

# City of Green River

**VOLUME III:**

**Wyoming**

**State Profile**

## DEMOGRAPHICS

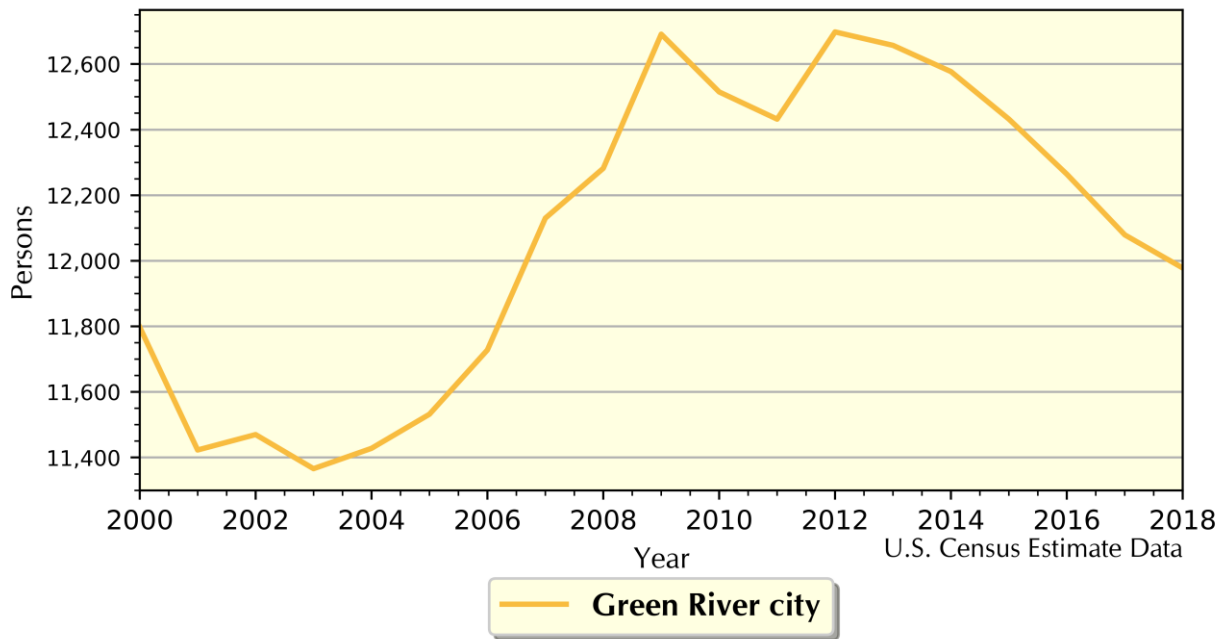
### Population Estimates

Table III.9.1 shows the population estimates for the City of Green River. In 2018, the city's population was 11,978, a -0.8% change from 2017. The population decreased -4.3 percent since 2010, from 12,515 people to 11,978 people in 2018. This data is also displayed in Diagram III.9.1 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 Green River. Although a city may span several counties, for the county level data pieces, Sweetwater County was selected. For a more in-depth county level view, please refer to Sweetwater County in Volume II of this profile.

<b>Table III.9.1</b> <b>Population Estimates</b> City of Green River Census Population Estimates		
Year	Population	Percent Yearly Change
2000	11,798	.
2001	11,423	-3.2%
2002	11,470	0.4%
2003	11,366	-0.9%
2004	11,428	0.5%
2005	11,532	0.9%
2006	11,728	1.7%
2007	12,130	3.4%
2008	12,282	1.3%
2009	12,691	3.3%
2010	12,515	-1.4%
2011	12,432	-0.7%
2012	12,698	2.1%
2013	12,657	-0.3%
2014	12,577	-0.6%
2015	12,432	-1.2%
2016	12,264	-1.4%
2017	12,079	-1.5%
2018	11,978	-0.8%

**Diagram III.9.1**  
**Population Estimates**  
City of Green River



## Population Migration Trends

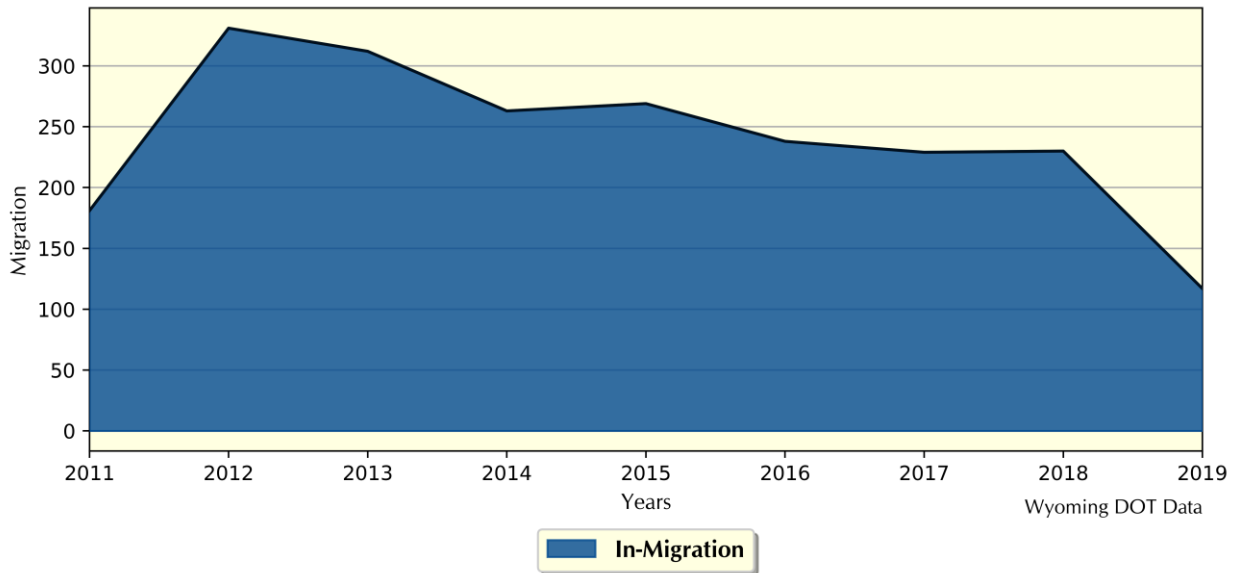
The Wyoming Department of Transportation (WYDOT) collects data on drivers who move to Wyoming and exchange licenses from other states as well as those surrendering Wyoming driver's licenses when relocating to a different state. The WYDOT data do not represent a precise count of migration, as they show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

Table III.9.2 shows in-migration between 2011 and 2019 for City of Green River by age cohort. Because out-migration is not tracked at the city level, we use county level data from Sweetwater County to display net- and out-migration.

<b>Table III.9.2</b>									
<b>In-Migration by Age Cohort</b>									
City of Green River									
Wyoming DOT Data									
<b>Age Cohort</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019-First Half</b>
<b>In</b>									
14-17	1	9	9	7	4	2	6	1	2
18-22	28	36	36	29	26	17	29	25	14
23-25	250	36	37	19	26	23	19	15	9
26-35	62	116	85	93	89	85	60	67	31
36-45	32	60	61	46	57	46	51	48	30
46-55	25	39	47	43	39	33	30	35	12
56-65	10	27	19	16	17	23	21	20	9
66 +	1	8	18	10	11	9	13	19	10
<b>Total</b>	<b>181</b>	<b>331</b>	<b>312</b>	<b>263</b>	<b>269</b>	<b>238</b>	<b>229</b>	<b>230</b>	<b>117</b>

The shaded areas in Diagram III.9.2 and Diagram III.9.3 represents in and out-migration, with the white line depicting net migration. The maximum net migration occurred in 2008 with 735 people entering and the lowest net migration occurred in 2018 with 824 leaving Sweetwater County.

**Diagram III.9.2**  
**In-Migration**  
 City of Green River  
 2011 – 2019 First Half



**Diagram III.9.3**  
**Migration Trends**  
 Sweetwater County  
 2000 – 2019 First Half

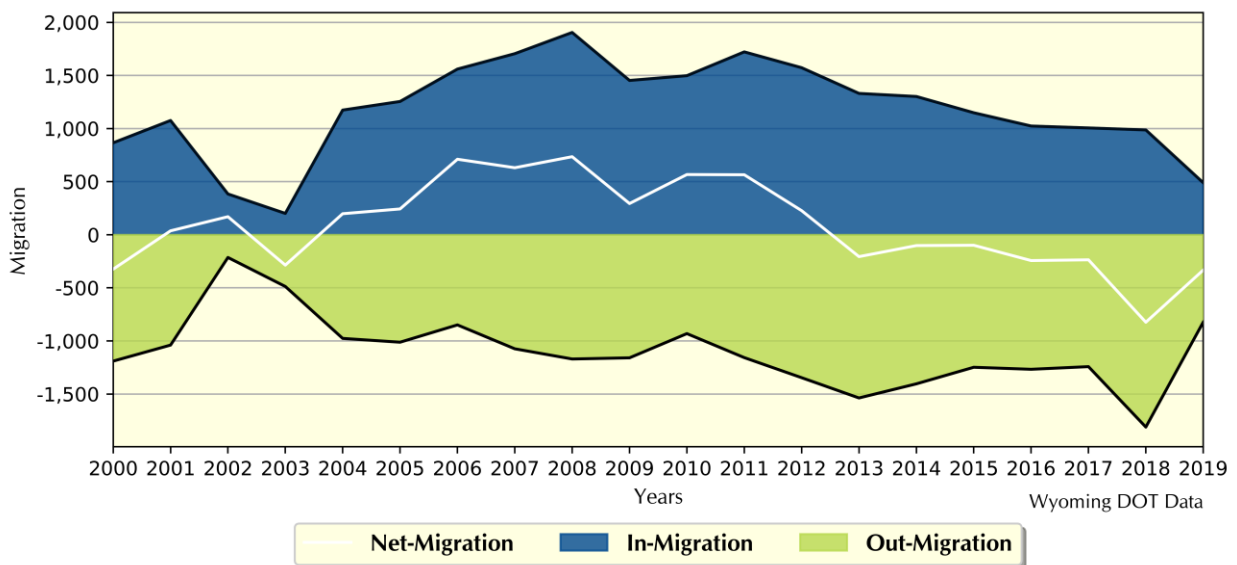


Table III.9.3 shows net-migration for Sweetwater County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 16 to 17, with 3.0 persons leaving Sweetwater County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 139 persons leaving Sweetwater County.

<b>Table III.9.3</b> <b>Net-Migration by Age Range</b> Sweetwater 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	4	12	7	13	5	16	-1	1	0	5	-4	-3
18-22	84	30	94	94	69	37	32	15	-25	-18	-61	-26
23-25	128	49	81	141	72	8	26	10	1	-6	-44	-17
26-35	279	132	205	214	67	-92	37	-51	-37	-79	-201	-139
36-45	215	68	117	105	43	-42	-40	-18	-47	-38	-160	-49
46-55	87	36	54	38	33	-45	-36	26	-34	-34	-167	-50
56-65	-42	-20	6	-17	-47	-74	-77	-66	-69	-32	-145	-28
66 +	-20	-13	3	-23	-15	-14	-43	-16	-32	-34	-42	-21
<b>Total</b>	<b>735</b>	<b>294</b>	<b>567</b>	<b>565</b>	<b>227</b>	<b>-206</b>	<b>-102</b>	<b>-99</b>	<b>-243</b>	<b>-236</b>	<b>-824</b>	<b>-333</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>9</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 Green River population by race and ethnicity is shown in Table III.9.4. The white population decreased by 3.2 percent, representing 93.3 percent of the population in 2017, compared with the black population, which increased by 21.1 percent and accounted for 0.2 percent of the population. The Hispanic population represented 16.7 percent of the population, which increased from 6,689 to 6,924 people between 2010 and 2017, or by 3.5 percent.

<b>Table III.9.4</b>				
<b>Population by Race and Ethnicity</b>				
City of Green River				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	11,521	92.1%	11,570	93.3%
Black	53	0.4%	21	0.2%
American Indian	106	0.8%	220	1.8%
Asian	61	0.5%	122	1.0%
Native Hawaiian/ Pacific Islander	8	0.1%	0	0%
Other	518	4.1%	275	2.2%
Two or More Races	248	2.0%	188	1.5%
<b>Total</b>	<b>12,515</b>	<b>100.0%</b>	<b>12,396</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	<b>10,833</b>	<b>86.6%</b>	<b>10,322</b>	<b>83.3%</b>
<b>Hispanic</b>	<b>1,682</b>	<b>13.4%</b>	<b>2,074</b>	<b>16.7%</b>

The change in race and ethnicity between 2010 and 2017 is shown in Table III.9.5. During this time, the total non-Hispanic population was 10,322 persons in 2017. The Hispanic population was 2,074.

<b>Table III.9.5</b>				
<b>Population by Race and Ethnicity</b>				
City of Green River				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
<b>Non-Hispanic</b>				
White	10,486	96.8%	9,989	96.8%
Black	52	0.5%	21	0.2%
American Indian	78	0.7%	51	0.5%
Asian	58	0.5%	122	1.2%
Native Hawaiian/ Pacific Islander	8	0.1%	0	0%
Other	13	0.1%	0	0%
Two or More Races	138	1.3%	139	1.3%
<b>Total Non-Hispanic</b>	<b>10,833</b>	<b>100.0%</b>	<b>10,322</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	1,035	61.5%	1,581	76.2%
Black	1	0.1%	0	0%
American Indian	28	1.7%	169	8.1%
Asian	3	0.2%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	505	30.0%	275	13.3%
Two or More Races	110	6.5%	49	2.4%
<b>Total Non-Hispanic</b>	<b>1,682</b>	<b>100.0</b>	<b>2,074</b>	<b>100.0%</b>
<b>Total Population</b>	<b>12,515</b>	<b>100.0%</b>	<b>12,396</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.9.6, between 2000 and 2010, the institutionalized population changed -40.4 percent in City of Green River, from 99 people in 2000 to 59 in 2010. The non-institutionalized population changed 0%, from 0 in 2000 to 0 in 2010.

<b>Table III.9.6</b>					
<b>Group Quarters Population</b>					
City of Green River					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
<b>Institutionalized</b>					
Correctional Institutions	44	44.4%	0	0%	-100.0%
Juvenile Facilities	.	.	3	5.1%	.
Nursing Homes	55	55.6%	56	94.9%	1.8%
Other Institutions	0	0%	0	0%	0%
<b>Total</b>	<b>99</b>	<b>100.0%</b>	<b>59</b>	<b>100.0%</b>	<b>-40.4%</b>
<b>Non-Institutionalized</b>					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	0	0%	0	0%	0%
<b>Total</b>	<b>0</b>	<b>100.0%</b>	<b>0</b>	<b>100.0%</b>	<b>0%</b>
<b>Group Quarters Population</b>	<b>99</b>	<b>100.0%</b>	<b>59</b>	<b>100.0%</b>	<b>-40.4%</b>

## Foreign Born Populations

The number of foreign born persons is shown in Table III.9.7. An estimated 1.9 percent of the population was born in Mexico, some 1.0 percent were born in El Salvador, and another 0.3 percent were born in Thailand .

Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	239	1.9%
#2 country of origin	El Salvador	130	1.0%
#3 country of origin	Thailand	31	0.3%
#4 country of origin	England	25	0.2%
#5 country of origin	Ethiopia	21	0.2%
#6 country of origin	Italy	20	0.2%
#7 country of origin	Korea	13	0.1%
#8 country of origin	Philippines	12	0.1%
#9 country of origin	Greece	8	0.1%
#10 country of origin	Russia	8	0.1%

Limited English Proficiency and the language spoken at home are shown in Table III.9.8. An estimated 3.4 percent (391 people) of the population speaks Spanish at home, followed by 0.1 percent (15 people) speaking Other Indo-European languages

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	391	3.4%
#2 LEP Language	Other Indo-European languages	15	0.1%
#3 LEP Language	French, Haitian, or Cajun	14	0.1%
#4 LEP Language	Chinese	13	0.1%
#5 LEP Language	Russian, Polish, or other Slavic languages	8	0.1%
#6 LEP Language	Vietnamese	7	0.1%
#7 LEP Language	Arabic	0	0%
#8 LEP Language	German or other West Germanic languages	0	0%
#9 LEP Language	Korean	0	0%
#10 LEP Language	Other Asian and Pacific Island languages	0	0%

## Disability

Disability by age, as estimated by the 2017 ACS, is shown in Table III.9.9. The disability rate for females was 10.5 percent, compared to 12.3 percent for males. The disability rate grew precipitously higher with age, with 56.2 percent of those over 75 experiencing a disability.

<b>Table III.9.9</b> <b>Disability by Age</b> City of Green River 2017 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	25	2.3%	22	1.7%	47	2.0%
18 to 34	147	10.6%	92	7.0%	239	8.8%
35 to 64	380	15.2%	295	11.1%	675	13.1%
65 to 74	129	24.7%	131	28.6%	260	26.5%
75 or Older	62	36.0%	118	79.7%	180	56.2%
<b>Total</b>	<b>743</b>	<b>12.3%</b>	<b>658</b>	<b>10.5%</b>	<b>1,401</b>	<b>11.4%</b>

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.9.10. Some 6.4 percent have an ambulatory disability, 6.0 percent have an independent living disability, and 2.4 percent have a self-care disability.

<b>Table III.9.10</b> <b>Total Disabilities Tallied: Aged 5 and Older</b> City of Green River 2017 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	502	4.1%
Vision disability	272	2.2%
Cognitive disability	551	4.8%
Ambulatory disability	743	6.4%
Self-Care disability	277	2.4%
Independent living disability	545	6.0%

## Education and Employment

Education and employment data from the City of Green River 2017 Five-Year ACS is presented in Table III.9.11, Table III.9.12, and Table III.9.13. In 2017, 6,601 people were in the labor force, including 6,220 employed and 381 unemployed people. The unemployment rate for City of Green River was estimated at 5.8 percent in 2017.

<b>Table III.9.11</b>	
<b>Employment, Labor Force and Unemployment</b>	
City of Green River 2017 Five-Year ACS Data	
<b>Employment Status</b>	<b>2017 Five-Year ACS</b>
Employed	6,220
Unemployed	381
<b>Labor Force</b>	<b>6,601</b>
Unemployment Rate	5.8%

Table III.9.12 and Table III.9.13 show educational attainment in City of Green River. In 2017, 93.3 percent of households had a high school education or greater, including 33.0 percent with a high school diploma or equivalent, 40.1 percent with some college, 14.9 percent with a Bachelor's Degree, and 5.2 percent with a graduate or professional degree.

<b>Table III.9.12</b>	
<b>High School or Greater Education</b>	
City of Green River 2017 Five-Year ACS Data	
<b>Education Level</b>	<b>Households</b>
High School or Greater	4,135
Total Households	4,430
<b>Percent High School or Above</b>	<b>93.3%</b>

<b>Table III.9.13</b>		
<b>Educational Attainment</b>		
City of Green River 2017 Five-Year ACS Data		
<b>Education Level</b>	<b>Population</b>	<b>Percent</b>
Less Than High School	624	6.8%
High School or Equivalent	3,040	33.0%
Some College or Associates Degree	3,697	40.1%
Bachelor's Degree	1,375	14.9%
Graduate or Professional Degree	483	5.2%
<b>Total Population Above 18 years</b>	<b>9,219</b>	<b>100.0%</b>

## ECONOMICS

### Labor Force

Table III.9.14 shows the labor force statistics for Sweetwater County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.2 percent. The highest level of unemployment occurred during 2010 rising to a rate of 6.6 percent. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 percent in 2010. Over the last year, the unemployment rate in Sweetwater County decreased from 4.5 percent in 2017 to 4.2 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.9.14 Labor Force Statistics Sweetwater County 1990 - 2018 BLS Data					
Year	City of Green River				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	1,075	19,274	20,349	5.3%	5.3%
1991	1,256	19,435	20,691	6.1%	5.2%
1992	1,312	19,797	21,109	6.2%	5.6%
1993	1,284	19,947	21,231	6.0%	5.3%
1994	1,116	20,676	21,792	5.1%	5.0%
1995	1,150	20,561	21,711	5.3%	4.8%
1996	1,305	19,787	21,092	6.2%	4.9%
1997	1,161	19,606	20,767	5.6%	4.8%
1998	1,118	19,975	21,093	5.3%	4.7%
1999	1,231	19,433	20,664	6.0%	4.6%
2000	835	19,874	20,709	4.0%	3.9%
2001	811	20,032	20,843	3.9%	3.8%
2002	826	19,350	20,176	4.1%	4.0%
2003	825	20,123	20,948	3.9%	4.3%
2004	693	20,633	21,326	3.2%	3.8%
2005	642	21,360	22,002	2.9%	3.6%
2006	580	22,719	23,299	2.5%	3.2%
2007	528	23,184	23,712	2.2%	2.8%
2008	576	23,697	24,273	2.4%	3.1%
2009	1,558	22,765	24,323	6.4%	6.3%
2010	1,526	21,608	23,134	6.6%	6.4%
2011	1,258	22,633	23,891	5.3%	5.8%
2012	1,152	22,986	24,138	4.8%	5.3%
2013	1,045	22,838	23,883	4.4%	4.7%
2014	927	22,335	23,262	4.0%	4.1%
2015	1,079	21,687	22,766	4.7%	4.3%
2016	1,343	20,811	22,154	6.1%	5.3%
2017	979	20,576	21,555	4.5%	4.2%
2018	896	20,254	21,150	4.2%	4.1%

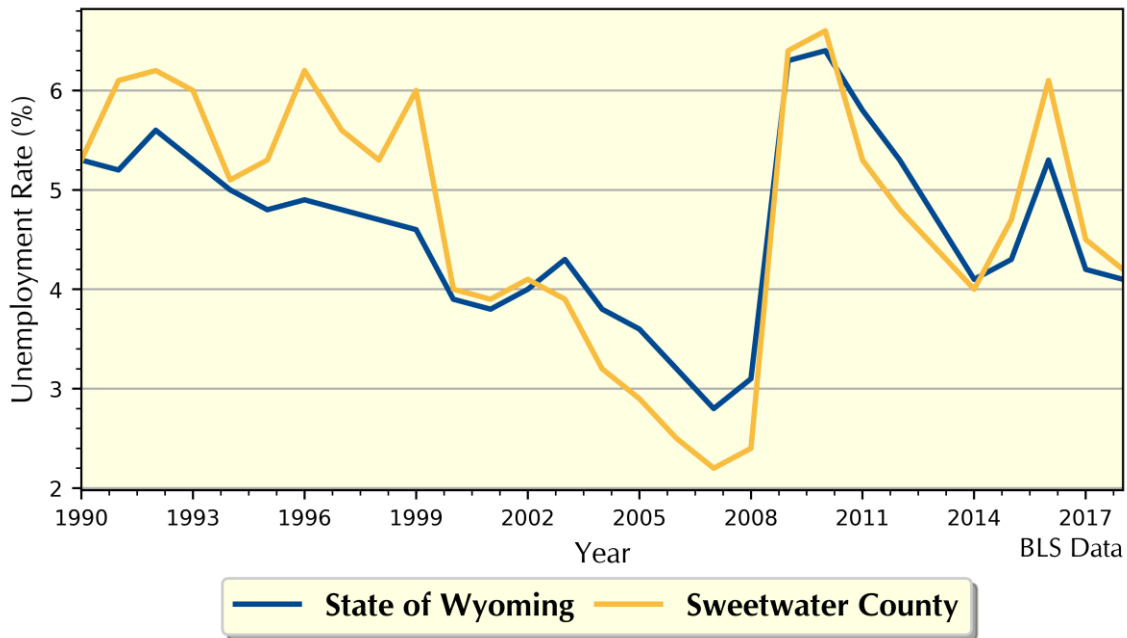
Diagram III.9.4 shows the employment and labor force for Sweetwater County. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 20,254 persons, with the labor force reaching 21,150, indicating there were a total of 896 unemployed persons.

**Diagram III.9.4**  
**Employment and Labor Force**  
 Sweetwater County  
 1990 – 2017 BLS Data



Diagram III.9.5 shows the unemployment rate for both the State and Sweetwater County. During the 1990's the average rate for Sweetwater County was 5.7 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.6 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 Sweetwater County had an average unemployment rate that higher than the State, 4.7 percent for Sweetwater County, versus 4.6 statewide.

**Diagram III.9.5**  
**Annual Unemployment Rate**  
 Sweetwater 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.9.15 shows the total employment by industry for the Sweetwater County. The most recent estimates show the mining industry was the largest employer in Sweetwater County, with employment reaching 5,067 jobs in 2017. Between 2016 and 2017 the administrative and waste management services industry saw the largest percentage increase, rising by 18.4 percent to 703 jobs.

**Table III.9.15**  
**Employment by Industry**  
Sweetwater County  
BEA Table CA25 Data

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



Table III.9.16 shows the real average earnings per job by industry for Sweetwater County. In 2017, the mining industry had the highest average earnings reaching 139,213 dollars. Between 2016 and 2017 the administrative and waste management services industry saw the largest percentage increase, rising by 12.8 percent to 42,933 dollars.

**Table III.9.16**  
**Real Earnings Per Job by Industry**  
 Sweetwater County  
 BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	-6,563	6,775	-7,316	2,952	719	-1,963	-9,404	-7,780	-17.3
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	114,899	122,707	117,138	119,213	124,110	128,486	131,562	139,213	5.8
Utilities	0	0	0	0	0	0	0	0	0
Construction	79,830	76,448	80,847	80,147	82,733	82,394	76,299	72,244	-5.3
Manufacturing	110,088	113,590	116,037	116,964	120,315	131,176	130,525	131,882	1.0
Wholesale trade	0	0	0	0	0	0	0	0	0
Retail trade	31,711	31,743	33,141	33,903	35,574	35,255	34,332	34,555	0.6
Transportation and warehousing	93,420	100,713	98,239	105,257	99,044	107,592	102,129	94,993	-7.0
Information	40,514	42,330	45,914	44,152	45,144	49,914	49,518	48,139	-2.8
Finance and insurance	46,277	37,586	33,692	32,649	34,025	35,765	34,204	33,669	-1.6
Real estate and rental and leasing	53,165	57,262	61,164	57,601	54,842	52,539	41,649	36,026	-13.5
Professional and technical services	63,890	65,888	74,259	69,089	66,062	61,166	57,223	61,361	7.2
Management of companies and enterprises	79,546	73,254	70,372	114,688	94,847	110,527	113,736	111,204	-2.2
Administrative and waste services	31,968	39,450	39,825	36,710	38,205	41,828	38,045	42,933	12.8
Educational services	20,404	20,597	21,849	21,315	20,575	20,786	20,825	20,834	0
Health care and social assistance	46,388	47,058	47,156	46,857	47,495	44,808	42,034	42,739	1.7
Arts, entertainment, and recreation	9,471	7,921	7,929	7,628	8,134	10,534	10,255	10,193	-0.6
Accommodation and food services	21,654	22,173	23,480	23,764	23,580	23,184	22,743	22,716	-0.1
Other services, except public administration	48,552	40,299	39,081	39,480	37,626	37,631	38,176	37,840	-0.9
Government and government enterprises	65,863	65,078	65,190	69,126	71,708	71,490	71,709	70,452	-1.8
<b>Total</b>	<b>69,482</b>	<b>72,205</b>	<b>72,289</b>	<b>72,907</b>	<b>74,186</b>	<b>74,519</b>	<b>72,009</b>	<b>72,929</b>	<b>1.3</b>

Diagram III.9.6 shows real average earnings per job for Sweetwater County from 1990 to 2017. Over this period the average earning per job for Sweetwater County was 61,864 dollars, which was higher than the statewide average of 46,885 dollars over the same period.

**Diagram III.9.6**  
**Real Average Earnings Per Job**  
 Sweetwater County

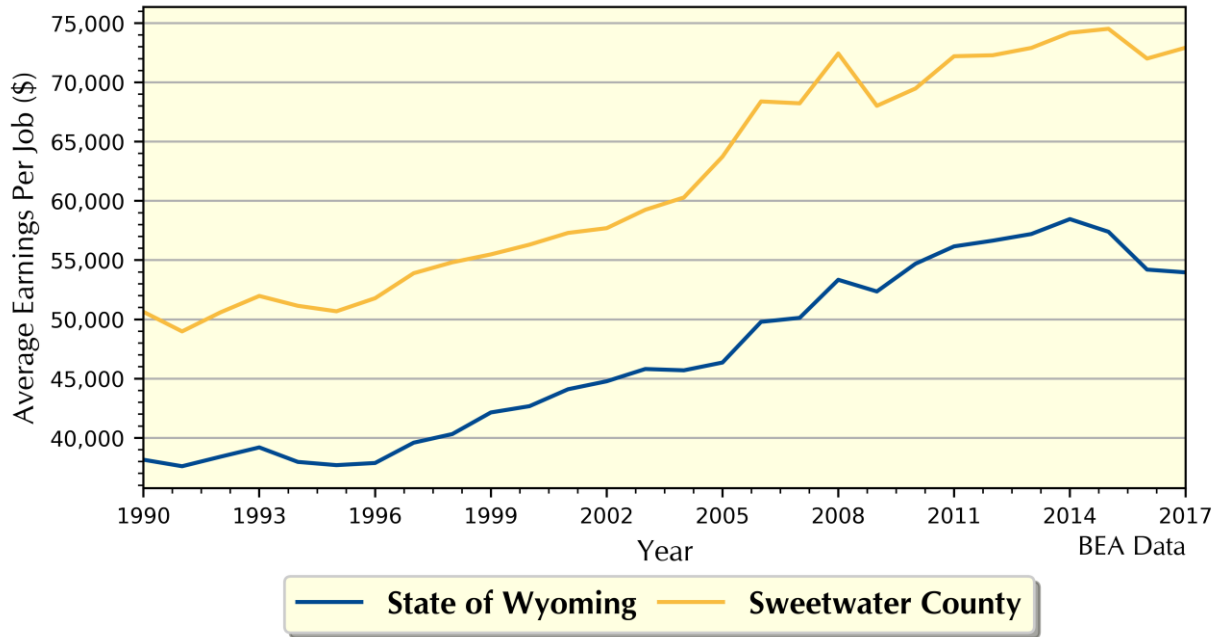
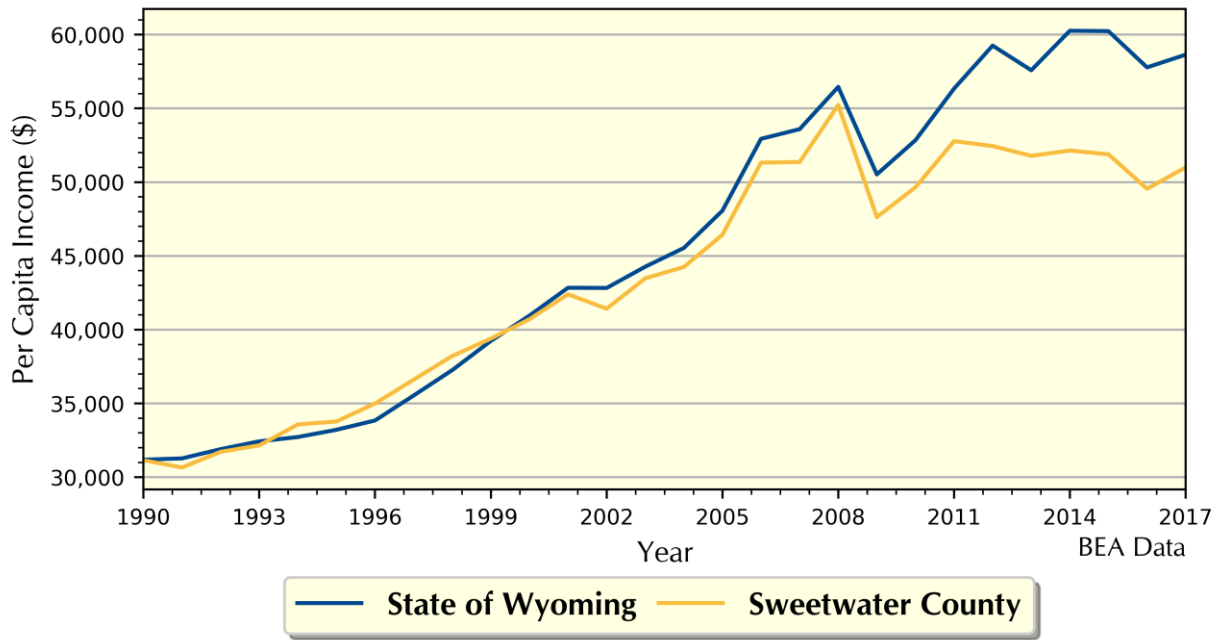


Diagram III.9.7 shows real per capita income for the Sweetwater County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Sweetwater County was 43,491 dollars, which was lower than the statewide average of 45,699 dollars over the same period.

**Diagram III.9.7**  
**Real Per Capita Income**  
 Sweetwater County



## Poverty

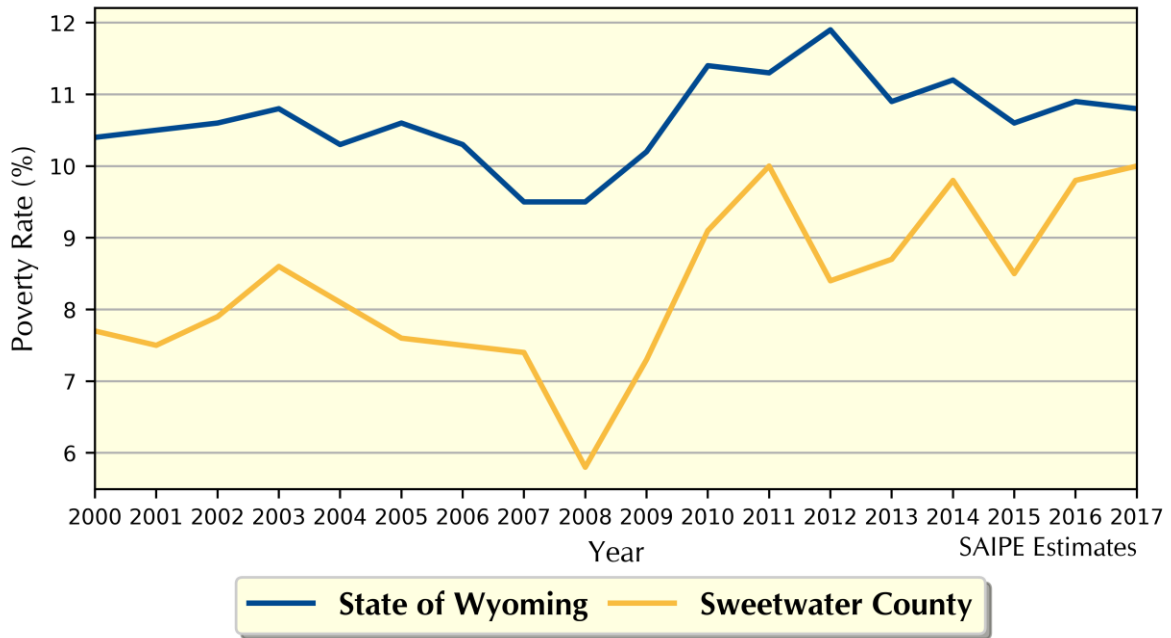
Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty increase from 3,914 in 2010 to 4253.0 in 2017, with the poverty rate reaching 10.0 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.9.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.9.8 on the following page.

The rate of poverty for Sweetwater County is shown in Table III.9.18. In 2017, there were an estimated 1,513 people (12.3 percent) living in poverty, compared to 4.5 percent living in poverty in 2000. In 2017, some 13.4 percent of those in poverty were under age 6 and 12.1 percent were 65 or older.

<b>Table III.9.17</b> <b>Persons in Poverty</b> Sweetwater County 2000–2017 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	2,788	7.7%
2001	2,741	7.5%
2002	2,903	7.9%
2003	3,192	8.6%
2004	3,028	8.1%
2005	2,834	7.6%
2006	2,848	7.5%
2007	2,835	7.4%
2008	2,286	5.8%
2009	2,939	7.3%
2010	3,914	9.1%
2011	4,319	10.0%
2012	3,741	8.4%
2013	3,850	8.7%
2014	4,346	9.8%
2015	3,744	8.5%
2016	4,264	9.8%
2017	4,253	10.0%

<b>Table III.9.18</b> <b>Poverty by Age</b> City of Green River 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	84	15.8%	203	13.4%
6 to 17	144	27.2%	232	15.3%
18 to 64	264	49.8%	895	59.2%
65 or Older	38	7.2%	183	12.1%
<b>Total</b>	<b>530</b>	<b>100.0%</b>	<b>1,513</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>4.5%</b>	<b>.</b>	<b>12.3%</b>	<b>.</b>

**Diagram III.9.8**  
**Poverty Rates**  
Sweetwater County



## HOUSING

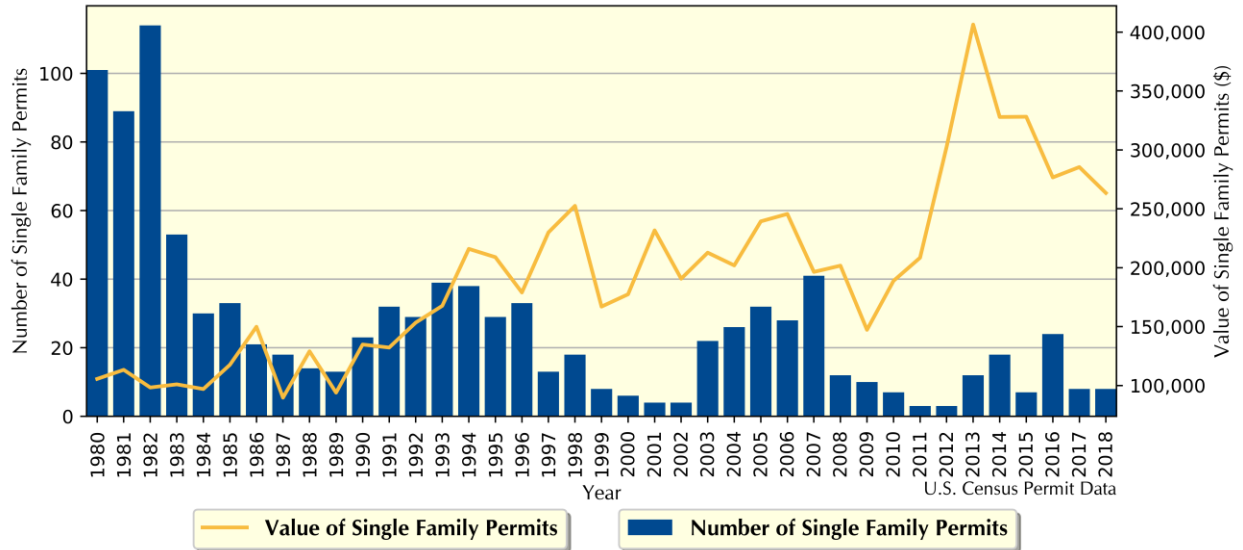
### Housing Production

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 Green River remained unchanged from 8 authorizations in 2017 to 8 in 2018.

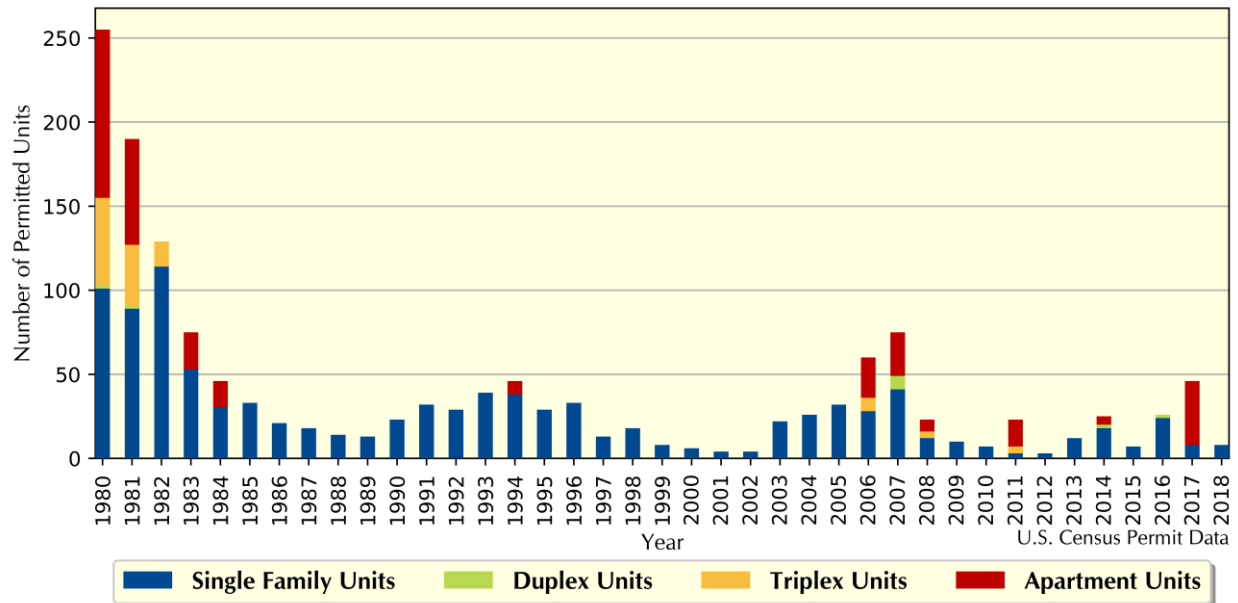
The real value of single-family building permits decreased from 276,666 dollars in 2016 to 285,433 dollars in 2017. This compares to an increase in permit value statewide, with values rising from 331,348 dollars in 2017 to 367,953 dollars in 2018. Additional details are given in Table III.9.19, as well as in Diagram III.9.9 and Diagram III.9.10.

Table III.9.19 Building Permits and Valuation City of Green River 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	101	2	52	100	255	105,584	103,338
1981	89	2	36	63	190	113,307	64,523
1982	114	0	15	0	129	98,293	0
1983	53	0	0	22	75	100,980	82,162
1984	30	0	0	16	46	96,977	68,262
1985	33	0	0	0	33	117,560	0
1986	21	0	0	0	21	149,854	0
1987	18	0	0	0	18	89,649	0
1988	14	0	0	0	14	129,039	0
1989	13	0	0	0	13	93,940	0
1990	23	0	0	0	23	134,777	0
1991	32	0	0	0	32	132,207	0
1992	29	0	0	0	29	153,379	0
1993	39	0	0	0	39	167,638	0
1994	38	0	0	8	46	215,988	74,954
1995	29	0	0	0	29	208,969	0
1996	33	0	0	0	33	178,973	0
1997	13	0	0	0	13	229,982	0
1998	18	0	0	0	18	252,521	0
1999	8	0	0	0	8	166,986	0
2000	6	0	0	0	6	177,435	0
2001	4	0	0	0	4	231,706	0
2002	4	0	0	0	4	190,658	0
2003	22	0	0	0	22	212,778	0
2004	26	0	0	0	26	201,953	0
2005	32	0	0	0	32	239,349	0
2006	28	0	8	24	60	245,631	45,962
2007	41	8	0	26	75	196,423	133,943
2008	12	0	4	7	23	201,729	154,865
2009	10	0	0	0	10	147,259	0
2010	7	0	0	0	7	188,846	0
2011	3	0	4	16	23	208,497	26,472
2012	3	0	0	0	3	302,631	0
2013	12	0	0	0	12	406,451	0
2014	18	2	0	5	25	327,957	127,755
2015	7	0	0	0	7	328,182	0
2016	24	2	0	0	26	276,666	0
2017	8	0	0	38	46	285,433	100,440
2018	8	0	0	0	8	263,450	0

**Diagram III.9.9**  
**Single-Family Permits**  
 City of Green River



**Diagram III.9.10**  
**Total Permits by Unit Type**  
 City of Green River



## Housing Characteristics

Households by type and tenure are shown in Table III.9.20. Family households represented 74.4 percent of households, while non-family households accounted for 25.6 percent. These changed from 73.4 percent and 26.6 percent, respectively.

<b>Table III.9.20</b>				
<b>Household Type by Tenure</b>				
City of Green River				
2010 Census SF1 & 2017 Five-Year ACS Data				
Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	3,406	73.4%	3,295	74.4%
Married-Couple Family	2,757	80.9%	2,548	77.3%
Owner-Occupied	2,408	87.3%	2,164	84.9%
Renter-Occupied	349	12.7%	384	15.1%
Other Family	649	19.1%	747	19.7%
Male Householder, No Spouse Present	280	43.1%	194	37.5%
Owner-Occupied	167	59.6%	149	76.8%
Renter-Occupied	113	40.4%	45	23.2%
Female Householder, No Spouse Present	369	56.9%	553	49.4%
Owner-Occupied	195	52.8%	342	61.8%
Renter-Occupied	174	47.2%	211	38.2%
Non-Family Households	1,236	26.6%	1,135	25.6%
Owner-Occupied	684	55.3%	718	63.3%
Renter-Occupied	552	44.7%	417	36.7%
<b>Total</b>	<b>4,642</b>	<b>100.0%</b>	<b>4,430</b>	<b>100.0%</b>

Table III.9.21 below shows housing units by type in 2010 and 2017. In 2010, there were 4,636 housing units, compared with 4,913 in 2017. Single-family units accounted for 70.8 percent of units in 2017, compared to 69.5 in 2010. Apartment units accounted for 8.9 percent in 2017, compared to 9.4 percent in 2010.

<b>Table III.9.21</b>				
<b>Housing Units by Type</b>				
City of Green River				
2010 & 2017 Five-Year ACS Data				
Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	3,224	69.5%	3,480	70.8%
Duplex	126	2.7%	111	2.3%
Tri- or Four-Plex	202	4.4%	202	4.1%
Apartment	437	9.4%	436	8.9%
Mobile Home	647	14.0%	684	13.9%
Boat, RV, Van, Etc.	0	0%	0	0%
<b>Total</b>	<b>4,636</b>	<b>100.0%</b>	<b>4,913</b>	<b>100.0%</b>



Table III.9.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 4,913 housing units. An estimated 76.1 percent were owner-occupied, and 9.8 percent were vacant.

<b>Table III.9.22</b>				
<b>Housing Units by Tenure</b>				
City of Green River				
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	4,642	92.8%	4,430	90.2%
Owner-Occupied	3,454	74.4%	3,373	76.1%
Renter-Occupied	1,188	25.6%	1,057	23.9%
Vacant Housing Units	360	7.2%	483	9.8%
<b>Total Housing Units</b>	<b>5,002</b>	<b>100.0%</b>	<b>4,913</b>	<b>100.0%</b>

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.9.23. Households earning more than 100,000 dollars per year represented 33.0 percent of households in 2017, compared to 29.0 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 8.0 percent of households in 2017, compared to 6.8 percent in 2000.

<b>Table III.9.23</b>				
<b>Households by Income</b>				
City of Green River				
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	302	6.8%	355	8.0%
\$15,000 to \$19,999	181	4.1%	245	5.5%
\$20,000 to \$24,999	132	3.0%	126	2.8%
\$25,000 to \$34,999	298	6.7%	315	7.1%
\$35,000 to \$49,999	470	10.6%	399	9.0%
\$50,000 to \$74,999	945	21.3%	846	19.1%
\$75,000 to \$99,999	823	18.6%	680	15.3%
\$100,000 or More	1,284	29.0%	1,464	33.0%
<b>Total</b>	<b>4,435</b>	<b>100.0%</b>	<b>4,430</b>	<b>100.0%</b>

Table III.9.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 7.1 percent of households in 2010 and 8.2 percent of households in 2017. Housing units built in 1939 or earlier represented 7.0 percent of households in 2017 and 5.8 percent of households in 2010.

<b>Table III.9.24</b>				
<b>Households by Year Home Built</b>				
City of Green River				
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	259	5.8%	310	7.0%
1940 to 1949	158	3.6%	176	4.0%
1950 to 1959	151	3.4%	234	5.3%
1960 to 1969	271	6.1%	347	7.8%
1970 to 1979	1,925	43.4%	1,530	34.5%
1980 to 1989	1,015	22.9%	961	21.7%
1990 to 1999	343	7.7%	443	10.0%
2000 to 2009	313	7.1%	365	8.2%
2010 or Later	.	.	64	1.4%
<b>Total</b>	<b>4,435</b>	<b>100.0%</b>	<b>4,430</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table III.9.25. An estimated 74.0 percent of white households occupy single-family homes, while 0 percent of black households do. Some 7.2 percent of white households occupied apartments, while 0 percent of black households do. An estimated 100.0 percent of Asian, and 43.8 percent of American Indian households occupy single-family homes.

<b>Table III.9.25</b>							
<b>Distribution of Units in Structure by Race</b>							
City of Green River							
2017 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	74.0%	0%	43.8%	100.0%	0%	83.5%	0%
Duplex	2.6%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	2.4%	0%	56.2%	0%	0%	0%	100.0%
Apartment	7.2%	0%	0%	0%	0%	0%	0%
Mobile Home	13.7%	0%	0%	0%	0%	16.5%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
<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.9.26. By 2017, for rent units accounted for 60.7 percent of vacant units, while for sale units accounted for 16.6 percent. “Other” vacant units accounted for 12.8 percent of vacant units, representing a total of 62 “other” vacant units.

<b>Table III.9.26 Disposition of Vacant Housing Units</b> City of Green River 2010 Census & 2017 Five-Year ACS Data				
<b>Disposition</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>
For Rent	147	40.8%	293	60.7%
For Sale	88	24.4%	80	16.6%
Rented Not Occupied	2	0.6%	0	0%
Sold Not Occupied	10	2.8%	48	9.9%
For Seasonal, Recreational, or Occasional Use	35	9.7%	0	0%
For Migrant Workers	9	2.5%	0	0%
Other Vacant	69	19.2%	62	12.8%
<b>Total</b>	<b>360</b>	<b>100.0%</b>	<b>483</b>	<b>100.0%</b>

Table III.9.27, 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 5.5 percent of total households in City of Green River. In City of Green River the 1,851 households with three bedrooms accounted for 24.4 percent of all households, and there were only 683 five-bedroom or more households, which accounted for 18.6 percent of all households.

<b>Table III.9.27 Households by Number of Bedrooms</b> City of Green River 2017 5-Year ACS Data				
<b>Number of Bedrooms</b>	<b>Tenure</b>			<b>% of Total</b>
	<b>Own</b>	<b>Rent</b>	<b>Total</b>	
None	0	0	0	100.0
One	38	173	269	0
Two	443	545	1,198	5.5
Three	1,383	308	1,851	24.4
Four	867	19	912	37.7
Five or more	642	12	683	18.6
<b>Total</b>	<b>4,430</b>	<b>1,057</b>	<b>4,913</b>	<b>100.0</b>

The age of a structure influences its value. As shown in Table III.9.28, structures built in 1939 or earlier had a median value of, 148,800 while structures built between 1950 and 1959 had a median value of 150,900 and those built between 1990 to 1999 had a median value of 269,800. 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 Green River was 210,500.

<b>Table III.9.28</b> <b>Owner Occupied Median Value by Year</b> <b>Structure Built</b> City of Green River 2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	148,800
1940 to 1949	154,600
1950 to 1959	150,900
1960 to 1969	228,600
1970 to 1979	222,200
1980 to 1989	214,300
1990 to 1999	269,800
2000 to 2009	0
2010 to 2013	0
2014 or later	0
<b>Median Value</b>	<b>210,500</b>

Household mortgage status is reported in Table III.9.29. In, City of Green River households with a mortgage accounted for 58.7 percent of all households or 1,979 housing units, and the remaining 55.6 percent or 1,876 units had no mortgage. Of those units with a mortgage, 103 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,876 or 55.6 percent had no second mortgage or no home equity loan.

<b>Table III.9.29</b> <b>Mortgage Status</b> City of Green River 2017 5-Year ACS Data		
Mortgage Status	City of Green River	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,979	58.7
With either a second mortgage or home equity loan, but not both	103	3.1
Second mortgage only	21	0.6
Home equity loan only	82	2.4
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	1,876	55.6
Housing units without a mortgage	1,394	41.3
<b>Total</b>	<b>3,373</b>	<b>100.0%</b>

Table III.9.30 lists the City of Green River median rent as \$663 and the median home value as \$210,500.

<b>Table III.9.30</b> <b>Median Rent</b> City of Green River 2017 5-Year ACS Data	
Place	Rent
Median Rent	\$663
Median Home Value	\$210,500

## 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.9.31. In 2017, an estimated 2.3 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

<b>Table III.9.31</b> <b>Overcrowding and Severe Overcrowding</b> City of Green River 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	3,322	99.0%	24	0.7%	8	0.2%	3,354
2017 Five-Year ACS	3,354	99.4%	19	0.6%	0	0%	3,373
<b>Renter</b>							
2010 Five-Year ACS	1,010	93.4%	40	3.7%	31	2.9%	1,081
2017 Five-Year ACS	974	92.1%	83	7.9%	0	0%	1,057
<b>Total</b>							
2010 Five-Year ACS	4,332	97.7%	64	1.4%	39	0.9%	4,435
2017 Five-Year ACS	4,328	97.7%	102	2.3%	0	0%	4,430

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 Green River. This is compared to 0.2 percent of households lacking complete plumbing facilities in 2010.

<b>Table III.9.32</b>		
<b>Households with Incomplete Plumbing Facilities</b>		
City of Green River		
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	4,425	4,430
Lacking Complete Plumbing Facilities	10	0
<b>Total Households</b>	<b>4,435</b>	<b>4,430</b>
<b>Percent Lacking</b>	<b>0.2%</b>	<b>0%</b>

There were 10 households lacking complete kitchen facilities in 2017, compared to 38 households in 2010. This was a change from 0.9 percent of households in 2010 to 0.2 percent in 2017.

<b>Table III.9.33</b>		
<b>Households with Incomplete Kitchen Facilities</b>		
City of Green River		
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	4,397	4,420
Lacking Complete Kitchen Facilities	38	10
<b>Total Households</b>	<b>4,435</b>	<b>4,430</b>
<b>Percent Lacking</b>	<b>0.9%</b>	<b>0.2%</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 Green River 7.6 percent of households had a cost burden and 5.8 percent had a severe cost burden. Some 13.0 percent of renters were cost burdened, and 11.5 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 2.3 percent and a severe cost burden rate of 2.7 percent. Owner occupied households with a mortgage had a cost burden rate of 8.5 percent, and severe cost burden at 4.9 percent.

**Table III.9.34**  
**Cost Burden and Severe Cost Burden by Tenure**

City of Green River  
 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	1,729	80.3%	255	11.8%	168	7.8%	0	0%	2,152
2017 Five-Year ACS	1,715	86.7%	168	8.5%	96	4.9%	0	0%	1,979
<b>Owner Without a Mortgage</b>									
2010 Five-Year ACS	1,128	93.8%	39	3.2%	35	2.9%	0	0%	1,202
2017 Five-Year ACS	1,324	95.0%	32	2.3%	38	2.7%	0	0%	1,394
<b>Renter</b>									
2010 Five-Year ACS	828	76.6%	76	7.0%	110	10.2%	67	6.2%	1,081
2017 Five-Year ACS	689	65.2%	137	13.0%	122	11.5%	109	10.3%	1,057
<b>Total</b>									
2010 Five-Year ACS	3,685	83.1%	370	8.3%	313	7.1%	67	1.5%	4,435
2017 Five-Year ACS	3,728	84.2%	337	7.6%	256	5.8%	109	2.5%	4,430

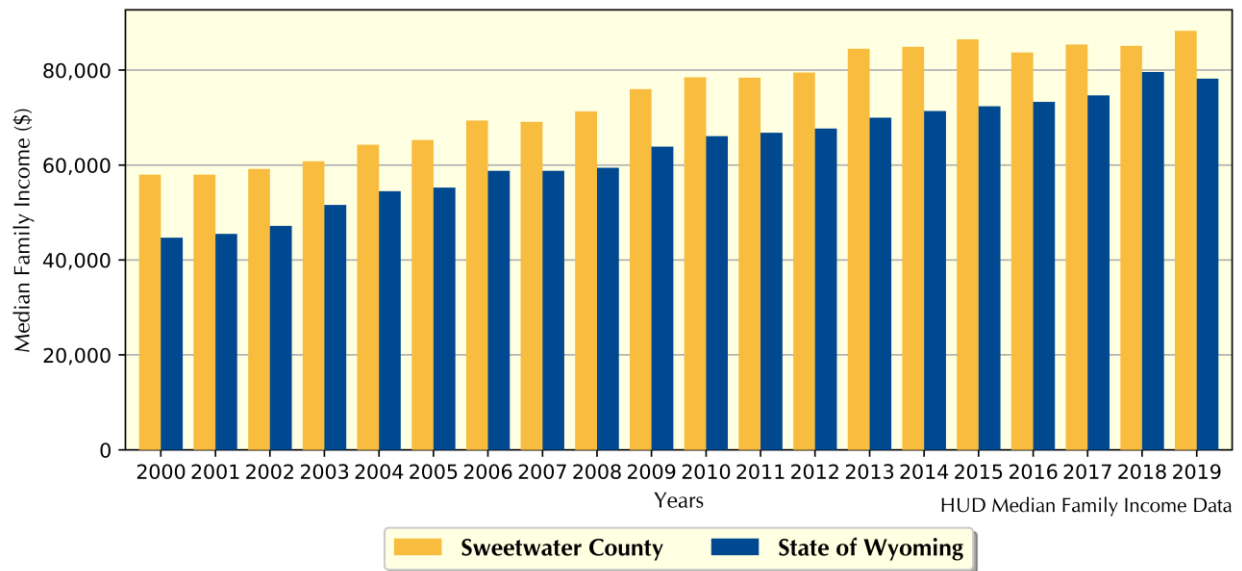
### Housing Problems by Income

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.9.35 shows that the HUD estimated MFI for Sweetwater County was \$85,100 in 2018. This compared to Wyoming’s MFI of \$79,600. Diagram III.9.11, illustrates the estimated MFI for 2000 through 2018 in Sweetwater County.

Year	MFI	State of Wyoming MFI
2000	58,000	44,700
2001	58,000	45,500
2002	59,200	47,200
2003	60,800	51,600
2004	64,300	54,500
2005	65,300	55,250
2006	69,400	58,800
2007	69,100	58,800
2008	71,300	59,450
2009	76,000	63,900
2010	78,500	66,100
2011	78,400	66,800
2012	79,500	67,700
2013	84,500	70,000
2014	84,900	71,400
2015	86,500	72,400
2016	83,700	73,300
2017	85,400	74,700
2018	85,100	79,600

Table III.9.36 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 115 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 100 owner-occupied 45 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 3,870 households without a housing problem.

**Diagram III.9.11  
Estimated Median Family Income  
Sweetwater County vs. Wyoming  
HUD Data: 2000 - 2019**





**Table III.9.36**  
**Housing Problems by Income and Tenure**

City of Green River  
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)	4	0	4	0	15	23
Housing cost burden greater than 50% of income (and none of the above problems)	85	15	0	0	0	100
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	25	30	75	35	0	165
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	115	135	430	310	2,015	3,005
<b>Total</b>	<b>229</b>	<b>180</b>	<b>509</b>	<b>345</b>	<b>2,030</b>	<b>3,293</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	0	10	15	0	4	29
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)	35	45	45	0	0	125
Housing cost burden greater than 50% of income (and none of the above problems)	35	10	0	0	0	45
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	40	75	0	0	0	115
Zero/negative income (and none of the above problems)	20	0	0	0	0	20
Has none of the 4 housing problems	135	50	165	155	360	865
<b>Total</b>	<b>265</b>	<b>190</b>	<b>225</b>	<b>155</b>	<b>364</b>	<b>1,199</b>
<b>Total</b>						
Lacking complete plumbing or kitchen facilities	0	10	15	0	4	29
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)	39	45	49	0	15	148
Housing cost burden greater than 50% of income (and none of the above problems)	120	25	0	0	0	145
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	65	105	75	35	0	280
Zero/negative income (and none of the above problems)	20	0	0	0	0	20
Has none of the 4 housing problems	250	185	595	465	2,375	3,870
<b>Total</b>	<b>494</b>	<b>370</b>	<b>734</b>	<b>500</b>	<b>2,394</b>	<b>4,492</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.9.37 presents some basic statistics about the completed surveys.

<b>Table III.9.37</b> <b>Survey of Rental Properties</b> City of Green River 2019 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	24	637	9.3	59

Table III.9.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 62 single-family units in City of Green River, with 1 of them available. This translates into a vacancy rate of 1.6 percent in City of Green River, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 327 apartment units reported in the survey, with 25 of them available, which resulted in a vacancy rate of 7.6 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

<b>Table III.9.38</b> <b>Rental Vacancy Survey by Type</b> City of Green River 2019 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	62	1	1.6%
Apartments	327	25	7.6%
Mobile Homes	15	0	0%
“Other” Units	119	12	10.1%
Don’t Know	104	21	20.2%
<b>Total</b>	<b>637</b>	<b>59</b>	<b>9.3%</b>

Table III.9.39, reports units by bedroom size. As can be seen there were 141 two bedroom apartment units and 8 three bedroom units. Overall, the 158 two bedroom units accounted for 24.8 percent of all units, and the 93 three bedroom units accounted for 14.6 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 261 units listed as “Don’t Know”. Additional details for additional unit types are reported.

<b>Table III.9.39</b> <b>Rental Units by Bedroom Size</b> City of Green River 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	2	116	0	0	.	120
Two	2	141	1	14	.	158
Three	6	8	14	57	.	93
Four	2	0	0	0	.	2
Don’t Know	45	62	0	48	104	261
<b>Total</b>	<b>62</b>	<b>327</b>	<b>15</b>	<b>119</b>	<b>104</b>	<b>637</b>

Table III.9.40 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.9.40</b> <b>Single-Family Units by Bedroom Size</b> City of Green River 2019 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	2	0	0%
Two	2	0	0%
Three	6	0	0%
Four	2	0	0%
Don't know	45	1	2.2%
<b>Total</b>	<b>62</b>	<b>1</b>	<b>1.6%</b>

Table III.9.41 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 8.5 percent.

<b>Table III.9.41</b> <b>Apartment Units by Bedroom Size</b> City of Green River 2019 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	116	7	6.0%
Two	141	12	8.5%
Three	8	0	0%
Four	0	0	0%
Don't know	62	6	9.7%
<b>Total</b>	<b>327</b>	<b>25</b>	<b>7.6%</b>

Average market-rate rents by unit type are shown in Table III.9.42. 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.9.42</b> <b>Average Market Rate Rents by Bedroom Size</b> City of Green River 2019 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$.	\$.	\$.	\$.	\$.
One	\$525	\$604	\$.	\$.	\$587
Two	\$763	\$709	\$725	\$800	\$730
Three	\$1,140	\$836	\$725	\$1,033	\$971
Four	\$1,200	\$.	\$.	\$.	\$1,200
<b>Total</b>	<b>\$1004.6</b>	<b>\$687.4</b>	<b>\$725.0</b>	<b>\$1016.7</b>	<b>\$856.8</b>

Table III.9.43 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.9.43</b> <b>Average Assisted Rate Rents by Bedroom Size</b> City of Green River 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	\$0	\$0	\$0	\$0
Two	\$0	\$615.0	\$0	\$0	\$615.0
Three	\$0	\$0	\$0	\$0	\$0
Four	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$1300.0</b>	<b>\$615.0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$957.5</b>

Table III.9.44 shows vacancy rates for single-family units by average rental rates for City of Green River. The most common rent for single-family units was above 1,500 dollars and the units in this price range had a vacancy rate of 0 percent.

<b>Table III.9.44</b> <b>Single-Family Market Rate Rents by Vacancy Status</b> City of Green River 2019 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$749	5	1	20.0%
\$750 to \$999	9	0	0%
\$1,000 to \$1,249	2	0	0%
\$1,250 to \$1,499	45	0	0%
Above \$1,500	0	0	0%
Missing	1	0	0%
<b>Total</b>	<b>62</b>	<b>1</b>	<b>1.6%</b>

The average rent and availability of apartment units is displayed in Table III.9.45. 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 8.3 percent.

<b>Table III.9.45</b> <b>Apartment Market Rate Rents by Vacancy Status</b> City of Green River 2019 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	1	0	0%
\$500 to \$749	228	19	8.3%
\$750 to \$999	42	3	7.1%
\$1,000 to \$1,249	0	0	0%
\$1,250 to \$1,499	1	0	0%
Above \$1,500	228	19	0%
Missing	42	3	5.4%
<b>Total</b>	<b>0</b>	<b>0</b>	<b>7.6%</b>

Respondents were asked if utilities are included in the rent and as shown in Table III.9.46, 12 respondents, or 63.2 percent, included some sort of utility in the rent.

<b>Table III.9.46</b> <b>Are there any utilities included with the rent?</b> City of Green River 2019 Survey of Rental Properties	
Period	Respondent
Yes	12
No	7
<b>% Offering Utilities</b>	<b>63.2%</b>

The type of utility included in the rent is shown in Table III.9.47. There were 74 respondents who included electricity, 104 respondents who included natural gas, 328 respondents who included water and sewer and 300 respondents included trash collection in the rent.

<b>Table III.9.47</b> <b>Which utilities are included with the rent?</b> City of Green River 2019 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	74
Natural Gas	104
Water/Sewer	328
Trash Collection	300

### Perceived Need for Housing Units

Table III.9.48 shows the number of survey respondents who keep a waiting list. As can be seen 6 respondents said they keep a waitlist, with an estimated 11 number of persons on the wait list.

<b>Table III.9.48</b> <b>Do you keep a waiting list?</b> City of Green River 2019A Survey of Rental Properties	
Period	Respondent
Yes	6
No	14
<b>Waitlist Size</b>	<b>11</b>

Table III.9.49 shows the condition of rental units by unit type for City of Green River. 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 308 units were in good condition, or 48.4 percent and 0 units, or 0 percent, being in average condition. Details by unit type and condition are displayed.

<b>Table III.9.49</b> <b>Condition by Unit Type</b> City of Green River 2019A Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	0	0%
Good	308	48.4%
Excellent	176	27.6%
Don't Know	0	0%
<b>Total</b>	<b>637</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.9.50, 0 respondents said they would prefer more single family units, 1 respondent wanted more apartment units, and 7 respondents indicated they would prefer more units of any type.

<b>Table III.9.50</b> <b>If you had the opportunity to own/manage more units, how many would you prefer</b> City of Green River 2019A Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	0
Duplex Units	0
Apartments	1
Mobile homes	0
Other	0
All types	7
<b>Total</b>	<b>8</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.9.51 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.9.51</b> <b>Households with Housing Problems by Income</b> City of Green River 2011-2015 HUD CHAS Data			
Income	Owner	Renter	Total
<b>One or more housing problems</b>			
30% HAMFI or less	115	110	225
30.1-50% HAMFI	45	145	190
50.1-80% HAMFI	80	60	140
80.1-95% HAMFI	35	0	35
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	14	4.0	18
<b>Total</b>	<b>289</b>	<b>319</b>	<b>608</b>
<b>Without Housing Problems</b>			
30% HAMFI or less	115	135	250
30.1-50% HAMFI	135	45	180
50.1-80% HAMFI	430	165	595
80.1-95% HAMFI	245	115	360
95 – 115% HAMFI	290	130	420
115.1% HAMFI or more	1,800	270	2,070
<b>Total</b>	<b>3,015</b>	<b>860</b>	<b>3,875</b>
<b>Not Computed</b>			
30% HAMFI or less	0	20.0	20
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>20.0</b>	<b>20</b>
<b>Total</b>			
30% HAMFI or less	230	265	495
30.1-50% HAMFI	180	190	370
50.1-80% HAMFI	510	225	735
80.1-95% HAMFI	280	115	395
95 – 115% HAMFI	290	130	420
115.1% HAMFI or more	1,814	274	2,088
<b>Total</b>	<b>3,304</b>	<b>1,199</b>	<b>4,503</b>

horizon. As can be seen there were a total of 289 owner occupied and 319 renter occupied households experiencing a housing problem.

Table III.9.52 shows the total estimated housing by tenure for City of Green River. As can be seen, in 2030 there are estimated to be a total of 3,840 owner and 1,359 renter occupied households or a total of 5,199 households. By 2050 there are estimated to be 4,525 owner, 1,604 renter for a total of 6,129 households in City of Green River.

Year	Owner	Renter	Total
2017	3,549	1,110	4,659
2020	3,459	1,226	4,685
2025	3,649	1,292	4,941
2030	3,840	1,359	5,199
2035	4,026	1,426	5,452
2040	4,200	1,489	5,689
2045	4,366	1,548	5,914
2050	4,525	1,604	6,129

Table III.9.53, below shows the incremental housing demand for City of Green River. 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 291 owner-occupied and 249 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 Green River will see an additional 1,470 households, of which 177 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 243 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.



<b>Table III.9.53</b>								
<b>Incremental Housing Demand Forecast</b>								
City of Green River								
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	0	7.0	20	33	45	57	68
30.1-50%	0	0	5.0	16	26	35	45	53
50.1-80%	0	0	15	45	74	100	126	151
80.1-95%	0	0	8.0	25	40	55	69	83
95.1-115%	0	0	9	26	42	57	72	86
115+%	0	0	55	160	262	357	449	536
<b>Total</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>291</b>	<b>477</b>	<b>651</b>	<b>817</b>	<b>976</b>
<b>Renter</b>								
0-30%	0	26.0	40	55	70	84	97	109
30.1-50%	0	18.0	29	39	50	60	69	78
50.1-80%	0	22.0	34	47	59	71	82	93
80.1-95%	0	11.0	17.0	24.0	30	36	42	47
95.1-115%	0	13.0	20.0	27.0	34	41	47	54
115+%	0	27.0	42	57	72	87	100	113
<b>Total</b>	<b>0</b>	<b>116</b>	<b>182</b>	<b>249</b>	<b>316</b>	<b>379</b>	<b>438</b>	<b>494</b>
<b>Total</b>								
0-30%	0	26.0	47	75	103	129	154	177
30.1-50%	0	18.0	34	55	76	96	114	131
50.1-80%	0	22	50	92	133	172	208	243
80.1-95%	0	11.0	26	49	71	92	111	130
95.1-115%	0	13.0	29	53	76	98	119	139
115+%	0	27	96	217	334	444	549	649
<b>Total</b>	<b>0</b>	<b>116</b>	<b>282</b>	<b>540</b>	<b>793</b>	<b>1,030</b>	<b>1,255</b>	<b>1,470</b>

Table III.9.54 shows the Incremental Total Housing Need Forecast for City of Green River. 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 606 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 1,286 owner and 789 renter occupied households for a total of 2,076 quality households.

**Table III.9.54**  
**Incremental Total Housing Need Forecast**  
 City of Green River  
 Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
<b>Owner</b>								
0-30%	124	120	130	144	157	169	180	191
30.1-50%	48	47	54	64	74	84	93	102
50.1-80%	86	84	101	131	160	186	212	237
80.1-95%	38	37	46	62	78	93	107	120
95.1-115%	0	0	9	26	42	57	72	86
115+%	15	15	70	175	277	372	464	551
<b>Total</b>	<b>310</b>	<b>303</b>	<b>410</b>	<b>601</b>	<b>787</b>	<b>961</b>	<b>1,127</b>	<b>1,286</b>
<b>Renter</b>								
0-30%	102	127	142	157	172	186	199	211
30.1-50%	134	153	163	174	184	194	204	213
50.1-80%	56	77	90	102	115	127	138	148
80.1-95%	0	11.0	17	24	30	36	42	47
95.1-115%	0	13.0	20.0	27	34	41	47	54
115+%	4.0	30	45	61	76	90	104	117
<b>Total</b>	<b>295</b>	<b>411</b>	<b>477</b>	<b>544</b>	<b>611</b>	<b>674</b>	<b>733</b>	<b>789</b>
<b>Total</b>								
0-30%	225	248	273	301	328	354	379	402
30.1-50%	183	200	217	238	259	278	296	314
50.1-80%	141	161	191	233	274	313	350	385
80.1-95%	38	48	64	86	108	129	149	168
95.1-115%	0	13	29	53	76	98	119	139
115+%	19	45	115	235	353	463	567	667
<b>Total</b>	<b>606</b>	<b>714</b>	<b>888</b>	<b>1,146</b>	<b>1,399</b>	<b>1,636</b>	<b>1,861</b>	<b>2,076</b>