to U.S. Office of Management and Budget guidelines, and these data are based on self-identification. Ancestry refers to one's ethnic origin or descent, "roots," or heritage, or the place of birth of the person or the person's parents or ancestors before their arrival in the United States. Ethnic identities may or may not represent geographic areas. People may choose to report more than one race group and people of any race may be of any ethnic origin. Hispanic origin can be viewed as the heritage, nationality, lineage, or country of birth of the person or the person's parents or ancestors before arriving in the United States. People who identify as Hispanic, Latino, or Spanish may be any race.

The City of Cody population by race and ethnicity is shown in Table III.4.4. The white population increased by 2.7 percent, representing 92.0 percent of the population in 2017, compared with the black population, which increased by 272.4 percent and accounted for 1.2 percent of the population. The Hispanic population represented 6.4 percent of the population, which increased from 1,365 to 1,649 people between 2010 and 2017, or by 20.8 percent.

Table III.4.4				
Population by Race and Ethnicity				
City of Cody				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	9,126	95.9%	9,043	92.0%
Black	16	0.2%	116	1.2%
American Indian	69	0.7%	179	1.8%
Asian	41	0.4%	64	0.7%
Native Hawaiian/ Pacific Islander	9	0.1%	0	0%
Other	91	1.0%	90	0.9%
Two or More Races	168	1.8%	334	3.4%
Total	9,520	100.0%	9,826	100.0%
Non-Hispanic	9,229	96.9%	9,202	93.6%
Hispanic	291	3.1%	624	6.4%

The change in race and ethnicity between 2010 and 2017 is shown in Table III.4.5. During this time, the total non-Hispanic population was 9,202 persons in 2017. The Hispanic population was 624.

Table III.4.5				
Population by Race and Ethnicity				
City of Cody				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	8,959	97.1%	8,705	94.6%
Black	16	0.2%	116	1.3%
American Indian	60	0.7%	1	0%
Asian	41	0.4%	64	0.7%
Native Hawaiian/ Pacific Islander	9	0.1%	0	0%
Other	9	0.1%	0	0%
Two or More Races	135	1.5%	316	3.4%
Total Non-Hispanic	9,229	100.0%	9,202	100.0%
Hispanic				
White	167	57.4%	338	54.2%
Black	0	0%	0	0%
American Indian	9	3.1%	178	28.5%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	82	28.2%	90	14.4%
Two or More Races	33	11.3%	18	2.9%
Total Non-Hispanic	291	100.0	624	100.0%
Total Population	9,520	100.0%	9,826	100.0%

Group Quarters Population

The group quarters population includes the institutionalized population, who live in correctional institutions, juvenile facilities, nursing homes, and other institutions, and the non-institutionalized population, who live in college dormitories, military quarters, and other group living situations. As seen in Table III.4.6, between 2000 and 2010, the institutionalized population changed -14.2 percent in City of Cody, from 155 people in 2000 to 133 in 2010. The non-institutionalized population changed -85.1%, from 74 in 2000 to 11 in 2010.

Table III.4.6					
Group Quarters Population					
City of Cody					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	42	27.1%	55	41.4%	31.0%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	0	0%	78	58.6%	inf%
Other Institutions	113	72.9%	0	0%	-100.0%
Total	155	100.0%	133	100.0%	-14.2%
Non-Institutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	74	100.0%	11	100.0%	-85.1%
Total	74	100.0%	11	100.0%	-85.1%
Group Quarters Population	229	100.0%	144	100.0%	-37.1%

Foreign Born Populations

The number of foreign born persons is shown in Table III.4.7. An estimated 0.8 percent of the population was born in Canada, some 0.3 percent were born in Mexico, and another 0.3 percent were born in Philippines .

Table III.4.7 Place of Birth for the Foreign-Born Population City of Cody 2017 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Canada	74	0.8%
#2 country of origin	Mexico	31	0.3%
#3 country of origin	Philippines	31	0.3%
#4 country of origin	Korea	26	0.3%
#5 country of origin	Chile	20	0.2%
#6 country of origin	Germany	18	0.2%
#7 country of origin	Other Caribbean	16	0.2%
#8 country of origin	Switzerland	10	0.1%
#9 country of origin	France	9	0.1%
#10 country of origin	Australia	8	0.1%

Limited English Proficiency and the language spoken at home are shown in Table III.4.8. An estimated 0.8 percent (70 people) of the population speaks German or other West Germanic languages at home, followed by 0.3 percent (31 people) speaking Spanish

Table III.4.8 Limited English Proficiency and Language Spoken at Home City of Cody 2017 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	German or other West Germanic languages	70	0.8%
#2 LEP Language	Spanish	31	0.3%
#3 LEP Language	Korean	26	0.3%
#4 LEP Language	Arabic	0	0%
#5 LEP Language	Chinese	0	0%
#6 LEP Language	French, Haitian, or Cajun	0	0%
#7 LEP Language	Other Asian and Pacific Island languages	0	0%
#8 LEP Language	Other Indo-European languages	0	0%
#9 LEP Language	Other and unspecified languages	0	0%
#10 LEP Language	Russian, Polish, or other Slavic languages	0	0%

Disability

Disability by age, as estimated by the 2017 ACS, is shown in Table III.4.9. The disability rate for females was 10.4 percent, compared to 16.6 percent for males. The disability rate grew precipitously higher with age, with 45.3 percent of those over 75 experiencing a disability.

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	74	9.0%	33	4.5%	107	6.9%
18 to 34	134	12.7%	19	1.6%	153	6.9%
35 to 64	301	18.3%	155	8.7%	456	13.3%
65 to 74	85	17.1%	120	22.4%	205	19.8%
75 or Older	183	47.7%	192	43.2%	375	45.3%
Total	777	16.6%	519	10.4%	1,296	13.4%

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.4.10. Some 6.2 percent have an ambulatory disability, 4.4 percent have an independent living disability, and 1.8 percent have a self-care disability.

Disability Type	Population with Disability	Percent with Disability
Hearing disability	531	5.5%
Vision disability	354	3.7%
Cognitive disability	478	5.3%
Ambulatory disability	560	6.2%
Self-Care disability	161	1.8%
Independent living disability	327	4.4%

Education and Employment

Education and employment data from the City of Cody 2017 Five-Year ACS is presented in Table III.4.11, Table III.4.12, and Table III.4.13. In 2017, 5,310 people were in the labor force, including 5,228 employed and 82 unemployed people. The unemployment rate for City of Cody was estimated at 1.5 percent in 2017.

Table III.4.11	
Employment, Labor Force and Unemployment	
City of Cody 2017 Five-Year ACS Data	
Employment Status	2017 Five-Year ACS
Employed	5,228
Unemployed	82
Labor Force	5,310
Unemployment Rate	1.5%

Table III.4.12 and Table III.4.13 show educational attainment in City of Cody. In 2017, 97.0 percent of households had a high school education or greater, including 29.5 percent with a high school diploma or equivalent, 35.8 percent with some college, 18.7 percent with a Bachelor's Degree, and 11.9 percent with a graduate or professional degree.

Table III.4.12	
High School or Greater Education	
City of Cody 2017 Five-Year ACS Data	
Education Level	Households
High School or Greater	3,912
Total Households	4,032
Percent High School or Above	97.0%

Table III.4.13		
Educational Attainment		
City of Cody 2017 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	313	4.1%
High School or Equivalent	2,260	29.5%
Some College or Associates Degree	2,736	35.8%
Bachelor's Degree	1,433	18.7%
Graduate or Professional Degree	911	11.9%
Total Population Above 18 years	7,653	100.0%

ECONOMICS

Labor Force

Table III.4.14 shows the labor force statistics for Park County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 3.1 percent. The highest level of unemployment occurred during 2009 rising to a rate of 6.2 percent. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 percent in 2010. Over the last year, the unemployment rate in Park County increased from 4.3 percent in 2017 to 4.4 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.4.14 Labor Force Statistics Park County 1990 - 2018 BLS Data					
Year	City of Cody				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	612	12,442	13,054	4.7%	5.3%
1991	584	12,536	13,120	4.5%	5.2%
1992	568	12,764	13,332	4.3%	5.6%
1993	550	13,140	13,690	4.0%	5.3%
1994	588	13,946	14,534	4.0%	5.0%
1995	632	14,607	15,239	4.1%	4.8%
1996	645	14,508	15,153	4.3%	4.9%
1997	668	14,277	14,945	4.5%	4.8%
1998	687	14,488	15,175	4.5%	4.7%
1999	676	14,725	15,401	4.4%	4.6%
2000	590	13,789	14,379	4.1%	3.9%
2001	603	13,737	14,340	4.2%	3.8%
2002	634	13,650	14,284	4.4%	4.0%
2003	648	13,961	14,609	4.4%	4.3%
2004	588	13,935	14,523	4.0%	3.8%
2005	571	13,808	14,379	4.0%	3.6%
2006	505	13,618	14,123	3.6%	3.2%
2007	443	13,648	14,091	3.1%	2.8%
2008	510	13,927	14,437	3.5%	3.1%
2009	921	13,989	14,910	6.2%	6.3%
2010	973	14,876	15,849	6.1%	6.4%
2011	930	15,164	16,094	5.8%	5.8%
2012	902	15,360	16,262	5.5%	5.3%
2013	808	15,056	15,864	5.1%	4.7%
2014	701	15,028	15,729	4.5%	4.1%
2015	683	15,099	15,782	4.3%	4.3%
2016	755	15,188	15,943	4.7%	5.3%
2017	667	15,020	15,687	4.3%	4.2%
2018	681	14,886	15,567	4.4%	4.1%

Diagram III.4.4 shows the employment and labor force for Park County. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 14,886 persons, with the labor force reaching 15,567, indicating there were a total of 681 unemployed persons.

Diagram III.4.4
Employment and Labor Force
 Park County
 1990 – 2017 BLS Data

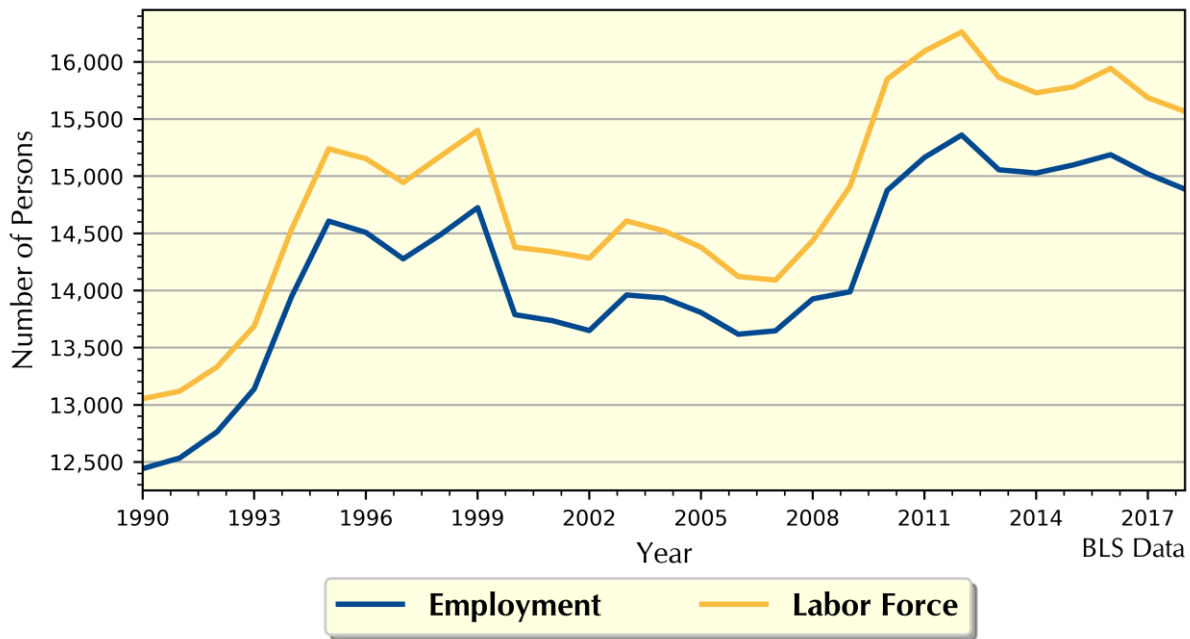
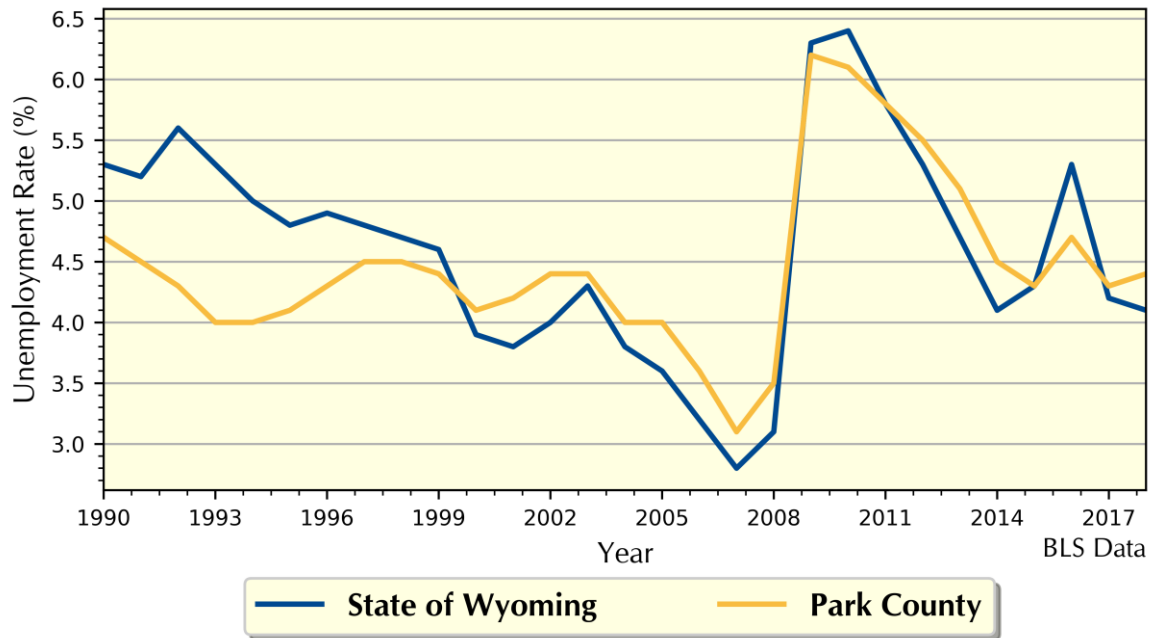


Diagram III.4.5 shows the unemployment rate for both the State and Park County. During the 1990's the average rate for Park County was 4.3 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.2 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 5.0 percent. Over the course of the entire period the Park County had an average unemployment rate that lower than the State, 4.5 percent for Park County, versus 4.6 statewide.

Diagram III.4.5
Annual Unemployment Rate
 Park County



County Level Earnings and Employment

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 III.4.15 shows the total employment by industry for the Park County. The most recent estimates show the government and government enterprises industry was the largest employer in Park County, with employment reaching 3,750 jobs in 2017. Between 2016 and 2017 the finance and insurance industry saw the largest percentage increase, rising by 3.8 percent to 899 jobs.

Table III.4.15
Employment by Industry
Park County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	980	1,033	1,060	1,049	1,053	1,069	1,071	1,108	3.5
Forestry, fishing, related activities, and other	232	219	205	215	242	229	250	250.0	0
Mining	866	904	1,082	1,080	991	901	787	791	0.5
Utilities	78	76	71	68	71	68	82	82	0
Construction	1,591	1,625	1,675	1,629	1,723	1,751	1,746	1,696	-2.9
Manufacturing	647	656	678	707	718	727	730	736	0.8
Wholesale trade	337	403	376	355	407	398	375	375	0
Retail trade	2,422	2,340	2,309	2,239	2,206	2,287	2,244	2,190	-2.4
Transportation and warehousing	382	380	406	401	399	423	366	362	-1.1
Information	253	242	284	301	315	314	317	314	-0.9
Finance and insurance	780	782	782	749	733	813	866	899	3.8
Real estate and rental and leasing	906	962	937	1,018	1,080	1,101	1,174	1,215	3.5
Professional and technical services	901	893	898	935	957	978	955	978	2.4
Management of companies and enterprises	97	88	91	82	82	70	62	49	-21.0
Administrative and waste services	582	614	583	599	585	579	611	601	-1.6
Educational services	135	104	118	122	142	188	175	178	1.7
Health care and social assistance	1,734	1,696	1,701	1,680	1,705	1,741	1,746	1,723	-1.3
Arts, entertainment, and recreation	590	613	633	638	679	648	683	702	2.8
Accommodation and food services	2,180	2,267	2,369	2,301	2,367	2,397	2,422	2,441	0.8
Other services, except public administration	892	950	985	975	1,011	1,014	994	1,008	1.4
Government and government enterprises	3,695	3,701	3,783	3,782	3,725	3,718	3,779	3,750	-0.8
Total	20,280	20,548	21,026	20,925	21,191	21,414	21,435	21,448	0.1

Table III.4.16 shows the real average earnings per job by industry for Park County. In 2017, the information industry had the highest average earnings reaching 83,749 dollars. Between 2016 and 2017 the information industry saw the largest percentage increase, rising by 13.7 percent to 83,749 dollars.

Table III.4.16
Real Earnings Per Job by Industry
Park County
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	12,809	27,882	11,621	18,952	15,893	13,789	9,020	8,104	-10.2
Forestry, fishing, related activities, and other	18,564	15,627	14,921	13,512	14,320	14,504	14,980	16,652	11.2
Mining	113,444	128,085	113,263	99,953	86,331	63,587	50,839	49,392	-2.8
Utilities	93,029	98,910	88,186	93,328	93,267	92,127	86,435	72,679	-15.9
Construction	55,722	54,192	60,545	58,987	61,060	57,210	52,261	50,507	-3.4
Manufacturing	41,380	42,039	44,280	46,045	51,034	54,138	53,331	52,091	-2.3
Wholesale trade	50,865	54,703	58,532	59,776	53,597	54,457	52,967	55,117	4.1
Retail trade	28,481	27,478	28,837	28,223	28,789	29,223	29,130	29,078	-0.2
Transportation and warehousing	46,241	52,111	53,791	50,868	52,150	59,965	52,171	50,446	-3.3
Information	42,944	42,624	42,694	52,011	54,965	64,483	73,672	83,749	13.7
Finance and insurance	32,610	29,769	27,337	30,529	28,838	26,130	27,076	28,760	6.2
Real estate and rental and leasing	24,234	27,458	29,389	27,235	23,544	23,119	19,776	17,189	-13.1
Professional and technical services	41,699	45,463	45,173	46,374	48,215	46,610	43,237	44,692	3.4
Management of companies and enterprises	126,548	140,112	139,343	156,097	151,254	173,316	98,435	48,730	-149.5
Administrative and waste services	21,356	21,639	26,584	28,543	30,641	31,897	30,690	30,863	0.6
Educational services	8,320	9,097	9,439	13,614	11,801	10,478	11,908	12,386	4.0
Health care and social assistance	55,395	56,099	57,568	59,931	60,103	60,000	59,784	58,774	-1.7
Arts, entertainment, and recreation	17,808	16,803	16,645	16,373	16,286	16,617	17,059	17,182	0.7
Accommodation and food services	24,415	23,644	24,030	24,536	25,040	25,505	25,820	25,420	-1.5
Other services, except public administration	33,652	31,966	34,000	34,225	35,000	33,103	31,729	31,455	-0.9
Government and government enterprises	65,293	63,773	63,997	67,426	69,781	70,800	70,905	70,628	-0.4
Total	44,097	45,256	45,559	46,244	45,798	44,517	42,515	41,581	-2.2

Diagram III.4.6 shows real average earnings per job for Park County from 1990 to 2017. Over this period the average earning per job for Park County was 39,124 dollars, which was lower than the statewide average of 46,885 dollars over the same period.

Diagram III.4.6
Real Average Earnings Per Job
 Park County

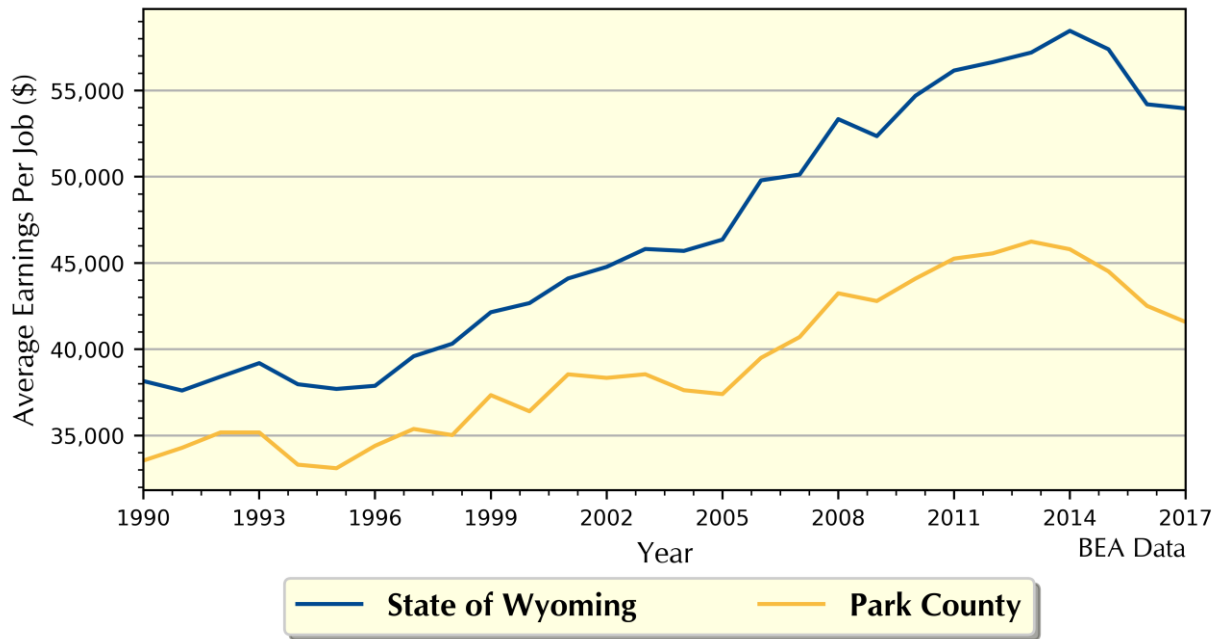
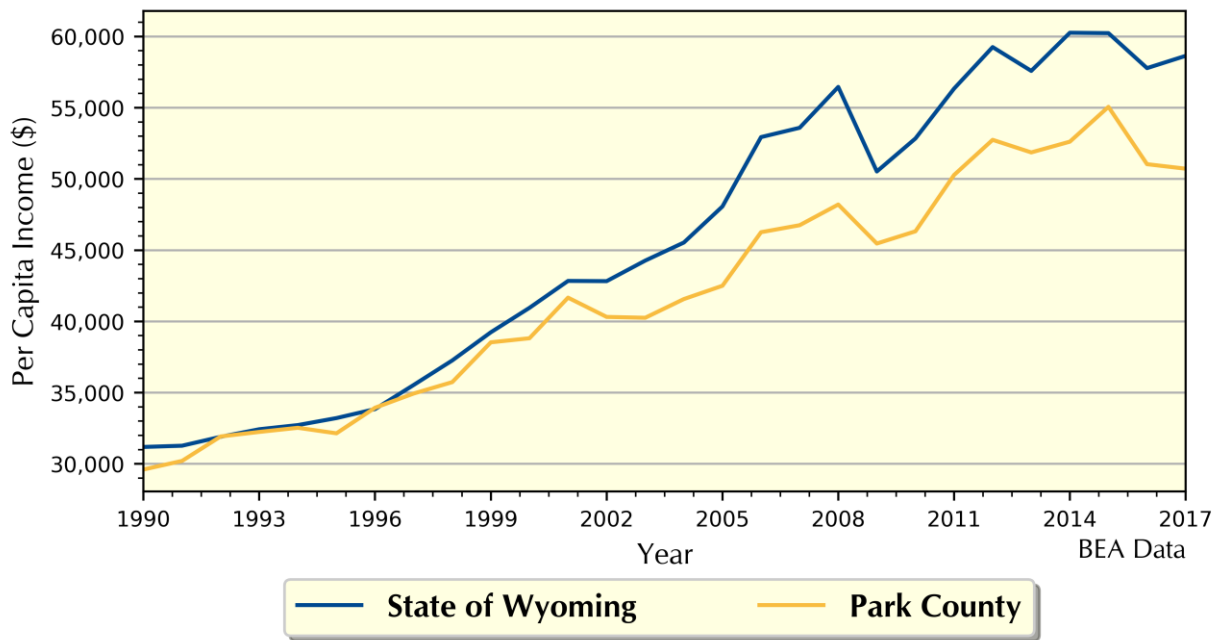


Diagram III.4.7 shows real per capita income for the Park County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Park County was 41,938 dollars, which was lower than the statewide average of 45,699 dollars over the same period.

Diagram III.4.7
Real Per Capita Income
 Park County



Poverty

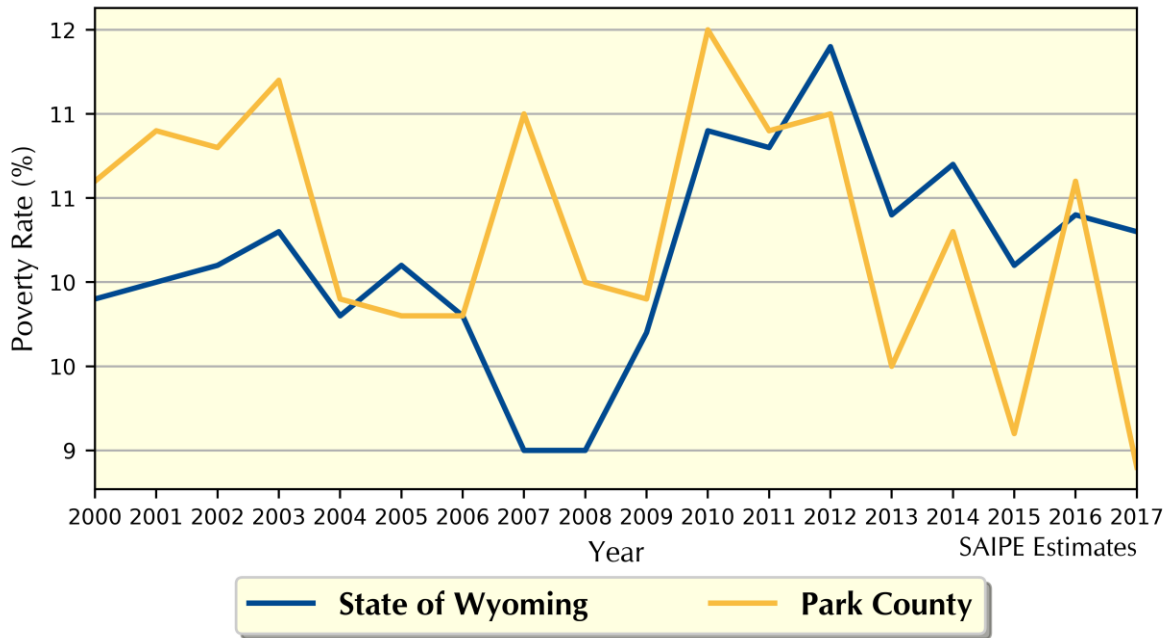
Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 3,295 in 2010 to 2,694.0 in 2017, with the poverty rate reaching 9.4 percent in 2017. This compared to a state poverty rate of 10.8 percent and a national rate of 13.4 percent in 2017. Table III.4.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.4.8 on the following page.

The rate of poverty for Park County is shown in Table III.4.18. In 2017, there were an estimated 745 people (7.7 percent) living in poverty, compared to 13.9 percent living in poverty in 2000. In 2017, some 9.3 percent of those in poverty were under age 6 and 26.6 percent were 65 or older.

Table III.4.17 Persons in Poverty Park County 2000–2017 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	2,785	11.1%
2001	2,884	11.4%
2002	2,914	11.3%
2003	3,036	11.7%
2004	2,708	10.4%
2005	2,658	10.3%
2006	2,712	10.3%
2007	3,009	11.5%
2008	2,802	10.5%
2009	2,803	10.4%
2010	3,295	12.0%
2011	3,154	11.4%
2012	3,202	11.5%
2013	2,849	10.0%
2014	3,049	10.8%
2015	2,739	9.6%
2016	3,173	11.1%
2017	2,694	9.4%

Table III.4.18 Poverty by Age City of Cody 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	132	10.9%	69	9.3%
6 to 17	299	24.7%	173	23.2%
18 to 64	626	51.7%	305	40.9%
65 or Older	154	12.7%	198	26.6%
Total	1,211	100.0%	745	100.0%
Poverty Rate	13.9%	.	7.7%	.

Diagram III.4.8
Poverty Rates
Park County



HOUSING

Housing Production

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 City of Cody decreased from 38 authorizations in 2017 to 36 in 2018.

The real value of single-family building permits increased from 186,239 dollars in 2016 to 180,193 dollars in 2017. This compares to an increase in permit value statewide, with values rising from 331,348 dollars in 2017 to 367,953 dollars in 2018. Additional details are given in Table III.4.19, as well as in Diagram III.4.9 and Diagram III.4.10.

Table III.4.19 Building Permits and Valuation City of Cody Census Bureau Data, 1980–2018							
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	15	0	8	0	23	117,320	0
1981	25	0	3	0	28	163,263	0
1982	15	0	3	0	18	106,203	0
1983	53	2	0	32	87	74,350	48,473
1984	33	0	0	10	43	100,587	65,054
1985	39	0	0	25	64	73,851	45,345
1986	37	0	0	15	52	74,907	44,455
1987	35	0	0	10	45	72,536	43,380
1988	5	0	0	0	5	173,458	0
1989	6	2	0	0	8	131,295	0
1990	12	0	0	0	12	92,970	0
1991	22	4	4	0	30	122,868	0
1992	46	6	8	0	60	97,053	0
1993	61	6	20	0	87	122,736	0
1994	57	8	33	0	98	119,687	0
1995	34	8	20	0	62	138,092	0
1996	31	6	8	0	45	146,543	0
1997	24	4	0	0	28	168,576	0
1998	21	0	0	0	21	131,183	0
1999	39	2	3	0	44	126,439	0
2000	23	0	0	0	23	189,670	0
2001	30	6	0	0	36	162,217	0
2002	44	8	7	0	59	183,678	0
2003	46	22	8	6	82	189,084	55,712
2004	66	2	0	0	68	161,459	0
2005	57	0	0	0	57	160,218	0
2006	66	4	0	0	70	191,941	0
2007	74	2	0	0	76	207,213	0
2008	53	6	0	0	59	189,380	0
2009	50	2	0	12	64	146,695	94,884
2010	17	4	0	0	21	212,243	0
2011	27	10	0	0	37	170,665	0
2012	22	12	0	0	34	184,227	0
2013	22	0	0	0	22	256,973	0
2014	18	6	6	0	30	224,280	0
2015	33	0	4	0	37	246,244	0
2016	31	6	3	6	46	186,239	78,149
2017	38	6	0	0	44	180,193	0
2018	36	0	0	0	36	254,746	0

Diagram III.4.9
Single-Family Permits
 City of Cody

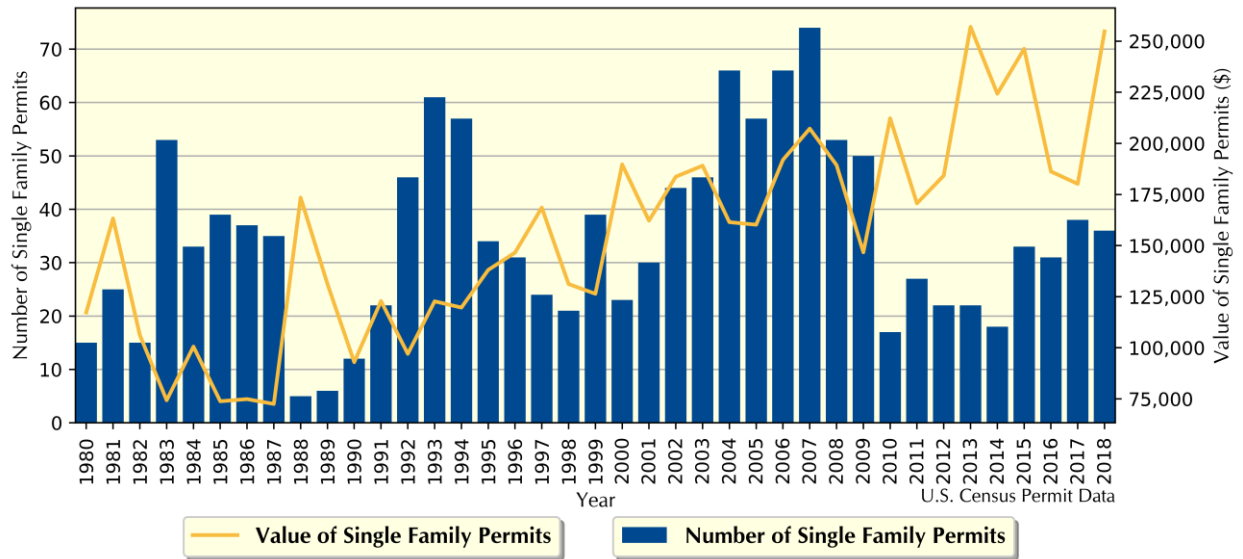
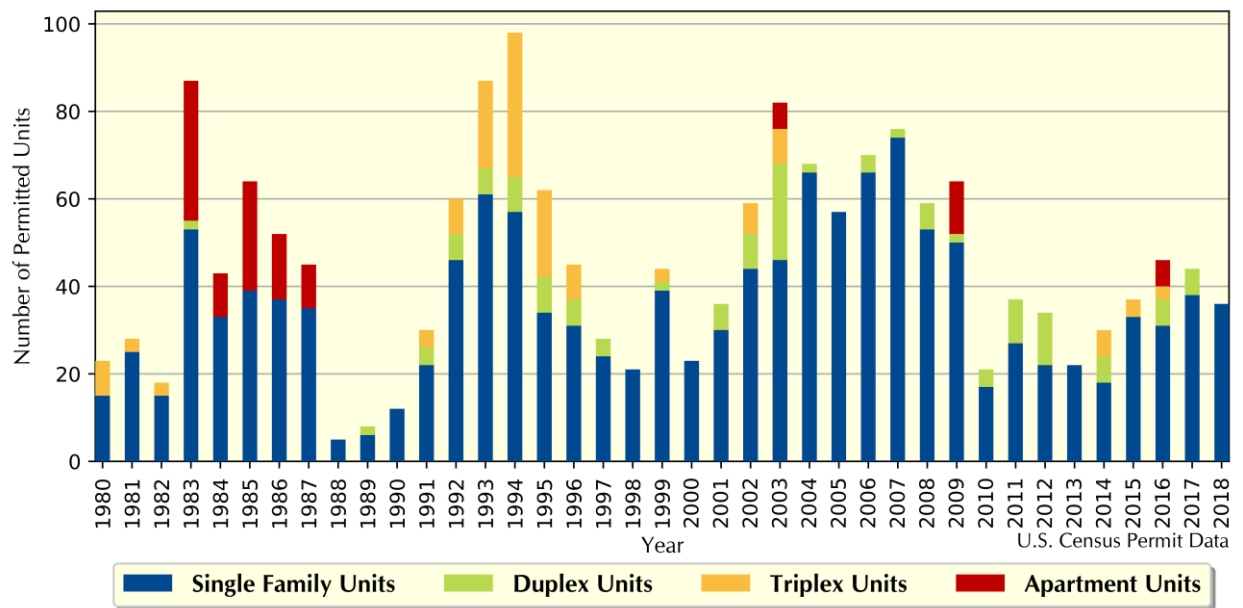


Diagram III.4.10
Total Permits by Unit Type
 City of Cody



Housing Characteristics

Households by type and tenure are shown in Table III.4.20. Family households represented 67.0 percent of households, while non-family households accounted for 33.0 percent. These changed from 58.5 percent and 41.5 percent, respectively.

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	2,502	58.5%	2,703	67.0%
Married-Couple Family	1,926	77.0%	2,264	83.8%
Owner-Occupied	1,551	80.5%	1,729	76.4%
Renter-Occupied	375	19.5%	535	23.6%
Other Family	576	23.0%	439	21.3%
Male Householder, No Spouse Present	170	29.5%	122	38.7%
Owner-Occupied	76	44.7%	41	33.6%
Renter-Occupied	94	55.3%	81	66.4%
Female Householder, No Spouse Present	406	70.5%	317	92.5%
Owner-Occupied	201	49.5%	137	43.2%
Renter-Occupied	205	50.5%	180	56.8%
Non-Family Households	1,776	41.5%	1,329	33.0%
Owner-Occupied	908	51.1%	727	54.7%
Renter-Occupied	868	48.9%	602	45.3%
Total	4,278	100.0%	4,032	100.0%

Table III.4.21 below shows housing units by type in 2010 and 2017. In 2010, there were 4,571 housing units, compared with 4,667 in 2017. Single-family units accounted for 80.2 percent of units in 2017, compared to 69.8 in 2010. Apartment units accounted for 6.1 percent in 2017, compared to 6.3 percent in 2010.

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	3,192	69.8%	3,743	80.2%
Duplex	215	4.7%	36	0.8%
Tri- or Four-Plex	203	4.4%	427	9.1%
Apartment	287	6.3%	284	6.1%
Mobile Home	674	14.7%	177	3.8%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	4,571	100.0%	4,667	100.0%

Table III.4.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 4,667 housing units. An estimated 65.3 percent were owner-occupied, and 13.6 percent were vacant.

Table III.4.22				
Housing Units by Tenure				
City of Cody				
2010 Census & 2017 Five-Year ACS Data				
Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	4,278	92.0%	4,032	86.4%
Owner-Occupied	2,736	64.0%	2,634	65.3%
Renter-Occupied	1,542	36.0%	1,398	34.7%
Vacant Housing Units	372	8.0%	635	13.6%
Total Housing Units	4,650	100.0%	4,667	100.0%

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.4.23. Households earning more than 100,000 dollars per year represented 15.6 percent of households in 2017, compared to 8.6 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 9.0 percent of households in 2017, compared to 10.5 percent in 2010.

Table III.4.23				
Households by Income				
City of Cody				
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	455	10.5%	363	9.0%
\$15,000 to \$19,999	294	6.8%	130	3.2%
\$20,000 to \$24,999	349	8.1%	262	6.5%
\$25,000 to \$34,999	706	16.4%	372	9.2%
\$35,000 to \$49,999	823	19.1%	683	16.9%
\$50,000 to \$74,999	813	18.8%	847	21.0%
\$75,000 to \$99,999	506	11.7%	747	18.5%
\$100,000 or More	372	8.6%	628	15.6%
Total	4,318	100.0%	4,032	100.0%

Table III.4.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 5.5 percent of households in 2010 and 16.2 percent of households in 2017. Housing units built in 1939 or earlier represented 9.4 percent of households in 2017 and 8.7 percent of households in 2010.

Table III.4.24				
Households by Year Home Built				
City of Cody				
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	377	8.7%	380	9.4%
1940 to 1949	432	10.0%	299	7.4%
1950 to 1959	486	11.3%	580	14.4%
1960 to 1969	518	12.0%	426	10.6%
1970 to 1979	1,068	24.7%	636	15.8%
1980 to 1989	463	10.7%	541	13.4%
1990 to 1999	738	17.1%	328	8.1%
2000 to 2009	236	5.5%	654	16.2%
2010 or Later	.	.	188	4.7%
Total	4,318	100.0%	4,032	100.0%

The distribution of unit types by race are shown in Table III.4.25. An estimated 81.9 percent of white households occupy single-family homes, while 28.1 percent of black households do. Some 5.5 percent of white households occupied apartments, while 0 percent of black households do. An estimated 0 percent of Asian, and 0 percent of American Indian households occupy single-family homes.

Table III.4.25							
Distribution of Units in Structure by Race							
City of Cody							
2017 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	81.9%	28.1%	0%	0%	0%	100.0%	82.0%
Duplex	0.9%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	8.3%	71.9%	0%	0%	0%	0%	18.0%
Apartment	5.5%	0%	0%	100.0%	0%	0%	0%
Mobile Home	3.4%	0%	0%	0%	0%	0%	0%
Boat, RV, Van, Etc.	0%	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 units between 2010 and 2017 are shown in Table III.4.26. By 2017, for rent units accounted for 35.3 percent of vacant units, while for sale units accounted for 4.4 percent. “Other” vacant units accounted for 18.6 percent of vacant units, representing a total of 118 “other” vacant units.

Table III.4.26 Disposition of Vacant Housing Units City of Cody 2010 Census & 2017 Five-Year ACS Data				
Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	117	31.5%	224	35.3%
For Sale	63	16.9%	28	4.4%
Rented Not Occupied	11	3.0%	0	0%
Sold Not Occupied	10	2.7%	0	0%
For Seasonal, Recreational, or Occasional Use	96	25.8%	265	41.7%
For Migrant Workers	1	0.3%	0	0%
Other Vacant	74	19.9%	118	18.6%
Total	372	100.0%	635	100.0%

Table III.4.27, below shows the number of households in the county by number of bedrooms and tenure. There were 17 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 10.9 percent of total households in City of Cody. In City of Cody the 1,704 households with three bedrooms accounted for 26.0 percent of all households, and there were only 232 five-bedroom or more households, which accounted for 20.5 percent of all households.

Table III.4.27 Households by Number of Bedrooms City of Cody 2017 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	17	55	100.0
One	29	362	508	1.2
Two	438	617	1,213	10.9
Three	1,212	324	1,704	26.0
Four	738	78	955	36.5
Five or more	217	0	232	20.5
Total	4,032	1,398	4,667	100.0

The age of a structure influences its value. As shown in Table III.4.28, structures built in 1939 or earlier had a median value of, 198,600 while structures built between 1950 and 1959 had a median value of 204,700 and those built between 1990 to 1999 had a median value of 280,500. 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 0 and, 0 respectively. The total median value in City of Cody was 214,500.

Table III.4.28 Owner Occupied Median Value by Year Structure Built City of Cody 2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	198,600
1940 to 1949	161,600
1950 to 1959	204,700
1960 to 1969	215,600
1970 to 1979	199,500
1980 to 1989	284,200
1990 to 1999	280,500
2000 to 2009	264,900
2010 to 2013	0
2014 or later	0
Median Value	214,500

Household mortgage status is reported in Table III.4.29. In, City of Cody households with a mortgage accounted for 60.7 percent of all households or 1,600 housing units, and the remaining 56.1 percent or 1,477 units had no mortgage. Of those units with a mortgage, 123 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,477 or 56.1 percent had no second mortgage or no home equity loan.

Table III.4.29 Mortgage Status City of Cody 2017 5-Year ACS Data		
Mortgage Status	City of Cody	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,600	60.7
With either a second mortgage or home equity loan, but not both	123	4.7
Second mortgage only	92	3.5
Home equity loan only	31	1.2
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	1,477	56.1
Housing units without a mortgage	1,034	39.3
Total	2,634	100.0%

Table III.4.30 lists the City of Cody median rent as \$647 and the median home value as \$214,500.

Table III.4.30 Median Rent City of Cody 2017 5-Year ACS Data	
Place	Rent
Median Rent	\$647
Median Home Value	\$214,500

Housing Problems

The Census identified the following four housing problems in the CHAS data. Households are considered to have housing problems if they have one of more of the four problems.

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. Household is overcrowded; and
4. Household is cost burdened.

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 III.4.31. In 2017, an estimated 0.7 percent of households were overcrowded, and an additional 0.4 percent were severely overcrowded.

Table III.4.31 Overcrowding and Severe Overcrowding City of Cody 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	2,646	100.0%	0	0%	0	0%	2,646
2017 Five-Year ACS	2,617	99.4%	0	0%	17	0.6%	2,634
Renter							
2010 Five-Year ACS	1,672	100.0%	0	0%	0	0%	1,672
2017 Five-Year ACS	1,369	97.9%	29	2.1%	0	0%	1,398
Total							
2010 Five-Year ACS	4,318	100.0%	0	0%	0	0%	4,318
2017 Five-Year ACS	3,986	98.9%	29	0.7%	17	0.4%	4,032

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 12 households with incomplete plumbing facilities in 2017, representing 0.3 percent of households in City of Cody. This is compared to 0.3 percent of households lacking complete plumbing facilities in 2010.

Table III.4.32		
Households with Incomplete Plumbing Facilities		
City of Cody		
2010 and 2017 Five-Year ACS Data		
Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	4,305	4,020
Lacking Complete Plumbing Facilities	13	12
Total Households	4,318	4,032
Percent Lacking	0.3%	0.3%

There were 8 households lacking complete kitchen facilities in 2017, compared to 31 households in 2010. This was a change from 0.7 percent of households in 2010 to 0.2 percent in 2017.

Table III.4.33		
Households with Incomplete Kitchen Facilities		
City of Cody		
2010 and 2017 Five-Year ACS Data		
Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	4,287	4,024
Lacking Complete Kitchen Facilities	31	8
Total Households	4,318	4,032
Percent Lacking	0.7%	0.2%

Cost burden is defined as gross housing costs that range from 30 to 50 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50 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 City of Cody 13.8 percent of households had a cost burden and 7.8 percent had a severe cost burden. Some 20.5 percent of renters were cost burdened, and 8.0 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 1.7 percent and a severe cost burden rate of 6.5 percent. Owner occupied households with a mortgage had a cost burden rate of 15.7 percent, and severe cost burden at 8.4 percent.

Table III.4.34
Cost Burden and Severe Cost Burden by Tenure

City of Cody
 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	893	65.1%	200	14.6%	278	20.3%	0	0%	1,371
2017 Five-Year ACS	1,211	75.7%	251	15.7%	134	8.4%	4	0.2%	1,600
Owner Without a Mortgage									
2010 Five-Year ACS	1,141	89.5%	52	4.1%	82	6.4%	0	0%	1,275
2017 Five-Year ACS	927	89.7%	18	1.7%	67	6.5%	22	2.1%	1,034
Renter									
2010 Five-Year ACS	917	54.8%	328	19.6%	224	13.4%	203	12.1%	1,672
2017 Five-Year ACS	898	64.2%	286	20.5%	112	8.0%	102	7.3%	1,398
Total									
2010 Five-Year ACS	2,951	68.3%	580	13.4%	584	13.5%	203	4.7%	4,318
2017 Five-Year ACS	3,036	75.3%	555	13.8%	313	7.8%	128	3.2%	4,032

Housing Problems by Income

Very low-income renters are those who earn less than 50 percent of the area median income (AMI), and include a significant proportion of extremely low-income renters (who earn less than 30 percent of AMI). Households with worst case needs are defined as very low-income renters who do not receive government housing assistance and who pay more than 50 percent of their income for rent, live in severely inadequate conditions, or both. Table III.4.35 shows that the HUD estimated MFI for Park County was \$70,700 in 2018. This compared to Wyoming’s MFI of \$79,600. Diagram III.4.11, illustrates the estimated MFI for 2000 through 2018 in Park County.

Year	MFI	State of Wyoming MFI
2000	42,600	44,700
2001	42,600	45,500
2002	43,100	47,200
2003	46,800	51,600
2004	49,000	54,500
2005	49,800	55,250
2006	52,800	58,800
2007	52,400	58,800
2008	54,100	59,450
2009	57,900	63,900
2010	58,100	66,100
2011	58,100	66,800
2012	58,900	67,700
2013	62,000	70,000
2014	63,500	71,400
2015	64,900	72,400
2016	66,500	73,300
2017	69,700	74,700
2018	70,700	79,600

Table III.4.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 165 owner-occupied and 200 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 114 owner-occupied 115 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 3,115 households without a housing problem.

**Diagram III.4.11
Estimated Median Family Income
Park County vs. Wyoming
HUD Data: 2000 - 2019**

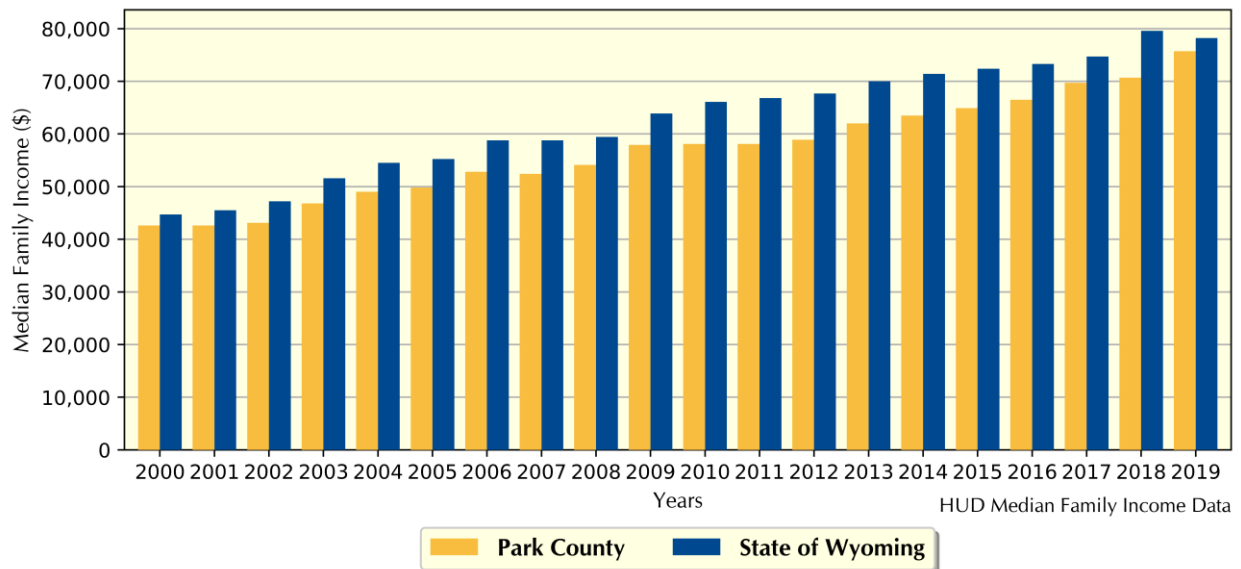


Table III.4.36
Housing Problems by Income and Tenure

City of Cody
2010–2018 HUD CHAS Data

Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	15	0	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	50	0	10	60
Housing cost burden greater than 50% of income (and none of the above problems)	55	55	4	0	0	114
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	10	35	85	35	0	165
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
Has none of the 4 housing problems	20	135	415	395	1,095	2,060
Total	100	225	569	430	1,105	2,429
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	10	0	0	15	0	25
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	30	0	0	0	30
Housing cost burden greater than 50% of income (and none of the above problems)	105	10	0	0	0	115
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	60	120	20	0	0	200
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
Has none of the 4 housing problems	50	65	460	70	410	1,055
Total	240	225	480	85	410	1,440
Total						
Lacking complete plumbing or kitchen facilities	10	0	0	15	0	25
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	15	0	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	30	50	0	10	90
Housing cost burden greater than 50% of income (and none of the above problems)	160	65	4	0	0	229
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	70	155	105	35	0	365
Zero/negative income (and none of the above problems)	30	0	0	0	0	30
Has none of the 4 housing problems	70	200	875	465	1,505	3,115
Total	340	450	1,049	515	1,515	3,869

Survey of Rental Properties

From May through June of 2019, a telephone survey was conducted with landlords and rental property managers throughout Wyoming. Table III.4.37 presents some basic statistics about the completed surveys.

Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	48	469	3.0	14

Table III.4.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 46 single-family units in City of Cody, with 0 of them available. This translates into a vacancy rate of 0 percent in City of Cody, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 312 apartment units reported in the survey, with 10 of them available, which resulted in a vacancy rate of 3.2 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	46	0	0%
Apartments	312	10	3.2%
Mobile Homes	21	0	0%
"Other" Units	2	0	0%
Don't Know	57	4	7.0%
Total	469	14	3.0%

Table III.4.39, reports units by bedroom size. As can be seen there were 141 two bedroom apartment units and 13 three bedroom units. Overall, the 177 two bedroom units accounted for 37.7 percent of all units, and the 48 three bedroom units accounted for 10.2 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 151 units listed as "Don't Know". Additional details for additional unit types are reported.

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	1	7	0	1	.	11
One	4	59	1	0	.	76
Two	17	141	9	0	.	177
Three	19	13	9	1	.	48
Four	5	0	0	0	.	6
Don't Know	0	92	2	0	57	151
Total	46	312	21	2	57	469

Table III.4.40 displays the vacancy rate of single-family units by the number of bedrooms. Three-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table III.4.40 Single-Family Units by Bedroom Size City of Cody 2019 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	1	0	0%
One	4	0	0%
Two	17	0	0%
Three	19	0	0%
Four	5	0	0%
Don't know	0	0	0%
Total	46	0	0%

Table III.4.41 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 2.1 percent.

Table III.4.41 Apartment Units by Bedroom Size City of Cody 2019 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	7	4	57.1%
One	59	2	3.4%
Two	141	3	2.1%
Three	13	0	0%
Four	0	0	0%
Don't know	92	1	1.1%
Total	312	10	3.2%

Average market-rate rents by unit type are shown in Table III.4.42. 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 III.4.42 Average Market Rate Rents by Bedroom Size City of Cody 2019 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$565	\$580	\$.	\$515	\$581
One	\$581	\$580	\$500	\$.	\$590
Two	\$879	\$685	\$650	\$.	\$774
Three	\$972	\$725	\$675	\$900	\$925
Four	\$1,117	\$.	\$.	\$.	\$1,083
Total	\$900.4	\$640.0	\$581.2	\$707.5	\$794.2

Table III.4.43 shows the average rental rates for assisted units by bedroom size and unit type. Since assistance is often based on income of the resident or other case by case determinations average assisted rents can vary across bedroom size.

Table III.4.43					
Average Assisted Rate Rents by Bedroom Size					
City of Cody					
2019 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$0	\$0	\$0	\$0	\$0
One	\$0	\$351.7	\$0	\$0	\$351.7
Two	\$0	\$510.7	\$0	\$0	\$510.7
Three	\$0	\$767.0	\$0	\$0	\$767.0
Four	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$468.8	\$0	\$0	\$468.8

Table III.4.44 shows vacancy rates for single-family units by average rental rates for City of Cody. The most common rent for single-family units was between 1,000 and 1,250 dollars and the units in this price range had a vacancy rate of 0 percent.

Table III.4.44			
Single-Family Market Rate Rents by Vacancy Status			
City of Cody			
2019 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	2	0	0%
\$500 to \$749	0	0	0%
\$750 to \$999	33	0	0%
\$1,000 to \$1,249	6	0	0%
\$1,250 to \$1,499	4	0	0%
Above \$1,500	0	0	0%
Missing	1	0	0%
Total	46	0	0%

The average rent and availability of apartment units is displayed in Table III.4.45. The most common rent for apartment rents was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 5.3 percent.

Table III.4.45 Apartment Market Rate Rents by Vacancy Status City of Cody 2019 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$749	150	8.0	5.3%
\$750 to \$999	10	0	0%
\$1,000 to \$1,249	0	0	0%
\$1,250 to \$1,499	0	0	0%
Above \$1,500	0	0	0%
Missing	152	2.0	1.3%
Total	312	10	3.2%

Respondents were asked if utilities are included in the rent and as shown in Table III.4.46, 20 respondents, or 50.0 percent, included some sort of utility in the rent.

Table III.4.46 Are there any utilities included with the rent? City of Cody 2019 Survey of Rental Properties	
Period	Respondent
Yes	20
No	20
% Offering Utilities	50.0%

The type of utility included in the rent is shown in Table III.4.47. There were 123 respondents who included electricity, 165 respondents who included natural gas, 276 respondents who included water and sewer and 258 respondents included trash collection in the rent.

Table III.4.47 Which utilities are included with the rent? City of Cody 2019 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	123
Natural Gas	165
Water/Sewer	276
Trash Collection	258

Perceived Need for Housing Units

Table III.4.48 shows the number of survey respondents who keep a waiting list. As can be seen 7 respondents said they keep a waitlist, with an estimated 32 number of persons on the wait list.

Table III.4.48 Do you keep a waiting list? City of Cody 2019A Survey of Rental Properties	
Period	Respondent
Yes	7
No	34
Waitlist Size	32

Table III.4.49 shows the condition of rental units by unit type for City of Cody. 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 215 units were in good condition, or 45.8 percent and 32 units, or 6.8 percent, being in average condition. Details by unit type and condition are displayed.

Table III.4.49 Condition by Unit Type City of Cody 2019A Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	32	6.8%
Good	215	45.8%
Excellent	139	29.6%
Don't Know	0	0%
Total	469	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 III.4.50, 2 respondents said they would prefer more single family units, 1 respondent wanted more apartment units, and 6 respondents indicated they would prefer more units of any type.

Table III.4.50 If you had the opportunity to own/manage more units, how many would you prefer City of Cody 2019A Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	2
Duplex Units	1
Apartments	1
Mobile homes	0
Other	0
All types	6
Total	10

2018 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 2017 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is report here. The moderate and very strong scenarios are reported in the WCDA housing forecast report.

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

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

area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Table III.4.51 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

Table III.4.51 Households with Housing Problems by Income City of Cody 2011-2015 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	65	170	235
30.1-50% HAMFI	90	160	250
50.1-80% HAMFI	155	20	175
80.1-95% HAMFI	35	15.0	50
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	10	0	10
Total	355	365	720
Without Housing Problems			
30% HAMFI or less	20	50	70
30.1-50% HAMFI	135	65	200
50.1-80% HAMFI	410	455	865
80.1-95% HAMFI	315	70	385
95 – 115% HAMFI	295	50	345
115.1% HAMFI or more	875	360	1,235
Total	2,050	1,050	3,100
Not Computed			
30% HAMFI or less	15.0	15.0	30
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	15.0	15.0	30
Total			
30% HAMFI or less	100	235	335
30.1-50% HAMFI	225	225	450
50.1-80% HAMFI	565	475	1,040
80.1-95% HAMFI	350	85	435
95 – 115% HAMFI	295	50	345
115.1% HAMFI or more	885	360	1,245
Total	2,420	1,430	3,850

horizon. As can be seen there were a total of 355 owner occupied and 365 renter occupied households experiencing a housing problem.

Table III.4.52 shows the total estimated housing by tenure for City of Cody. As can be seen, in 2030 there are estimated to be a total of 3,012 owner and 1,682 renter occupied households or a total of 4,694 households. By 2050 there are estimated to be 3,365 owner, 1,861 renter for a total of 5,226 households in City of Cody.

Year	Owner	Renter	Total
2017	2,786	1,486	4,272
2020	2,786	1,568	4,354
2025	2,901	1,626	4,527
2030	3,012	1,682	4,694
2035	3,115	1,736	4,851
2040	3,206	1,783	4,989
2045	3,289	1,825	5,114
2050	3,365	1,861	5,226

Table III.4.53, below shows the incremental housing demand for City of Cody. 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 226 owner-occupied and 196 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 City of Cody will see an additional 954 households, of which 86 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 260 household’s above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.4.53								
Incremental Housing Demand Forecast								
City of Cody								
Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	0	5.0	9	14	17	21	24
30.1-50%	0	0	11.0	21	31	39	47	54
50.1-80%	0	0	27	53	77	98	117	135
80.1-95%	0	0	17.0	33	48	61	73	84
95.1-115%	0	0	14	28	40	51	61	71
115+%	0	0	42	83	120	154	184	212
Total	0	0	115	226	329	420	503	579
Renter								
0-30%	0	13.0	23	32	41	49	56	62
30.1-50%	0	13.0	22	31	39	47	53	59
50.1-80%	0	27.0	47	65	83	99	113	125
80.1-95%	0	5.0	8.0	12.0	15	18	20	22
95.1-115%	0	3.0	5.0	7.0	9	10	12	13
115+%	0	21.0	35	49	63	75	85	94
Total	0	82	140	196	250	297	339	375
Total								
0-30%	0	13.0	28	42	55	66	76	86
30.1-50%	0	13.0	33	52	70	86	100	113
50.1-80%	0	27	73	118	160	197	230	260
80.1-95%	0	5.0	25	44	62	78	93	106
95.1-115%	0	3.0	19	34	49	62	73	84
115+%	0	21	77	132	183	228	269	306
Total	0	82	255	422	579	717	842	954

Table III.4.54 shows the Incremental Total Housing Need Forecast for City of Cody. 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 788 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 988 owner and 754 renter occupied households for a total of 1,742 quality households.

Table III.4.54
Incremental Total Housing Need Forecast
 City of Cody
 Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	75	75	80	84	88	92	96	99
30.1-50%	104	104	114	125	134	143	150	157
50.1-80%	178	178	205	231	255	277	296	314
80.1-95%	40	40	57	73	88	101	113	124
95.1-115%	0	0	14	28	40	51	61	71
115+%	12	12	54	94	132	165	195	223
Total	409	409	524	635	738	829	912	988
Renter								
0-30%	177	190	200	209	218	225	232	238
30.1-50%	166	179	188	197	206	213	220	225
50.1-80%	21	48	67	86	104	119	133	145
80.1-95%	16.0	20.0	24	27	30	33	36	38
95.1-115%	0	3.0	5.0	7	9	10	12	13
115+%	0	21	35	49	63	75	85	94
Total	379	461	519	575	629	676	718	754
Total								
0-30%	251	265	279	293	306	318	328	337
30.1-50%	270	283	303	322	340	356	370	383
50.1-80%	199	226	273	317	359	396	429	459
80.1-95%	56	61	81	100	118	134	149	162
95.1-115%	0	3	19	34	49	62	73	84
115+%	12	32	89	144	195	240	281	318
Total	788	870	1,043	1,210	1,367	1,505	1,630	1,742