

# City of Evanston

**VOLUME III:**

**Wyoming**

**State Profile**

## DEMOGRAPHICS

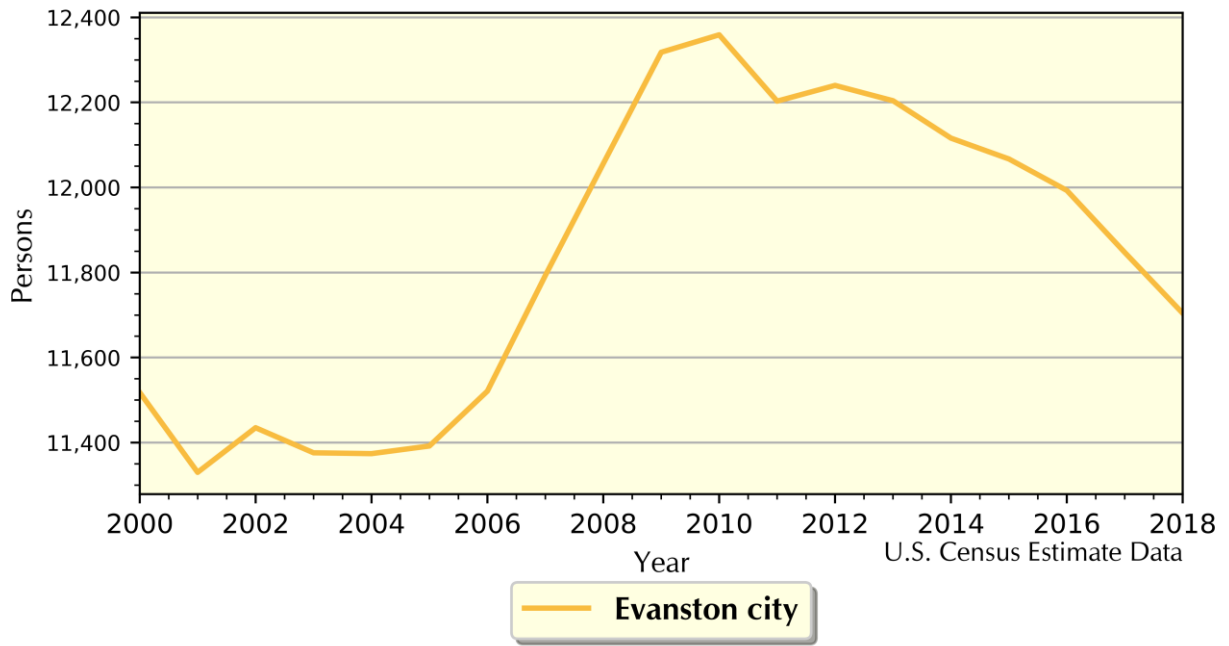
### Population Estimates

Table III.7.1 shows the population estimates for the City of Evanston. In 2018, the city’s population was 11,704, a -1.2% change from 2017. The population decreased -5.3 percent since 2010, from 12,359 people to 11,704 people in 2018. This data is also displayed in Diagram III.7.1 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 Evanston. Although a city may span several counties, for the county level data pieces, Uinta County was selected. For a more in-depth county level view, please refer to Uinta County in Volume II of this profile.

<b>Table III.7.1</b> <b>Population Estimates</b> City of Evanston Census Population Estimates		
Year	Population	Percent Yearly Change
2000	11,518	.
2001	11,330	-1.6%
2002	11,435	0.9%
2003	11,376	-0.5%
2004	11,374	0%
2005	11,392	0.2%
2006	11,521	1.1%
2007	11,793	2.4%
2008	12,056	2.2%
2009	12,318	2.2%
2010	12,359	0.3%
2011	12,203	-1.3%
2012	12,240	0.3%
2013	12,204	-0.3%
2014	12,116	-0.7%
2015	12,067	-0.4%
2016	11,993	-0.6%
2017	11,847	-1.2%
2018	11,704	-1.2%

**Diagram III.7.1**  
**Population Estimates**  
City of Evanston



### Population Migration Trends

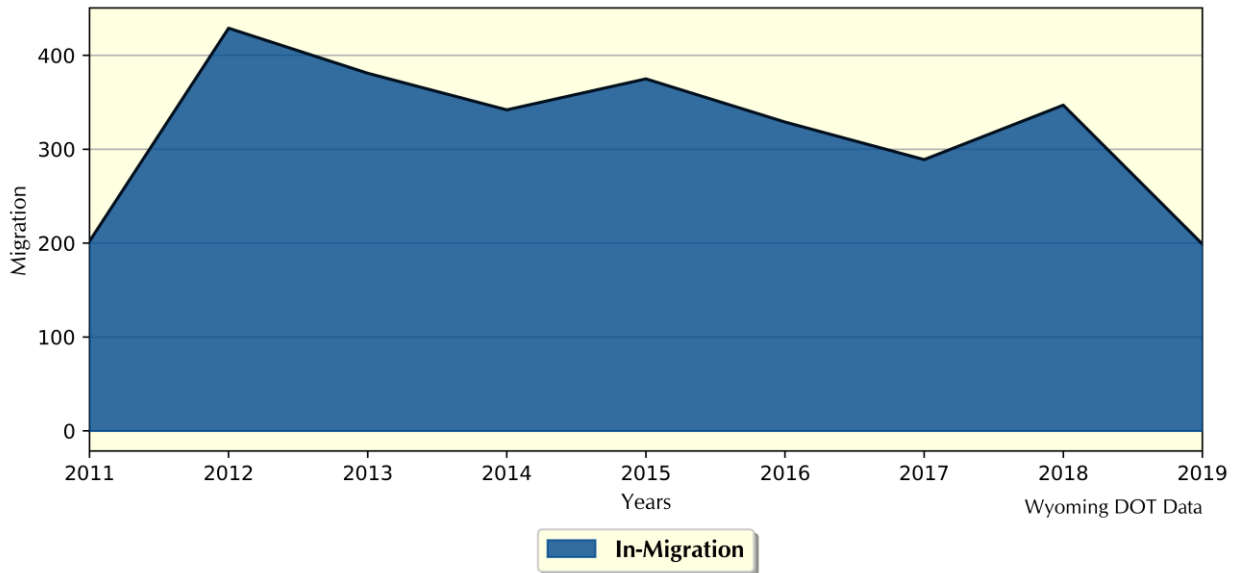
The Wyoming Department of Transportation (WYDOT) collects data on drivers who move to Wyoming and exchange licenses from other states as well as those surrendering Wyoming driver’s licenses when relocating to a different state. The WYDOT data do not represent a precise count of migration, as they show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

Table III.7.2 shows in-migration between 2011 and 2019 for City of Evanston by age cohort. Because out-migration is not tracked at the city level, we use county level data from Uinta County to display net- and out-migration.

<b>Table III.7.2</b> <b>In-Migration by Age Cohort</b> City of Evanston Wyoming DOT Data									
Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
<b>In</b>									
14-17	4	6	6	6	6	3	1	2	3
18-22	27	49	47	37	39	25	23	33	17
23-25	54	46	52	33	27	22	18	28	14
26-35	57	152	109	100	120	102	75	84	67
36-45	40	70	93	57	79	64	55	62	37
46-55	24	56	30	51	47	52	54	55	19
56-65	16	37	37	36	32	35	35	46	27
66 +	10	13	7	22	25	26	28	37	15
<b>Total</b>	<b>202</b>	<b>429</b>	<b>381</b>	<b>342</b>	<b>375</b>	<b>329</b>	<b>289</b>	<b>347</b>	<b>199</b>

The shaded areas in Diagram III.7.2 and Diagram III.7.3 represents in and out-migration, with the white line depicting net migration. The maximum net migration occurred in 2006 with 286 people entering and the lowest net migration occurred in 2018 with 348 leaving Uinta County.

**Diagram III.7.2**  
**In-Migration**  
 City of Evanston  
 2011 – 2019 First Half



**Diagram III.7.3**  
**Migration Trends**  
 Uinta County  
 2000 – 2019 First Half

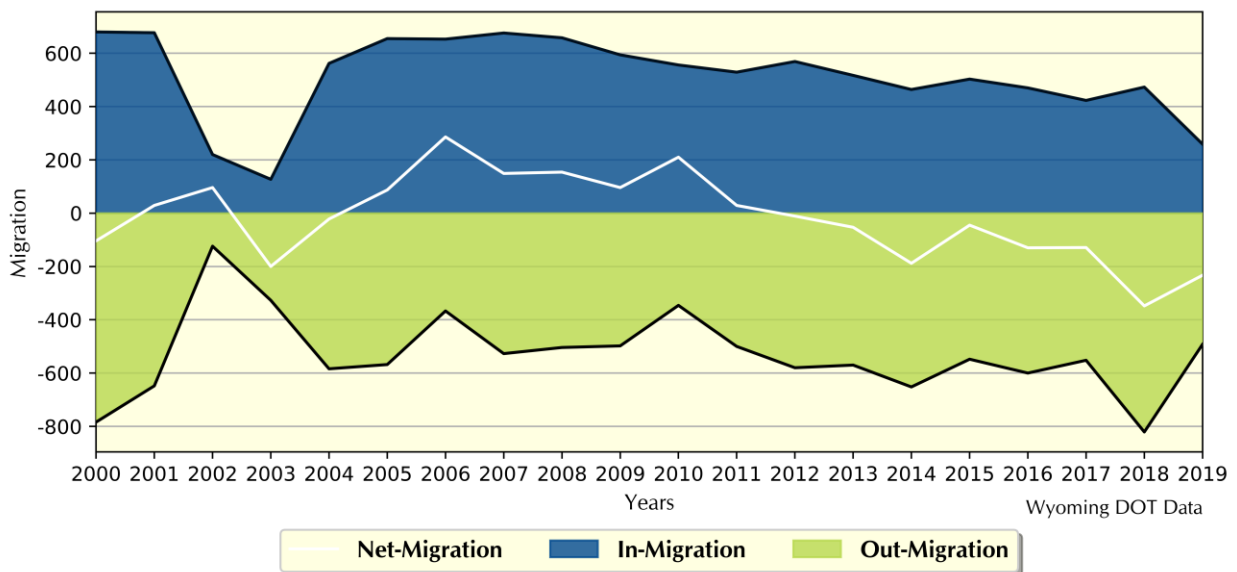


Table III.7.3 shows net-migration for Uinta County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 16 to 17, with 0 persons entering Uinta County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 50 persons leaving Uinta County.

<b>Table III.7.3</b> <b>Net-Migration by Age Range</b> Uinta County Wyoming DOT Data												
Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
	<b>Net</b>											
14-17	5	3	0	4	1	3	4	0	0	-3	-8	0
18-22	-12	-33	5	-20	-27	-26	-49	-22	-32	-38	-69	-48
23-25	7	18	27	-16	14	-1	-26	-30	-12	-40	-29	-34
26-35	92	51	100	32	48	-9	-14	15	-21	-26	-98	-50
36-45	54	28	47	37	5	17	-35	7	-18	-22	-41	-27
46-55	17	25	30	10	-9	-16	-30	-10	-1	4	-50	-20
56-65	-2	-2	-6	-11	-30	-6	-29	-14	-33	0	-34	-21
66 +	-7	6	7	-7	-13	-15	-9	9	-13	-4	-19	-33
<b>Total</b>	<b>154</b>	<b>96</b>	<b>210</b>	<b>29</b>	<b>-11</b>	<b>-53</b>	<b>-188</b>	<b>-45</b>	<b>-130</b>	<b>-129</b>	<b>-348</b>	<b>-233</b>

## 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 data<sup>7</sup>, 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 Evanston population by race and ethnicity is shown in Table III.7.4. The white population decreased by 5.0 percent, representing 91.1 percent of the population in 2017, compared with the black population, which increased by 166.7 percent and accounted for 0.1 percent of the population. The Hispanic population represented 13.7 percent of the population, which increased from 1,855 to 1,875 people between 2010 and 2017, or by 1.1 percent.

<b>Table III.7.4</b>				
<b>Population by Race and Ethnicity</b>				
City of Evanston				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	11,095	89.8%	10,976	91.1%
Black	39	0.3%	18	0.1%
American Indian	119	1.0%	198	1.6%
Asian	36	0.3%	23	0.2%
Native Hawaiian/ Pacific Islander	21	0.2%	0	0%
Other	735	5.9%	325	2.7%
Two or More Races	314	2.5%	514	4.3%
<b>Total</b>	<b>12,359</b>	<b>100.0%</b>	<b>12,054</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	10,833	87.7%	10,398	86.3%
<b>Hispanic</b>	1,526	12.3%	1,656	13.7%

The change in race and ethnicity between 2010 and 2017 is shown in Table III.7.5. During this time, the total non-Hispanic population was 10,398 persons in 2017. The Hispanic population was 1,656.

<b>Table III.7.5</b>				
<b>Population by Race and Ethnicity</b>				
City of Evanston				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
<b>Non-Hispanic</b>				
White	10,449	96.5%	9,878	95.0%
Black	32	0.3%	18	0.2%
American Indian	85	0.8%	183	1.8%
Asian	36	0.3%	23	0.2%
Native Hawaiian/ Pacific Islander	19	0.2%	0	0%
Other	2	0%	0	0%
Two or More Races	210	1.9%	296	2.8%
<b>Total Non-Hispanic</b>	<b>10,833</b>	<b>100.0%</b>	<b>10,398</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	646	42.3%	1,098	66.3%
Black	7	0.5%	0	0%
American Indian	34	2.2%	15	0.9%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	2	0.1%	0	0%
Other	733	48.0%	325	19.6%
Two or More Races	104	6.8%	218	13.2%
<b>Total Non-Hispanic</b>	<b>1,526</b>	<b>100.0</b>	<b>1,656</b>	<b>100.0%</b>
<b>Total Population</b>	<b>12,359</b>	<b>100.0%</b>	<b>12,054</b>	<b>100.0%</b>



## 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.7.6, between 2000 and 2010, the institutionalized population changed -56.1 percent in City of Evanston, from 198 people in 2000 to 87 in 2010. The non-institutionalized population changed 133.3%, from 60 in 2000 to 140 in 2010.

<b>Table III.7.6</b>					
<b>Group Quarters Population</b>					
City of Evanston					
2000 & 2010 Census SF1 Data					
<b>Group Quarters Type</b>	<b>2000 Census</b>		<b>2010 Census</b>		<b>% Change 00-10</b>
	<b>Population</b>	<b>% of Total</b>	<b>Population</b>	<b>% of Total</b>	
<b>Institutionalized</b>					
Correctional Institutions	0	0%	0	0%	0%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	68	34.3%	15	17.2%	-77.9%
Other Institutions	130	65.7%	72	82.8%	-44.6%
<b>Total</b>	<b>198</b>	<b>100.0%</b>	<b>87</b>	<b>100.0%</b>	<b>-56.1%</b>
<b>Non-Institutionalized</b>					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	60	100.0%	140	100.0%	133.3%
<b>Total</b>	<b>60</b>	<b>100.0%</b>	<b>140</b>	<b>100.0%</b>	<b>133.3%</b>
<b>Group Quarters Population</b>	<b>258</b>	<b>100.0%</b>	<b>227</b>	<b>100.0%</b>	<b>-12.0%</b>

## Foreign Born Populations

The number of foreign born persons is shown in Table III.7.7. An estimated 3.0 percent of the population was born in Mexico, some 0.6 percent were born in Guatemala, and another 0.4 percent were born in Germany .

<b>Table III.7.7</b>			
<b>Place of Birth for the Foreign-Born Population</b>			
City of Evanston 2017 Five-Year ACS			
<b>Number</b>	<b>Country</b>	<b>Number of Persons</b>	<b>Percent of Total Population</b>
#1 country of origin	Mexico	363	3.0%
#2 country of origin	Guatemala	70	0.6%
#3 country of origin	Germany	53	0.4%
#4 country of origin	Honduras	22	0.2%
#5 country of origin	Venezuela	18	0.1%
#6 country of origin	Korea	14	0.1%
#7 country of origin	Spain	14	0.1%
#8 country of origin	Canada	7	0.1%
#9 country of origin	Philippines	7	0.1%
#10 country of origin	Thailand	2	0%

Limited English Proficiency and the language spoken at home are shown in Table III.7.8. An estimated 2.6 percent (296 people) of the population speaks Spanish at home, followed by 0.1 percent (11 people) speaking German or other West Germanic languages

<b>Table III.7.8</b>			
<b>Limited English Proficiency and Language Spoken at Home</b>			
City of Evanston 2017 Five-Year ACS			
<b>Number</b>	<b>Country</b>	<b>Number of Persons</b>	<b>Percent of Total Population</b>
#1 LEP Language	Spanish	296	2.6%
#2 LEP Language	German or other West Germanic languages	11	0.1%
#3 LEP Language	Arabic	0	0%
#4 LEP Language	Chinese	0	0%
#5 LEP Language	French, Haitian, or Cajun	0	0%
#6 LEP Language	Korean	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.7.9. The disability rate for females was 17.9 percent, compared to 15.4 percent for males. The disability rate grew precipitously higher with age, with 48.3 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	122	8.4%	64	5.9%	186	7.3%
18 to 34	68	5.5%	127	9.4%	195	7.6%
35 to 64	349	16.1%	465	19.6%	814	18.0%
65 to 74	285	66.1%	256	55.4%	541	60.6%
75 or Older	107	40.2%	138	57.3%	245	48.3%
<b>Total</b>	<b>931</b>	<b>15.4%</b>	<b>1,050</b>	<b>17.9%</b>	<b>1,981</b>	<b>16.6%</b>

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.7.10. Some 7.1 percent have an ambulatory disability, 8.9 percent have an independent living disability, and 4.0 percent have a self-care disability.

Disability Type	Population with Disability	Percent with Disability
Hearing disability	583	4.9%
Vision disability	254	2.1%
Cognitive disability	887	8.0%
Ambulatory disability	785	7.1%
Self-Care disability	444	4.0%
Independent living disability	756	8.9%

## Education and Employment

Education and employment data from the City of Evanston 2017 Five-Year ACS is presented in Table III.7.11, Table III.7.12, and Table III.7.13. In 2017, 6,083 people were in the labor force, including 5,676 employed and 407 unemployed people. The unemployment rate for City of Evanston was estimated at 6.7 percent in 2017.

<b>Table III.7.11</b>	
<b>Employment, Labor Force and Unemployment</b>	
City of Evanston 2017 Five-Year ACS Data	
<b>Employment Status</b>	<b>2017 Five-Year ACS</b>
Employed	5,676
Unemployed	407
<b>Labor Force</b>	<b>6,083</b>
Unemployment Rate	6.7%

Table III.7.12 and Table III.7.13 show educational attainment in City of Evanston. In 2017, 88.7 percent of households had a high school education or greater, including 36.1 percent with a high school diploma or equivalent, 37.7 percent with some college, 8.3 percent with a Bachelor's Degree, and 5.1 percent with a graduate or professional degree.

<b>Table III.7.12</b>	
<b>High School or Greater Education</b>	
City of Evanston 2017 Five-Year ACS Data	
<b>Education Level</b>	<b>Households</b>
High School or Greater	4,103
Total Households	4,628
<b>Percent High School or Above</b>	<b>88.7%</b>

<b>Table III.7.13</b>		
<b>Educational Attainment</b>		
City of Evanston 2017 Five-Year ACS Data		
<b>Education Level</b>	<b>Population</b>	<b>Percent</b>
Less Than High School	1,103	12.8%
High School or Equivalent	3,123	36.1%
Some College or Associates Degree	3,253	37.7%
Bachelor's Degree	717	8.3%
Graduate or Professional Degree	444	5.1%
<b>Total Population Above 18 years</b>	<b>8,640</b>	<b>100.0%</b>

## ECONOMICS

### Labor Force

Table III.7.14 shows the labor force statistics for City of Evanston from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.7 percent. The highest level of unemployment occurred during 1993 rising to a rate of 8.5 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 City of Evanston decreased from 4.5 percent in 2017 to 4.4 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Year	City of Evanston				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	653	9,246	9,899	6.6%	5.3%
1991	738	9,348	10,086	7.3%	5.2%
1992	858	9,394	10,252	8.4%	5.6%
1993	915	9,787	10,702	8.5%	5.3%
1994	843	9,829	10,672	7.9%	5.0%
1995	735	10,182	10,917	6.7%	4.8%
1996	802	10,211	11,013	7.3%	4.9%
1997	622	10,029	10,651	5.8%	4.8%
1998	601	10,141	10,742	5.6%	4.7%
1999	700	9,828	10,528	6.6%	4.6%
2000	427	10,031	10,458	4.1%	3.9%
2001	401	10,375	10,776	3.7%	3.8%
2002	469	10,617	11,086	4.2%	4.0%
2003	488	10,488	10,976	4.4%	4.3%
2004	402	10,240	10,642	3.8%	3.8%
2005	361	10,285	10,646	3.4%	3.6%
2006	330	10,620	10,950	3.0%	3.2%
2007	295	10,818	11,113	2.7%	2.8%
2008	333	11,179	11,512	2.9%	3.1%
2009	781	10,789	11,570	6.8%	6.3%
2010	742	9,815	10,557	7.0%	6.4%
2011	630	9,537	10,167	6.2%	5.8%
2012	574	9,689	10,263	5.6%	5.3%
2013	525	9,435	9,960	5.3%	4.7%
2014	474	9,396	9,870	4.8%	4.1%
2015	488	9,195	9,683	5.0%	4.3%
2016	549	8,884	9,433	5.8%	5.3%
2017	414	8,689	9,103	4.5%	4.2%
2018	390	8,541	8,931	4.4%	4.1%

Diagram III.7.4 shows the employment and labor force for City of Evanston. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 8,541 persons, with the labor force reaching 8,931, indicating there were a total of 390 unemployed persons.

**Diagram III.7.4**  
**Employment and Labor Force**

City of Evanston  
1990 – 2017 BLS Data

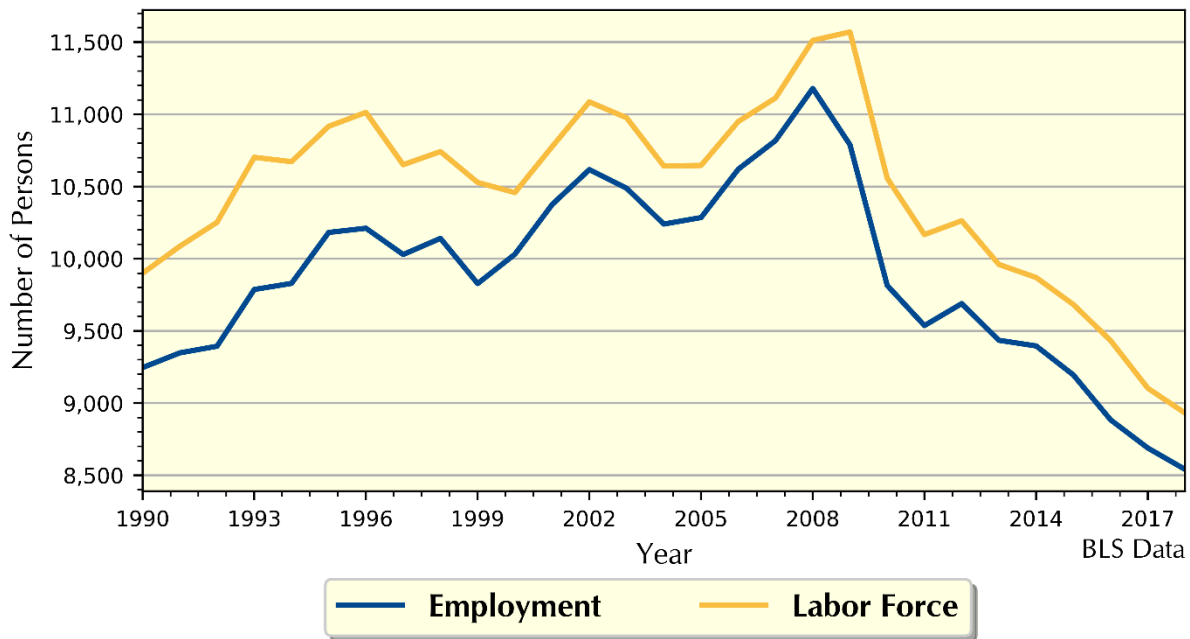
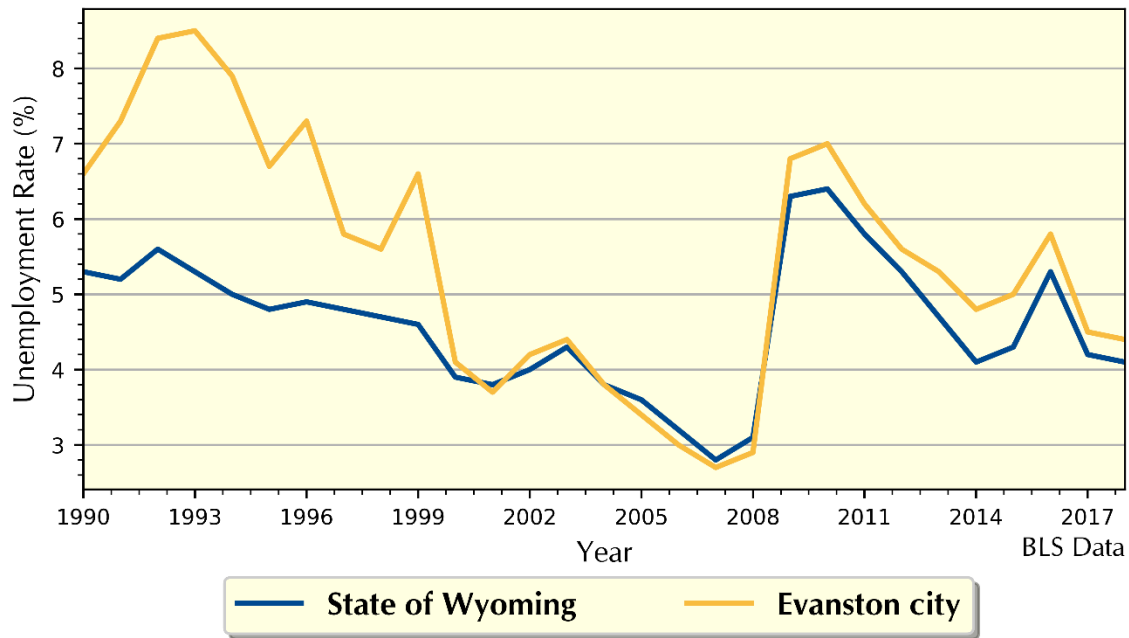


Diagram III.7.5 shows the unemployment rate for both the State and City of Evanston. During the 1990's the average rate for City of Evanston was 7.1 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.9 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 5.4 percent. Over the course of the entire period the City of Evanston had an average unemployment rate that higher than the State, 5.5 percent for City of Evanston, versus 4.6 statewide.

**Diagram III.7.5**  
**Annual Unemployment Rate**  
 City of Evanston



## 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.7.15 shows the total employment by industry for the Uinta County. The most recent estimates show the government and government enterprises industry was the largest employer in Uinta County, with employment reaching 2,285 jobs in 2017. Between 2016 and 2017 the utilities industry saw the largest percentage increase, rising by 13.4 percent to 110 jobs.

**Table III.7.15**  
**Employment by Industry**  
Uinta County  
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	373	381	377	374	377	385	385	397	3.1
Forestry, fishing, related activities, and other	64	63	65	56	67	72	69	68.0	-1.4
Mining	946	770	828	809	750	644	574	538	-6.3
Utilities	97	99	94	91	86	91	97	110	13.4
Construction	1,699	1,416	1,463	1,244	1,279	1,201	959	946	-1.4
Manufacturing	314	359	379	369	364	354	353	336	-4.8
Wholesale trade	304	325	324	315	296	257	220	202	-8.2
Retail trade	1,424	1,473	1,474	1,420	1,424	1,451	1,472	1,464	-0.5
Transportation and warehousing	460	475	466	470	487	498	481	489	1.7
Information	248	255	266	253	258	264	289	293	1.4
Finance and insurance	408	427	423	411	433	426	441	449	1.8
Real estate and rental and leasing	553	572	551	545	567	596	556	557	0.2
Professional and technical services	502	498	511	499	532	480	419	413	-1.4
Management of companies and enterprises	32	32	34	43	37	62	86	60	-30.2
Administrative and waste services	295	311	361	333	356	323	286	265	-7.3
Educational services	0	0	0	0	0	0	57	61	7.0
Health care and social assistance	0	0	0	0	0	0	1,266	1,285	1.5
Arts, entertainment, and recreation	127	127	129	147	202	211	184	207	12.5
Accommodation and food services	797	768	758	736	730	777	775	810	4.5
Other services, except public administration	498	517	497	476	493	503	483	474	-1.9
Government and government enterprises	2,280	2,268	2,270	2,254	2,274	2,322	2,328	2,285	-1.8
<b>Total</b>	<b>12,791</b>	<b>12,479</b>	<b>12,639</b>	<b>12,215</b>	<b>12,349</b>	<b>12,201</b>	<b>11,780</b>	<b>11,709</b>	<b>-0.6</b>



Table III.7.16 shows the real average earnings per job by industry for Uinta County. In 2017, the utilities industry had the highest average earnings reaching 106,192 dollars. Between 2016 and 2017 the administrative and waste management services industry saw the largest percentage increase, rising by 13.5 percent to 30,250 dollars.

**Table III.7.16**  
**Real Earnings Per Job by Industry**  
Uinta County  
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	5,007	15,788	-3,224	4,490	12,369	9,207	1,740	371	-78.7
Forestry, fishing, related activities, and other	11,916	14,553	12,873	14,413	12,791	13,314	13,712	14,121	3.0
Mining	116,507	99,567	98,746	94,344	96,184	86,021	73,887	67,016	-9.3
Utilities	115,880	118,760	110,247	113,049	111,922	114,740	116,381	106,192	-8.8
Construction	78,442	69,667	71,701	94,568	63,796	65,750	62,794	61,768	-1.6
Manufacturing	65,604	61,153	63,474	63,264	62,392	56,783	54,609	52,603	-3.7
Wholesale trade	79,492	78,354	71,186	70,318	77,725	65,315	65,205	68,914	5.7
Retail trade	25,570	23,235	23,067	25,514	25,015	23,761	24,300	24,994	2.9
Transportation and warehousing	82,535	81,037	82,397	71,564	74,202	70,714	78,587	79,232	0.8
Information	76,009	78,343	76,707	77,143	78,010	79,867	73,459	74,674	1.7
Finance and insurance	26,196	24,982	25,311	26,757	25,757	28,563	27,477	27,323	-0.6
Real estate and rental and leasing	46,565	39,852	38,762	33,096	28,106	28,737	27,618	24,854	-10.0
Professional and technical services	49,713	51,632	49,921	53,168	56,043	49,398	44,686	47,500	6.3
Management of companies and enterprises	31,225	34,769	18,766	34,311	50,037	72,515	65,185	42,506	-34.8
Administrative and waste services	84,596	56,774	39,366	31,613	31,089	31,136	26,655	30,250	13.5
Educational services	0	0	0	0	0	0	14,387	14,333	-0.4
Health care and social assistance	0	0	0	0	0	0	42,964	43,467	1.2
Arts, entertainment, and recreation	31,769	25,201	26,313	12,774	15,311	14,243	15,228	12,869	-15.5
Accommodation and food services	18,569	18,901	19,643	19,328	19,369	18,953	19,447	19,094	-1.8
Other services, except public administration	29,294	29,006	31,828	31,709	30,716	28,105	24,598	23,304	-5.3
Government and government enterprises	60,573	58,942	57,894	62,341	62,981	61,420	60,693	59,914	-1.3
<b>Total</b>	<b>55,196</b>	<b>50,487</b>	<b>49,587</b>	<b>51,891</b>	<b>49,007</b>	<b>46,923</b>	<b>44,961</b>	<b>44,000</b>	<b>-2.1</b>

Diagram III.7.6 shows real average earnings per job for Uinta County from 1990 to 2017. Over this period the average earning per job for Uinta County was 43,481 dollars, which was lower than the statewide average of 46,885 dollars over the same period.

**Diagram III.7.6**  
**Real Average Earnings Per Job**  
 Uinta County

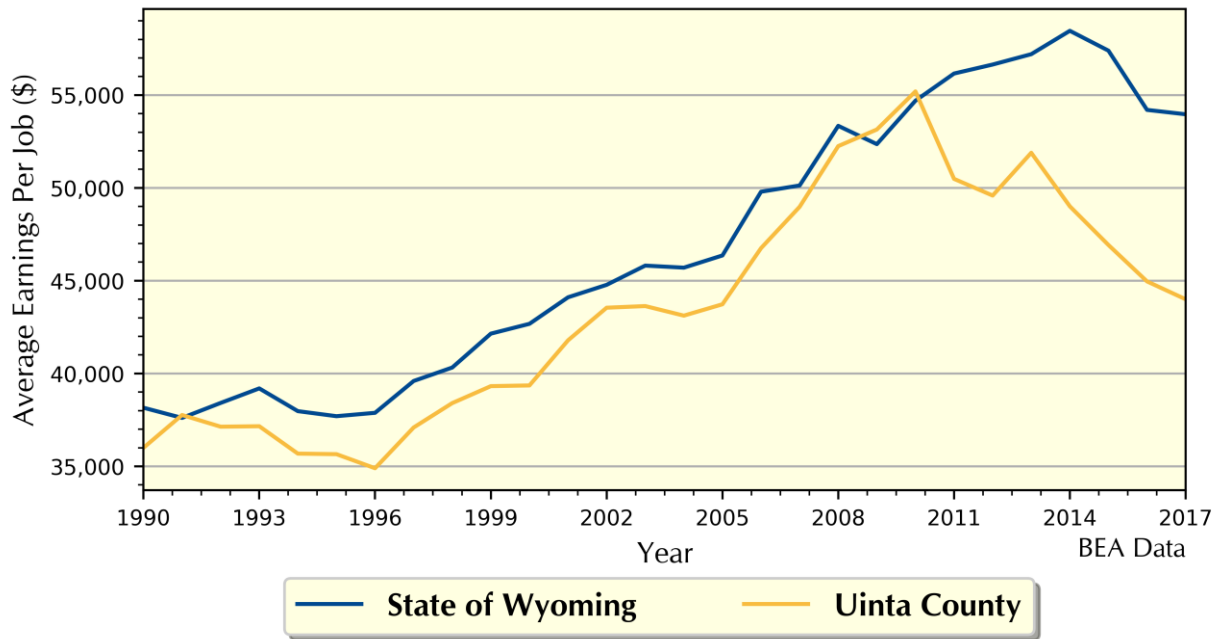
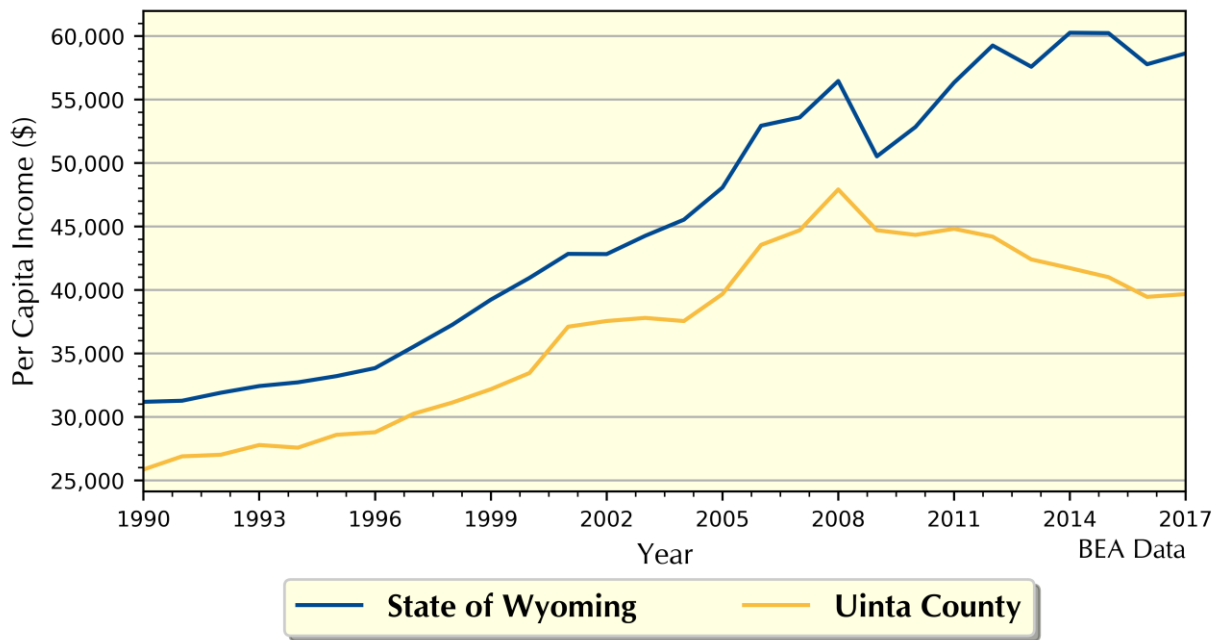


Diagram III.7.7 shows real per capita income for the Uinta County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Uinta County was 36,705 dollars, which was lower than the statewide average of 45,699 dollars over the same period.

**Diagram III.7.7**  
**Real Per Capita Income**  
 Uinta County



## Poverty

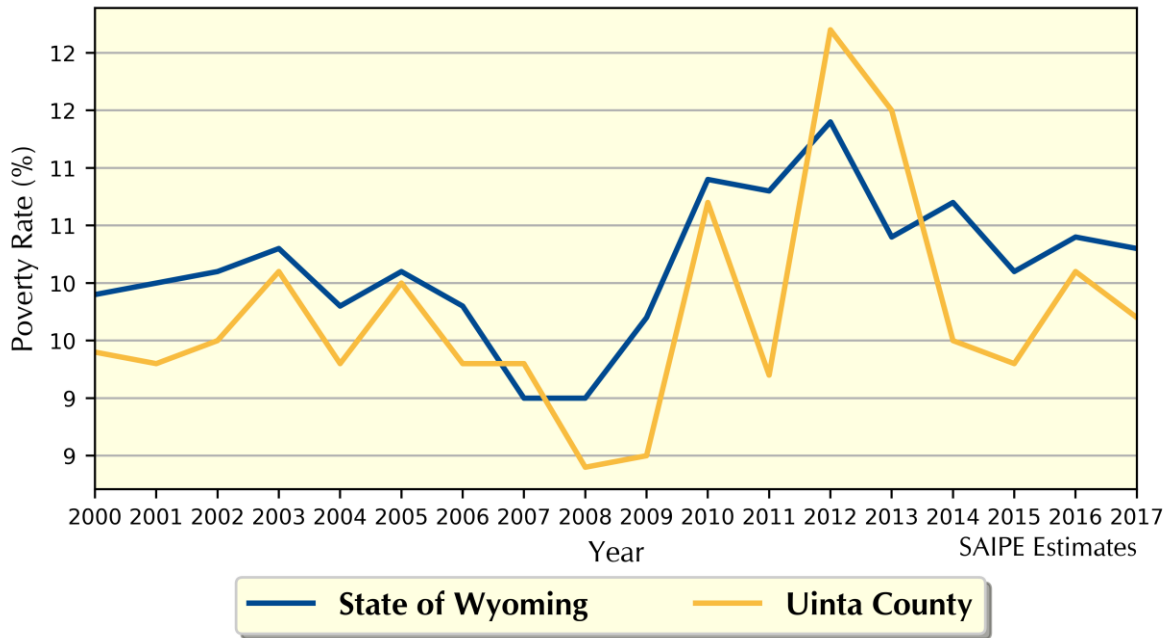
Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 2,344 in 2010 to 2,067.0 in 2017, with the poverty rate reaching 10.2 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.7.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.7.8 on the following page.

The rate of poverty for Uinta County is shown in Table III.7.18. In 2017, there were an estimated 2,297 people (19.3 percent) living in poverty, compared to 11.7 percent living in poverty in 2000. In 2017, some 9.0 percent of those in poverty were under age 6 and 9.6 percent were 65 or older.

<b>Table III.7.17</b> <b>Persons in Poverty</b> Uinta County 2000–2017 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	1,916	9.9%
2001	1,918	9.8%
2002	1,951	10.0%
2003	2,063	10.6%
2004	1,922	9.8%
2005	2,046	10.5%
2006	1,944	9.8%
2007	1,935	9.8%
2008	1,805	8.9%
2009	1,853	9.0%
2010	2,344	11.2%
2011	2,013	9.7%
2012	2,646	12.7%
2013	2,515	12.0%
2014	2,081	10.0%
2015	2,030	9.8%
2016	2,183	10.6%
2017	2,067	10.2%

<b>Table III.7.18</b> <b>Poverty by Age</b> City of Evanston 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	280	21.4%	206	9.0%
6 to 17	262	20.0%	771	33.6%
18 to 64	724	55.4%	1,100	47.9%
65 or Older	42	3.2%	220	9.6%
<b>Total</b>	<b>1,308</b>	<b>100.0%</b>	<b>2,297</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>11.7%</b>	<b>.</b>	<b>19.3%</b>	<b>.</b>

**Diagram III.7.8**  
**Poverty Rates**  
Uinta County



## HOUSING

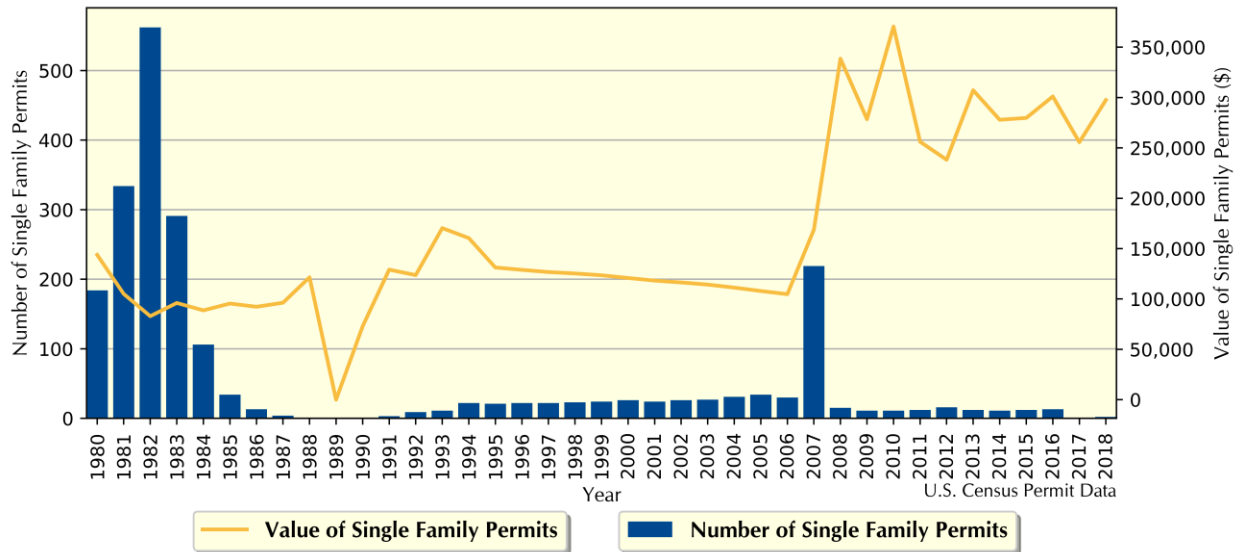
### Housing Production

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 Evanston increased from 1 authorizations in 2017 to 2 in 2018.

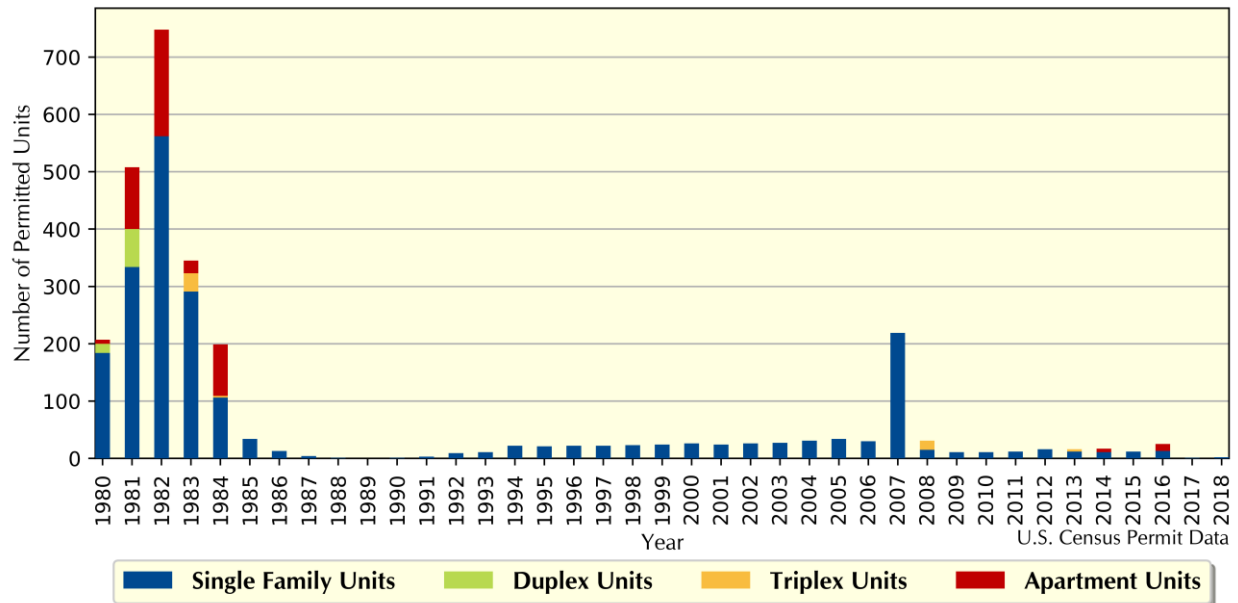
The real value of single-family building permits increased from 301,088 dollars in 2016 to 255,650 dollars in 2017. This compares to an increase in permit value statewide, with values rising from 331,348 dollars in 2017 to 367,953 dollars in 2018. Additional details are given in Table III.7.19, as well as in Diagram III.7.9 and Diagram III.7.10.

Table III.7.19 Building Permits and Valuation City of Evanston 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	184	16	0	7	207	143,806	89,519
1981	334	66	0	108	508	105,032	49,427
1982	562	0	0	186	748	82,910	61,221
1983	291	0	32	22	345	96,036	47,764
1984	106	0	3	90	199	88,661	38,230
1985	34	0	0	0	34	95,457	0
1986	13	0	0	0	13	92,263	0
1987	4	0	0	0	4	96,265	0
1988	1	0	0	0	1	121,495	0
1989	0	0	0	0	0	0	0
1990	1	0	0	0	1	72,816	0
1991	3	0	0	0	3	129,102	0
1992	9	0	0	0	9	123,707	0
1993	11	0	0	0	11	170,345	0
1994	22	0	0	0	22	160,457	0
1995	21	0	0	0	21	131,265	0
1996	22	0	0	0	22	128,909	0
1997	22	0	0	0	22	126,730	0
1998	23	0	0	0	23	125,318	0
1999	24	0	0	0	24	123,525	0
2000	26	0	0	0	26	120,835	0
2001	24	0	0	0	24	118,228	0
2002	26	0	0	0	26	116,392	0
2003	27	0	0	0	27	114,276	0
2004	31	0	0	0	31	111,270	0
2005	34	0	0	0	34	107,912	0
2006	30	0	0	0	30	104,751	0
2007	219	0	0	0	219	168,770	0
2008	15	0	16	0	31	338,570	0
2009	11	0	0	0	11	278,483	0
2010	11	0	0	0	11	370,492	0
2011	12	0	0	0	12	256,152	0
2012	16	0	0	0	16	238,229	0
2013	12	0	4	0	16	307,241	0
2014	11	0	0	6	17	277,938	177,331
2015	12	0	0	0	12	279,747	0
2016	13	0	0	12	25	301,088	83,359
2017	1	0	0	0	1	255,650	0
2018	2	0	0	0	2	297,500	0

**Diagram III.7.9**  
**Single-Family Permits**  
 City of Evanston



**Diagram III.7.10**  
**Total Permits by Unit Type**  
 City of Evanston



## Housing Characteristics

Households by type and tenure are shown in Table III.7.20. Family households represented 69.8 percent of households, while non-family households accounted for 30.2 percent. These changed from 69.1 percent and 30.9 percent, respectively.

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	3,135	69.1%	3,229	69.8%
Married-Couple Family	2,353	75.1%	2,355	72.9%
Owner-Occupied	1,959	83.3%	1,838	78.0%
Renter-Occupied	394	16.7%	517	22.0%
Other Family	782	24.9%	874	24.2%
Male Householder, No Spouse Present	236	30.2%	251	27.0%
Owner-Occupied	140	59.3%	123	49.0%
Renter-Occupied	96	40.7%	128	51.0%
Female Householder, No Spouse Present	546	69.8%	623	62.5%
Owner-Occupied	266	48.7%	252	40.4%
Renter-Occupied	280	51.3%	371	59.6%
Non-Family Households	1,405	30.9%	1,399	30.2%
Owner-Occupied	760	54.1%	796	56.9%
Renter-Occupied	645	45.9%	603	43.1%
<b>Total</b>	<b>4,540</b>	<b>100.0%</b>	<b>4,628</b>	<b>100.0%</b>

Table III.7.21 below shows housing units by type in 2010 and 2017. In 2010, there were 5,007 housing units, compared with 5,275 in 2017. Single-family units accounted for 56.5 percent of units in 2017, compared to 61.8 in 2010. Apartment units accounted for 14.6 percent in 2017, compared to 19.9 percent in 2010.

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	3,093	61.8%	2,983	56.5%
Duplex	136	2.7%	28	0.5%
Tri- or Four-Plex	242	4.8%	269	5.1%
Apartment	997	19.9%	770	14.6%
Mobile Home	539	10.8%	1,214	23.0%
Boat, RV, Van, Etc.	0	0%	11	0.2%
<b>Total</b>	<b>5,007</b>	<b>100.0%</b>	<b>5,275</b>	<b>100.0%</b>



Table III.7.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 5,275 housing units. An estimated 65.0 percent were owner-occupied, and 12.3 percent were vacant.

<b>Table III.7.22</b>				
<b>Housing Units by Tenure</b>				
City of Evanston				
2010 Census & 2017 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Census</b>		<b>2017 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Occupied Housing Units	4,540	88.8%	4,628	87.7%
Owner-Occupied	3,125	68.8%	3,009	65.0%
Renter-Occupied	1,415	31.2%	1,619	35.0%
Vacant Housing Units	571	11.2%	647	12.3%
<b>Total Housing Units</b>	<b>5,111</b>	<b>100.0%</b>	<b>5,275</b>	<b>100.0%</b>

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.7.23. Households earning more than 100,000 dollars per year represented 20.0 percent of households in 2017, compared to 21.1 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 13.5 percent of households in 2017, compared to 11.9 percent in 2000.

<b>Table III.7.23</b>				
<b>Households by Income</b>				
City of Evanston				
2010 & 2017 Five-Year ACS Data				
<b>Income</b>	<b>2010 Five-Year ACS</b>		<b>2017 Five-Year ACS</b>	
	<b>Households</b>	<b>% of Total</b>	<b>Households</b>	<b>% of Total</b>
Less than \$15,000	511	11.9%	623	13.5%
\$15,000 to \$19,999	242	5.6%	233	5.0%
\$20,000 to \$24,999	256	5.9%	376	8.1%
\$25,000 to \$34,999	448	10.4%	441	9.5%
\$35,000 to \$49,999	563	13.1%	664	14.3%
\$50,000 to \$74,999	913	21.2%	897	19.4%
\$75,000 to \$99,999	465	10.8%	467	10.1%
\$100,000 or More	911	21.1%	927	20.0%
<b>Total</b>	<b>4,309</b>	<b>100.0%</b>	<b>4,628</b>	<b>100.0%</b>

Table III.7.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 5.2 percent of households in 2010 and 11.9 percent of households in 2017. Housing units built in 1939 or earlier represented 12.8 percent of households in 2017 and 10.8 percent of households in 2010.

<b>Table III.7.24</b>				
<b>Households by Year Home Built</b>				
City of Evanston				
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	466	10.8%	594	12.8%
1940 to 1949	126	2.9%	72	1.6%
1950 to 1959	93	2.2%	181	3.9%
1960 to 1969	210	4.9%	326	7.0%
1970 to 1979	1,095	25.4%	844	18.2%
1980 to 1989	1,626	37.7%	1,786	38.6%
1990 to 1999	469	10.9%	218	4.7%
2000 to 2009	224	5.2%	552	11.9%
2010 or Later	.	.	55	1.2%
<b>Total</b>	<b>4,309</b>	<b>100.0%</b>	<b>4,628</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table III.7.25. An estimated 62.7 percent of white households occupy single-family homes, while 100.0 percent of black households do. Some 13.8 percent of white households occupied apartments, while 0 percent of black households do. An estimated 100.0 percent of Asian, and 55.4 percent of American Indian households occupy single-family homes.

<b>Table III.7.25</b>							
<b>Distribution of Units in Structure by Race</b>							
City of Evanston							
2017 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	62.7%	100.0%	55.4%	100.0%	0%	38.6%	28.9%
Duplex	0.7%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	3.9%	0%	0%	0%	0%	0%	45.3%
Apartment	13.8%	0%	44.6%	0%	0%	0%	17.2%
Mobile Home	18.9%	0%	0%	0%	0%	61.4%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	8.6%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

The disposition of vacant units between 2010 and 2017 are shown in Table III.7.26. By 2017, for rent units accounted for 19.8 percent of vacant units, while for sale units accounted for 7.3 percent. “Other” vacant units accounted for 42.5 percent of vacant units, representing a total of 275 “other” vacant units.

Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	267	46.8%	128	19.8%
For Sale	66	11.6%	47	7.3%
Rented Not Occupied	8	1.4%	57	8.8%
Sold Not Occupied	10	1.8%	71	11.0%
For Seasonal, Recreational, or Occasional Use	44	7.7%	69	10.7%
For Migrant Workers	2	0.4%	0	0%
Other Vacant	174	30.5%	275	42.5%
<b>Total</b>	<b>571</b>	<b>100.0%</b>	<b>647</b>	<b>100.0%</b>

Table III.7.27, below shows the number of households in the county by number of bedrooms and tenure. There were 0 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 6.6 percent of total households in City of Evanston. In City of Evanston the 1,823 households with three bedrooms accounted for 34.4 percent of all households, and there were only 525 five-bedroom or more households, which accounted for 14.4 percent of all households.

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	0	0	100.0
One	48	258	350	0
Two	692	771	1,815	6.6
Three	1,109	504	1,823	34.4
Four	652	69	762	34.6
Five or more	508	17	525	14.4
<b>Total</b>	<b>4,628</b>	<b>1,619</b>	<b>5,275</b>	<b>100.0</b>

The age of a structure influences its value. As shown in Table III.7.28, structures built in 1939 or earlier had a median value of, 108,200 while structures built between 1950 and 1959 had a median value of 161,400 and those built between 1990 to 1999 had a median value of 0. 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 352,500 and, 0 respectively. The total median value in City of Evanston was 167,700.

<b>Table III.7.28</b> <b>Owner Occupied Median Value by Year</b> <b>Structure Built</b> City of Evanston 2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	108,200
1940 to 1949	0
1950 to 1959	161,400
1960 to 1969	0
1970 to 1979	0
1980 to 1989	179,900
1990 to 1999	0
2000 to 2009	330,800
2010 to 2013	352,500
2014 or later	0
<b>Median Value</b>	<b>167,700</b>

Household mortgage status is reported in Table III.7.29. In, City of Evanston households with a mortgage accounted for 52.3 percent of all households or 1,575 housing units, and the remaining 49.1 percent or 1,477 units had no mortgage. Of those units with a mortgage, 98 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,477 or 49.1 percent had no second mortgage or no home equity loan.

<b>Table III.7.29</b> <b>Mortgage Status</b> City of Evanston 2017 5-Year ACS Data		
Mortgage Status	City of Evanston	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,575	52.3
With either a second mortgage or home equity loan, but not both	98	3.3
Second mortgage only	0	0
Home equity loan only	98	3.3
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	1,477	49.1
Housing units without a mortgage	1,434	47.7
<b>Total</b>	<b>3,009</b>	<b>100.0%</b>

Table III.7.30 lists the City of Evanston median rent as \$531 and the median home value as \$167,700.

<b>Table III.7.30</b> <b>Median Rent</b> City of Evanston 2017 5-Year ACS Data	
Place	Rent
Median Rent	\$531
Median Home Value	\$167,700

## 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.7.31. In 2017, an estimated 2.0 percent of households were overcrowded, and an additional 0.8 percent were severely overcrowded.

Table III.7.31 Overcrowding and Severe Overcrowding City of Evanston 2010 & 2017 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
<b>Owner</b>							
2010 Five-Year ACS	2,787	99.4%	18	0.6%	0	0%	2,805
2017 Five-Year ACS	2,976	98.9%	33	1.1%	0	0%	3,009
<b>Renter</b>							
2010 Five-Year ACS	1,352	89.9%	135	9.0%	17	1.1%	1,504
2017 Five-Year ACS	1,523	94.1%	59	3.6%	37	2.3%	1,619
<b>Total</b>							
2010 Five-Year ACS	4,139	96.1%	153	3.6%	17	0.4%	4,309
2017 Five-Year ACS	4,499	97.2%	92	2.0%	37	0.8%	4,628

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 0 households with incomplete plumbing facilities in 2017, representing 0 percent of households in City of Evanston. This is compared to 0.5 percent of households lacking complete plumbing facilities in 2010.

<b>Table III.7.32</b>		
<b>Households with Incomplete Plumbing Facilities</b>		
City of Evanston		
2010 and 2017 Five-Year ACS Data		
<b>Households</b>	<b>2010 Five-Year ACS</b>	<b>2017 Five-Year ACS</b>
With Complete Plumbing Facilities	4,289	4,628
Lacking Complete Plumbing Facilities	20	0
<b>Total Households</b>	<b>4,309</b>	<b>4,628</b>
<b>Percent Lacking</b>	<b>0.5%</b>	<b>0%</b>

There were 21 households lacking complete kitchen facilities in 2017, compared to 42 households in 2010. This was a change from 1.0 percent of households in 2010 to 0.5 percent in 2017.

<b>Table III.7.33</b>		
<b>Households with Incomplete Kitchen Facilities</b>		
City of Evanston		
2010 and 2017 Five-Year ACS Data		
<b>Households</b>	<b>2010 Five-Year ACS</b>	<b>2017 Five-Year ACS</b>
With Complete Kitchen Facilities	4,267	4,607
Lacking Complete Kitchen Facilities	42	21
<b>Total Households</b>	<b>4,309</b>	<b>4,628</b>
<b>Percent Lacking</b>	<b>1.0%</b>	<b>0.5%</b>

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 Evanston 14.9 percent of households had a cost burden and 9.8 percent had a severe cost burden. Some 17.9 percent of renters were cost burdened, and 17.9 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 11.9 percent and a severe cost burden rate of 3.1 percent. Owner occupied households with a mortgage had a cost burden rate of 14.5 percent, and severe cost burden at 7.6 percent.

**Table III.7.34**  
**Cost Burden and Severe Cost Burden by Tenure**

City of Evanston  
 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	
<b>Owner With a Mortgage</b>									
2010 Five-Year ACS	1,571	76.4%	364	17.7%	120	5.8%	0	0%	2,055
2017 Five-Year ACS	1,227	77.9%	229	14.5%	119	7.6%	0	0%	1,575
<b>Owner Without a Mortgage</b>									
2010 Five-Year ACS	695	92.7%	0	0%	47	6.3%	8	1.1%	750
2017 Five-Year ACS	1,220	85.1%	170	11.9%	44	3.1%	0	0%	1,434
<b>Renter</b>									
2010 Five-Year ACS	909	60.4%	282	18.8%	168	11.2%	145	9.6%	1,504
2017 Five-Year ACS	948	58.6%	289	17.9%	290	17.9%	92	5.7%	1,619
<b>Total</b>									
2010 Five-Year ACS	3,175	73.7%	646	15.0%	335	7.8%	153	3.6%	4,309
2017 Five-Year ACS	3,395	73.4%	688	14.9%	453	9.8%	92	2.0%	4,628

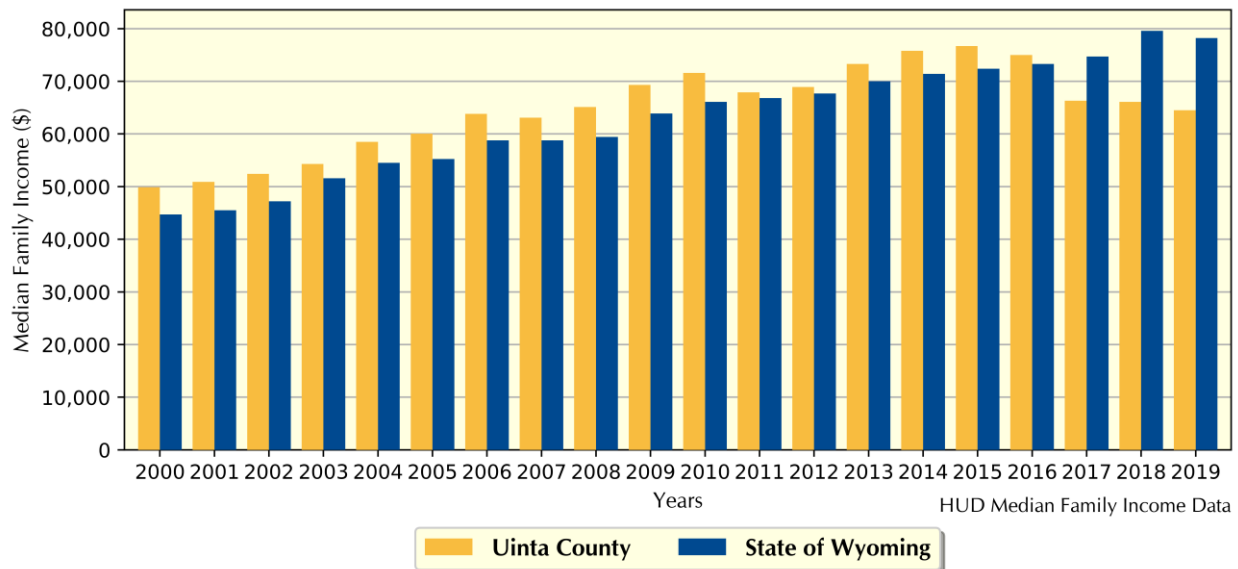
### Housing Problems by Income

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.7.35 shows that the HUD estimated MFI for Uinta County was \$66,100 in 2018. This compared to Wyoming’s MFI of \$79,600. Diagram III.7.11, illustrates the estimated MFI for 2000 through 2018 in Uinta County.

Table III.7.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 395 owner-occupied and 195 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 225 owner-occupied 195 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 3,070 households without a housing problem.

Year	MFI	State of Wyoming MFI
2000	49,900	44,700
2001	50,900	45,500
2002	52,400	47,200
2003	54,300	51,600
2004	58,500	54,500
2005	60,050	55,250
2006	63,800	58,800
2007	63,100	58,800
2008	65,100	59,450
2009	69,300	63,900
2010	71,600	66,100
2011	67,900	66,800
2012	68,900	67,700
2013	73,300	70,000
2014	75,800	71,400
2015	76,700	72,400
2016	75,000	73,300
2017	66,300	74,700
2018	66,100	79,600

**Diagram III.7.11  
Estimated Median Family Income  
Uinta County vs. Wyoming  
HUD Data: 2000 - 2019**





**Table III.7.36**  
**Housing Problems by Income and Tenure**

City of Evanston  
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
<b>Owner-Occupied</b>						
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	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	15	0	0	15
Housing cost burden greater than 50% of income (and none of the above problems)	135	70	0	20	0	225
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	140	50	155	15	35	395
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	20	195	410	325	1,275	2,225
<b>Total</b>	<b>295</b>	<b>315</b>	<b>580</b>	<b>360</b>	<b>1,310</b>	<b>2,860</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	0	0	0	0	25	25
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	35	35	0	0	0	70
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	20	0	75	0	0	95
Housing cost burden greater than 50% of income (and none of the above problems)	185	10	0	0	0	195
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	55	125	0	15	0	195
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
Has none of the 4 housing problems	90	235	230	90	200	845
<b>Total</b>	<b>400</b>	<b>405</b>	<b>305</b>	<b>105</b>	<b>225</b>	<b>1,440</b>
<b>Total</b>						
Lacking complete plumbing or kitchen facilities	0	0	0	0	25	25
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	35	35	0	0	0	70
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	20	0	90	0	0	110
Housing cost burden greater than 50% of income (and none of the above problems)	320	80	0	20	0	420
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	195	175	155	30	35	590
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
Has none of the 4 housing problems	110	430	640	415	1,475	3,070
<b>Total</b>	<b>695</b>	<b>720</b>	<b>885</b>	<b>465</b>	<b>1,535</b>	<b>4,300</b>

### 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.7.37 presents some basic statistics about the completed surveys.

<b>Table III.7.37</b> <b>Survey of Rental Properties</b> City of Evanston 2019 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	24	940	11.7	110

Table III.7.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 27 single-family units in City of Evanston, with 0 of them available. This translates into a vacancy rate of 0 percent in City of Evanston, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 588 apartment units reported in the survey, with 40 of them available, which resulted in a vacancy rate of 6.8 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

<b>Table III.7.38</b> <b>Rental Vacancy Survey by Type</b> City of Evanston 2019 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	27	0	0%
Apartments	588	40	6.8%
Mobile Homes	223	2	0.9%
“Other” Units	22	2	9.1%
Don’t Know	69	61	88.4%
<b>Total</b>	<b>940</b>	<b>110</b>	<b>11.7%</b>

Table III.7.39, reports units by bedroom size. As can be seen there were 122 two bedroom apartment units and 63 three bedroom units. Overall, the 133 two bedroom units accounted for 14.1 percent of all units, and the 92 three bedroom units accounted for 9.8 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 674 units listed as “Don’t Know”. Additional details for additional unit types are reported.

<b>Table III.7.39</b> <b>Rental Units by Bedroom Size</b> City of Evanston 2019 Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	.	0
One	0	28	0	0	.	28
Two	1	122	5	4	.	133
Three	6	63	2	11	.	92
Four	1	10	2	0	.	13
Don’t Know	19	365	214	7	69	674
<b>Total</b>	<b>27</b>	<b>588</b>	<b>223</b>	<b>22</b>	<b>69</b>	<b>940</b>

Table III.7.40 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.

<b>Table III.7.40</b> <b>Single-Family Units by Bedroom Size</b> City of Evanston 2019 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	0	0	0%
Two	1	0	0%
Three	6	0	0%
Four	1	0	0%
Don't know	19	0	0%
<b>Total</b>	<b>27</b>	<b>0</b>	<b>0%</b>

Table III.7.41 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 25.4 percent.

<b>Table III.7.41</b> <b>Apartment Units by Bedroom Size</b> City of Evanston 2019 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	28	0	0%
Two	122	31	25.4%
Three	63	5	7.9%
Four	10	0	0%
Don't know	365	4	1.1%
<b>Total</b>	<b>588</b>	<b>40</b>	<b>6.8%</b>

Average market-rate rents by unit type are shown in Table III.7.42. 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.

<b>Table III.7.42</b> <b>Average Market Rate Rents by Bedroom Size</b> City of Evanston 2019 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$.	\$.	\$.	\$.	\$.
One	\$500	\$502	\$.	\$.	\$502
Two	\$550	\$610	\$525	\$650	\$591
Three	\$900	\$854	\$683	\$742	\$825
Four	\$950	\$1,200	\$763	\$.	\$919
<b>Total</b>	<b>\$895.8</b>	<b>\$654.9</b>	<b>\$638.8</b>	<b>\$767.5</b>	<b>\$728.7</b>

Table III.7.43 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.

<b>Table III.7.43</b> <b>Average Assisted Rate Rents by Bedroom Size</b> City of Evanston 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	\$380.0	\$0	\$0	\$380.0
Two	\$0	\$535.0	\$0	\$0	\$535.0
Three	\$0	\$716.0	\$0	\$0	\$716.0
Four	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$1050.0</b>	<b>\$543.7</b>	<b>\$0</b>	<b>\$0</b>	<b>\$796.8</b>

Table III.7.44 shows vacancy rates for single-family units by average rental rates for City of Evanston. The most common rent for single-family units was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 0 percent.

<b>Table III.7.44</b> <b>Single-Family Market Rate Rents by Vacancy Status</b> City of Evanston 2019 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	1	0	0%
\$500 to \$749	19	0	0%
\$750 to \$999	5	0	0%
\$1,000 to \$1,249	1	0	0%
\$1,250 to \$1,499	0	0	0%
Above \$1,500	0	0	0%
Missing	1	0	0%
<b>Total</b>	<b>27</b>	<b>0</b>	<b>0%</b>

The average rent and availability of apartment units is displayed in Table III.7.45. 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 13.6 percent.

<b>Table III.7.45</b> <b>Apartment Market Rate Rents by Vacancy Status</b> City of Evanston 2019 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	48	1	2.1%
\$500 to \$749	279	38	13.6%
\$750 to \$999	24	1	4.2%
\$1,000 to \$1,249	20	0	0%
\$1,250 to \$1,499	0	0	0%
Above \$1,500	0	0	0%
Missing	217	0	0%
<b>Total</b>	<b>588</b>	<b>40</b>	<b>6.8%</b>

Respondents were asked if utilities are included in the rent and as shown in Table III.7.46, 17 respondents, or 77.3 percent, included some sort of utility in the rent.

<b>Table III.7.46</b> <b>Are there any utilities included with the rent?</b> City of Evanston 2019 Survey of Rental Properties	
Period	Respondent
Yes	17
No	5
<b>% Offering Utilities</b>	<b>77.3%</b>

The type of utility included in the rent is shown in Table III.7.47. There were 19 respondents who included electricity, 210 respondents who included natural gas, 697 respondents who included water and sewer and 697 respondents included trash collection in the rent.

<b>Table III.7.47</b> <b>Which utilities are included with the rent?</b> City of Evanston 2019 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	19
Natural Gas	210
Water/Sewer	697
Trash Collection	697

### Perceived Need for Housing Units

Table III.7.48 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 66 number of persons on the wait list.

<b>Table III.7.48</b> <b>Do you keep a waiting list?</b> City of Evanston 2019A Survey of Rental Properties	
Period	Respondent
Yes	7
No	15
<b>Waitlist Size</b>	<b>66</b>

Table III.7.49 shows the condition of rental units by unit type for City of Evanston. 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 398 units were in good condition, or 42.3 percent and 75 units, or 8.0 percent, being in average condition. Details by unit type and condition are displayed.

<b>Table III.7.49</b> <b>Condition by Unit Type</b> City of Evanston 2019A Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	75	8.0%
Good	398	42.3%
Excellent	289	30.7%
Don't Know	0	0%
<b>Total</b>	<b>940</b>	<b>100.0%</b>

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table III.7.50, 1 respondent said they would prefer more single family units, 2 respondents wanted more apartment units, and 7 respondents indicated they would prefer more units of any type.

<b>Table III.7.50</b> <b>If you had the opportunity to own/manage more units, how many would you prefer</b> City of Evanston 2019A Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	1
Duplex Units	0
Apartments	2
Mobile homes	1
Other	1
All types	7
<b>Total</b>	<b>12</b>

## 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.7.51 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

<b>Table III.7.51 Households with Housing Problems by Income</b> City of Evanston 2011-2015 HUD CHAS Data			
<b>Income</b>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>
<b>One or more housing problems</b>			
30% HAMFI or less	275	290	565
30.1-50% HAMFI	120	170	290
50.1-80% HAMFI	175	75	250
80.1-95% HAMFI	20	15.0	35
95 – 115% HAMFI	35	25.0	60
115.1% HAMFI or more	20	0	20
<b>Total</b>	<b>645</b>	<b>575</b>	<b>1,220</b>
<b>Without Housing Problems</b>			
30% HAMFI or less	20	90	110
30.1-50% HAMFI	200	235	435
50.1-80% HAMFI	410	230	640
80.1-95% HAMFI	205	50	255
95 – 115% HAMFI	390	115	505
115.1% HAMFI or more	1,005	130	1,135
<b>Total</b>	<b>2,230</b>	<b>850</b>	<b>3,080</b>
<b>Not Computed</b>			
30% HAMFI or less	0	15.0	15
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
<b>Total</b>	<b>0</b>	<b>15.0</b>	<b>15</b>
<b>Total</b>			
30% HAMFI or less	295	395	690
30.1-50% HAMFI	320	405	725
50.1-80% HAMFI	585	305	890
80.1-95% HAMFI	225	65	290
95 – 115% HAMFI	425	140	565
115.1% HAMFI or more	1,025	130	1,155
<b>Total</b>	<b>2,875</b>	<b>1,440</b>	<b>4,315</b>

horizon. As can be seen there were a total of 645 owner occupied and 575 renter occupied households experiencing a housing problem.

Table III.7.52 shows the total estimated housing by tenure for City of Evanston. As can be seen, in 2030 there are estimated to be a total of 3,483 owner and 1,685 renter occupied households or a total of 5,168 households. By 2050 there are estimated to be 4,343 owner, 2,101 renter for a total of 6,444 households in City of Evanston.

Year	Owner	Renter	Total
2017	2,924	1,500	4,424
2020	3,029	1,473	4,502
2025	3,254	1,578	4,832
2030	3,483	1,685	5,168
2035	3,708	1,792	5,500
2040	3,925	1,897	5,822
2045	4,135	2,000	6,135
2050	4,343	2,101	6,444

Table III.7.53, below shows the incremental housing demand for City of Evanston. 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 559 owner-occupied and 185 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 Evanston will see an additional 2,020 households, of which 310 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 416 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.



<b>Table III.7.53</b>								
<b>Incremental Housing Demand Forecast</b>								
City of Evanston								
Strong Growth Scenario								
<b>Income (% of MFI)</b>	<b>2017</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>Owner</b>								
0-30%	0	11.0	34.0	57	80	103	124	146
30.1-50%	0	12.0	37.0	62	87	111	135	158
50.1-80%	0	21.0	67	114	160	204	246	289
80.1-95%	0	8.0	26.0	44	61	78	95	111
95.1-115%	0	16.0	49	83	116	148	179	210
115+%	0	37	118	199	280	357	432	506
<b>Total</b>	<b>0</b>	<b>105</b>	<b>330</b>	<b>559</b>	<b>784</b>	<b>1,001</b>	<b>1,211</b>	<b>1,419</b>
<b>Renter</b>								
0-30%	0	0	21	51	80	109	137	165
30.1-50%	0	0	22	52	82	112	141	169
50.1-80%	0	0	17	39	62	84	106	127
80.1-95%	0	0	4.0	8.0	13	18	23	27
95.1-115%	0	0	8.0	18.0	28	39	49	58
115+%	0	0	7	17	26	36	45	54
<b>Total</b>	<b>0</b>	<b>0</b>	<b>78</b>	<b>185</b>	<b>292</b>	<b>397</b>	<b>500</b>	<b>601</b>
<b>Total</b>								
0-30%	0	11.0	55	108	161	212	261	310
30.1-50%	0	12.0	59	114	169	223	275	327
50.1-80%	0	21	84	153	221	288	352	416
80.1-95%	0	8.0	29	52	75	96	117	138
95.1-115%	0	16.0	56	101	144	187	228	268
115+%	0	37	125	216	306	393	477	560
<b>Total</b>	<b>0</b>	<b>105</b>	<b>408</b>	<b>744</b>	<b>1,076</b>	<b>1,398</b>	<b>1,711</b>	<b>2,020</b>

Table III.7.54 shows the Incremental Total Housing Need Forecast for City of Evanston. 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 1,255 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 2,075 owner and 1,200 renter occupied households for a total of 3,275 quality households.

**Table III.7.54**  
**Incremental Total Housing Need Forecast**  
 City of Evanston  
 Strong Growth Scenario

<b>Income (% of MFI)</b>	<b>2016</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>Owner</b>								
0-30%	280	290	314	337	360	382	404	425
30.1-50%	122	134	159	184	209	233	257	280
50.1-80%	178	199	245	292	338	382	424	467
80.1-95%	20	29	46	64	82	99	115	131
95.1-115%	36	51	84	118	151	184	215	245
115+%	20	58	138	220	300	377	452	526
<b>Total</b>	<b>656</b>	<b>761</b>	<b>986</b>	<b>1,215</b>	<b>1,440</b>	<b>1,657</b>	<b>1,867</b>	<b>2,075</b>
<b>Renter</b>								
0-30%	302	297	323	353	382	411	439	467
30.1-50%	177	174	199	229	259	289	318	346
50.1-80%	78	77	95	117	140	162	184	205
80.1-95%	16.0	15.0	19	24	29	34	38	43
95.1-115%	26.0	26.0	34.0	44	54	65	75	84
115+%	0	0	7	17	26	36	45	54
<b>Total</b>	<b>599</b>	<b>588</b>	<b>677</b>	<b>784</b>	<b>891</b>	<b>996</b>	<b>1,099</b>	<b>1,200</b>
<b>Total</b>								
0-30%	582	587	637	690	742	793	843	892
30.1-50%	299	308	358	413	469	522	575	626
50.1-80%	256	276	340	409	477	544	608	672
80.1-95%	36	44	65	88	111	132	153	174
95.1-115%	62	77	118	162	206	248	289	330
115+%	20	58	145	236	326	413	497	581
<b>Total</b>	<b>1,255</b>	<b>1,349</b>	<b>1,663</b>	<b>1,999</b>	<b>2,331</b>	<b>2,653</b>	<b>2,966</b>	<b>3,275</b>