

# City of Newcastle

**VOLUME III:**

**Wyoming**

**State Profile**

## DEMOGRAPHICS

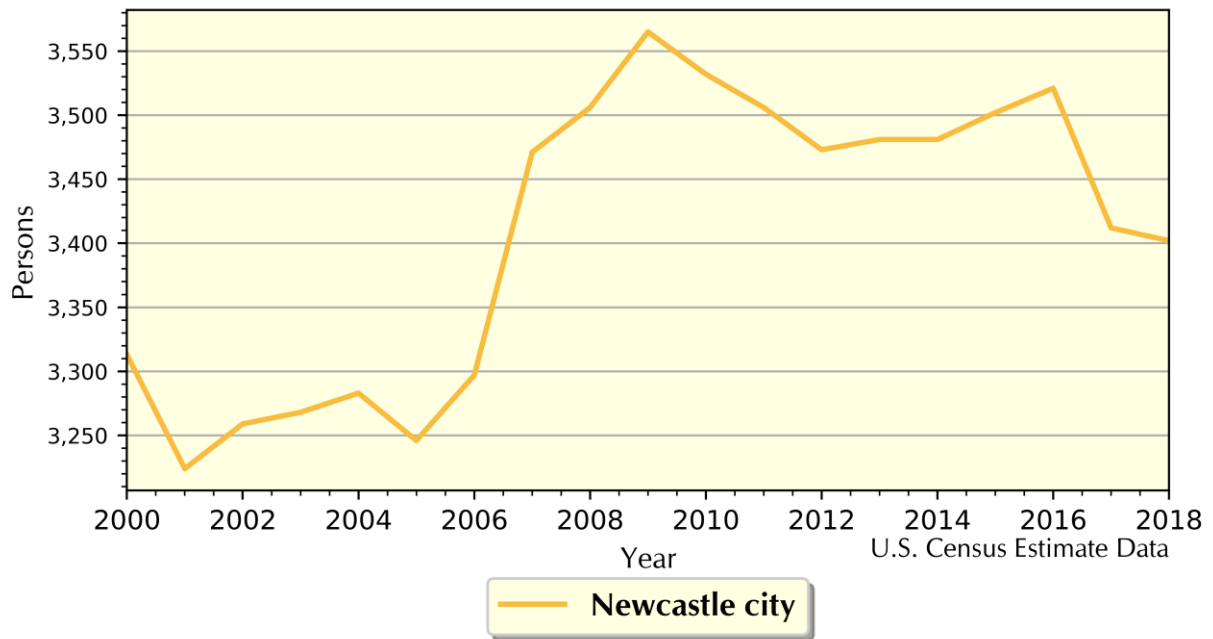
### Population Estimates

Table III.18.1 shows the population estimates for the City of Newcastle. In 2018, the city's population was 3,402, a -0.3% change from 2017. The population decreased -3.7 percent since 2010, from 3,532 people to 3,402 people in 2018. This data is also displayed in Diagram III.18.1 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 Newcastle. Although a city may span several counties, for the county level data pieces, Weston County was selected. For a more in-depth county level view, please refer to Weston County in Volume II of this profile.

<b>Year</b>	<b>Population</b>	<b>Percent Yearly Change</b>
2000	3,313	.
2001	3,224	-2.7%
2002	3,259	1.1%
2003	3,268	0.3%
2004	3,283	0.5%
2005	3,246	-1.1%
2006	3,297	1.6%
2007	3,471	5.3%
2008	3,506	1.0%
2009	3,565	1.7%
2010	3,532	-0.9%
2011	3,506	-0.7%
2012	3,473	-0.9%
2013	3,481	0.2%
2014	3,481	0%
2015	3,502	0.6%
2016	3,521	0.5%
2017	3,412	-3.1%
2018	3,402	-0.3%

**Diagram III.18.1**  
**Population Estimates**  
City of Newcastle



## Population Migration Trends

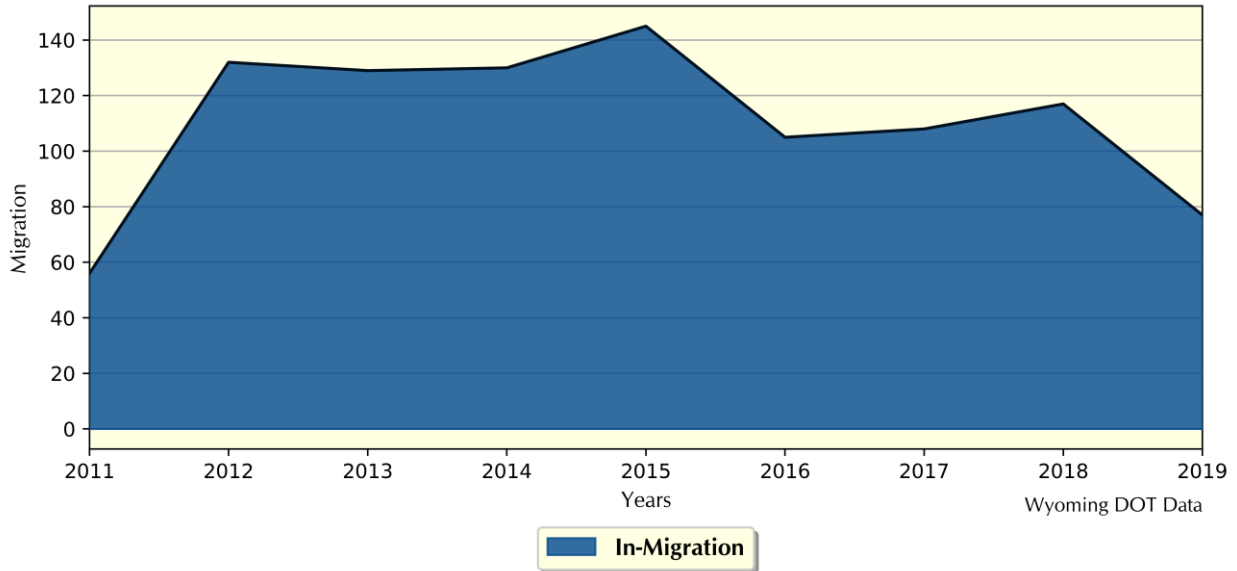
The Wyoming Department of Transportation (WYDOT) collects data on drivers who move to Wyoming and exchange licenses from other states as well as those surrendering Wyoming driver’s licenses when relocating to a different state. The WYDOT data do not represent a precise count of migration, as they show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

Table III.18.2 shows in-migration between 2011 and 2019 for City of Newcastle by age cohort. Because out-migration is not tracked at the city level, we use county level data from Weston County to display net- and out-migration.

<b>Table III.18.2</b> <b>In-Migration by Age Cohort</b> City of Newcastle Wyoming DOT Data									
Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
<b>In</b>									
14-17	0	3	3	3	5	0	2	4	1
18-22	7	8	13	19	10	11	10	10	7
23-25	13	16	13	18	23	5	9	13	5
26-35	13	41	32	37	34	33	17	23	17
36-45	7	17	13	18	32	23	19	21	12
46-55	11	22	27	19	23	17	11	18	16
56-65	6	16	19	11	12	9	23	15	15
66 +	3	9	9	5	6	7	17	13	4
<b>Total</b>	<b>56</b>	<b>132</b>	<b>129</b>	<b>130</b>	<b>145</b>	<b>105</b>	<b>108</b>	<b>117</b>	<b>77</b>

The shaded areas in Diagram III.18.2 and Diagram III.18.3 represents in and out-migration, with the white line depicting net migration. The maximum net migration occurred in 2007 with 133 people entering and the lowest net migration occurred in 2018 with 74 leaving Weston County.

**Diagram III.18.2**  
**In-Migration**  
 City of Newcastle  
 2011 – 2019 First Half



**Diagram III.18.3**  
**Migration Trends**  
 Weston County  
 2000 – 2019 First Half

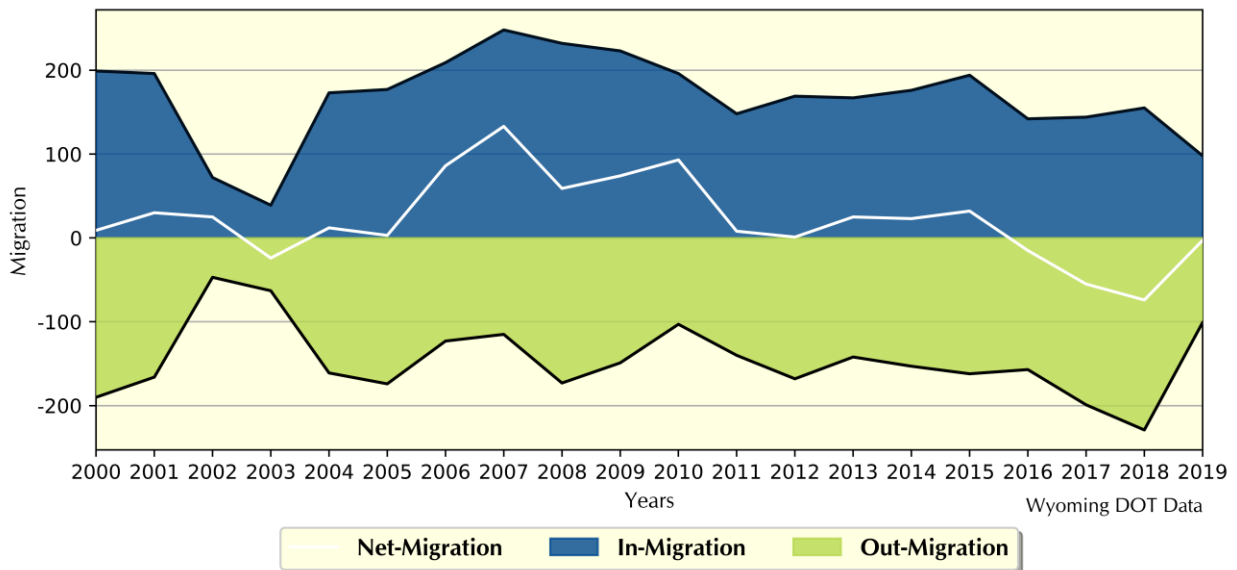


Table III.18.3 shows net-migration for Weston County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 23 to 25, with 3.0 persons entering Weston County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 8 persons leaving Weston County.

<b>Table III.18.3</b> <b>Net-Migration by Age Range</b> Weston 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	3	2	2	-1	0	3	0	-3	-2	-1	1	0
18-22	-16	5	12	2	-9	2	6	-6	-7	-20	-15	-3
23-25	13	4	1	0	5	3	7	10	-12	-5	-8	3
26-35	20	15	31	14	14	4	5	17	13	-32	-18	-8
36-45	20	26	30	-9	-2	-4	0	14	-5	-5	-12	-2
46-55	15	18	14	10	2	14	11	8	6	-4	-17	1
56-65	9	2	8	-10	-5	2	-6	-5	-9	13	-3	8
66 +	-5	2	-5	2	-4	1	0	-3	1	-1	-2	-2
<b>Total</b>	<b>59</b>	<b>74</b>	<b>93</b>	<b>8</b>	<b>1</b>	<b>25</b>	<b>23</b>	<b>32</b>	<b>-15</b>	<b>-55</b>	<b>-74</b>	<b>-3</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>18</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 Newcastle population by race and ethnicity is shown in Table III.18.4. The white population decreased by 6.7 percent, representing 92.2 percent of the population in 2017, compared with the black population, which increased by 118.2 percent and accounted for 0.4 percent of the population. The Hispanic population represented 1.7 percent of the population, which increased from 216 to 284 people between 2010 and 2017, or by 31.5 percent.

<b>Table III.18.4</b>				
<b>Population by Race and Ethnicity</b>				
City of Newcastle				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	3,341	94.6%	3,207	92.2%
Black	15	0.4%	13	0.4%
American Indian	57	1.6%	6	0.2%
Asian	9	0.3%	209	6.0%
Native Hawaiian/ Pacific Islander	2	0.1%	3	0.1%
Other	36	1.0%	0	0%
Two or More Races	72	2.0%	42	1.2%
<b>Total</b>	<b>3,532</b>	<b>100.0%</b>	<b>3,480</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	<b>3,413</b>	<b>96.6%</b>	<b>3,421</b>	<b>98.3%</b>
<b>Hispanic</b>	<b>119</b>	<b>3.4%</b>	<b>59</b>	<b>1.7%</b>

The change in race and ethnicity between 2010 and 2017 is shown in Table III.18.5. During this time, the total non-Hispanic population was 3,421 persons in 2017. The Hispanic population was 59.

<b>Table III.18.5</b>				
<b>Population by Race and Ethnicity</b>				
City of Newcastle				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
<b>Non-Hispanic</b>				
White	3,275	96.0%	3,154	92.2%
Black	12	0.4%	13	0.4%
American Indian	53	1.6%	6	0.2%
Asian	9	0.3%	209	6.1%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	1	0%	0	0%
Two or More Races	62	1.8%	39	1.1%
<b>Total Non-Hispanic</b>	<b>3,413</b>	<b>100.0%</b>	<b>3,421</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	66	55.5%	53	89.8%
Black	3	2.5%	0	0%
American Indian	4	3.4%	0	0%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	1	0.8%	3	5.1%
Other	35	29.4%	0	0%
Two or More Races	10	8.4%	3	5.1%
<b>Total Non-Hispanic</b>	<b>119</b>	<b>100.0%</b>	<b>59</b>	<b>100.0%</b>
<b>Total Population</b>	<b>3,532</b>	<b>100.0%</b>	<b>3,480</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.18.6, between 2000 and 2010, the institutionalized population changed 328.8 percent in City of Newcastle, from 73 people in 2000 to 313 in 2010. The non-institutionalized population changed -100.0%, from 50 in 2000 to 0 in 2010.

<b>Table III.18.6</b>					
<b>Group Quarters Population</b>					
City of Newcastle					
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	25	34.2%	261	83.4%	944.0%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	48	65.8%	52	16.6%	8.3%
Other Institutions	0	0%	0	0%	0%
<b>Total</b>	<b>73</b>	<b>100.0%</b>	<b>313</b>	<b>100.0%</b>	<b>328.8%</b>
<b>Non-Institutionalized</b>					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	50	100.0%	0	0%	-100.0%
<b>Total</b>	<b>50</b>	<b>100.0%</b>	<b>0</b>	<b>100.0%</b>	<b>-100.0%</b>
<b>Group Quarters Population</b>	<b>123</b>	<b>100.0%</b>	<b>313</b>	<b>100.0%</b>	<b>154.5%</b>

## Foreign Born Populations

The number of foreign born persons is shown in Table III.18.7. An estimated 3.6 percent of the population was born in Philippines, some 0.5 percent were born in Mexico, and another 0.3 percent were born in Canada .

Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Philippines	124	3.6%
#2 country of origin	Mexico	17	0.5%
#3 country of origin	Canada	11	0.3%
#4 country of origin	Germany	11	0.3%
#5 country of origin	Afghanistan	0	0%
#6 country of origin	Africa n.e.c	0	0%
#7 country of origin	Albania	0	0%
#8 country of origin	Argentina	0	0%
#9 country of origin	Armenia	0	0%
#10 country of origin	Asia n.e.c	0	0%

Limited English Proficiency and the language spoken at home are shown in Table III.18.8. An estimated 2.8 percent (92 people) of the population speaks Tagalog at home, followed by 0.3 percent (11 people) speaking Spanish

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Tagalog	92	2.8%
#2 LEP Language	Spanish	11	0.3%
#3 LEP Language	Other and unspecified languages	2	0.1%
#4 LEP Language	Arabic	0	0%
#5 LEP Language	Chinese	0	0%
#6 LEP Language	French, Haitian, or Cajun	0	0%
#7 LEP Language	German or other West Germanic languages	0	0%
#8 LEP Language	Korean	0	0%
#9 LEP Language	Other Asian and Pacific Island languages	0	0%
#10 LEP Language	Other Indo-European languages	0	0%

## Disability

Disability by age, as estimated by the 2017 ACS, is shown in Table III.18.9. The disability rate for females was 13.3 percent, compared to 14.6 percent for males. The disability rate grew precipitously higher with age, with 61.9 percent of those over 75 experiencing a disability.

<b>Table III.18.9 Disability by Age City of Newcastle 2017 Five-Year ACS Data</b>						
<b>Age</b>	<b>Male</b>		<b>Female</b>		<b>Total</b>	
	<b>Disabled Population</b>	<b>Disability Rate</b>	<b>Disabled Population</b>	<b>Disability Rate</b>	<b>Disabled Population</b>	<b>Disability Rate</b>
Under 5	0	0%	0	0%	0	0%
5 to 17	0	0%	0	0%	0	0%
18 to 34	1	0.3%	49	15.1%	50	7.3%
35 to 64	100	20.3%	60	9.7%	160	14.4%
65 to 74	40	28.4%	26	16.9%	66	22.4%
75 or Older	83	76.9%	76	51.0%	159	61.9%
<b>Total</b>	<b>224</b>	<b>14.6%</b>	<b>211</b>	<b>13.3%</b>	<b>435</b>	<b>13.9%</b>

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.18.10. Some 8.5 percent have an ambulatory disability, 8.6 percent have an independent living disability, and 5.0 percent have a self-care disability.

<b>Table III.18.10 Total Disabilities Tallied: Aged 5 and Older City of Newcastle 2017 Five-Year ACS</b>		
<b>Disability Type</b>	<b>Population with Disability</b>	<b>Percent with Disability</b>
Hearing disability	130	4.2%
Vision disability	16	0.5%
Cognitive disability	169	5.7%
Ambulatory disability	249	8.5%
Self-Care disability	148	5.0%
Independent living disability	202	8.6%

## Education and Employment

Education and employment data from the City of Newcastle 2017 Five-Year ACS is presented in Table III.18.11, Table III.18.12, and Table III.18.13. In 2017, 1,601 people were in the labor force, including 1,536 employed and 65 unemployed people. The unemployment rate for City of Newcastle was estimated at 4.1 percent in 2017.

<b>Table III.18.11</b>	
<b>Employment, Labor Force and Unemployment</b>	
City of Newcastle 2017 Five-Year ACS Data	
<b>Employment Status</b>	<b>2017 Five-Year ACS</b>
Employed	1,536
Unemployed	65
<b>Labor Force</b>	<b>1,601</b>
Unemployment Rate	4.1%

Table III.18.12 and Table III.18.13 show educational attainment in City of Newcastle. In 2017, 93.0 percent of households had a high school education or greater, including 28.0 percent with a high school diploma or equivalent, 46.0 percent with some college, 12.8 percent with a Bachelor's Degree, and 3.7 percent with a graduate or professional degree.

<b>Table III.18.12</b>	
<b>High School or Greater Education</b>	
City of Newcastle 2017 Five-Year ACS Data	
<b>Education Level</b>	<b>Households</b>
High School or Greater	1,374
Total Households	1,477
<b>Percent High School or Above</b>	<b>93.0%</b>

<b>Table III.18.13</b>		
<b>Educational Attainment</b>		
City of Newcastle 2017 Five-Year ACS Data		
<b>Education Level</b>	<b>Population</b>	<b>Percent</b>
Less Than High School	258	9.5%
High School or Equivalent	760	28.0%
Some College or Associates Degree	1,246	46.0%
Bachelor's Degree	347	12.8%
Graduate or Professional Degree	100	3.7%
<b>Total Population Above 18 years</b>	<b>2,711</b>	<b>100.0%</b>

## ECONOMICS

### Labor Force

Table III.18.14 shows the labor force statistics for Weston County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 3.2 percent. The highest level of unemployment occurred during 2009 rising to a rate of 6.2 percent. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 percent in 2010. Over the last year, the unemployment rate in Weston County decreased from 4.0 percent in 2017 to 3.5 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.18.14 Labor Force Statistics Weston County 1990 - 2018 BLS Data					
Year	City of Newcastle				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	147	3,177	3,324	4.4%	5.3%
1991	149	3,045	3,194	4.7%	5.2%
1992	185	3,027	3,212	5.8%	5.6%
1993	162	3,046	3,208	5.0%	5.3%
1994	179	3,127	3,306	5.4%	5.0%
1995	164	3,210	3,374	4.9%	4.8%
1996	172	3,150	3,322	5.2%	4.9%
1997	171	3,075	3,246	5.3%	4.8%
1998	155	3,104	3,259	4.8%	4.7%
1999	177	3,190	3,367	5.3%	4.6%
2000	143	3,156	3,299	4.3%	3.9%
2001	138	3,175	3,313	4.2%	3.8%
2002	133	3,178	3,311	4.0%	4.0%
2003	143	3,043	3,186	4.5%	4.3%
2004	125	3,014	3,139	4.0%	3.8%
2005	126	3,039	3,165	4.0%	3.6%
2006	107	2,947	3,054	3.5%	3.2%
2007	100	3,059	3,159	3.2%	2.8%
2008	103	3,122	3,225	3.2%	3.1%
2009	206	3,107	3,313	6.2%	6.3%
2010	194	3,822	4,016	4.8%	6.4%
2011	181	3,785	3,966	4.6%	5.8%
2012	161	3,811	3,972	4.1%	5.3%
2013	142	3,814	3,956	3.6%	4.7%
2014	130	3,836	3,966	3.3%	4.1%
2015	136	3,829	3,965	3.4%	4.3%
2016	198	3,764	3,962	5.0%	5.3%
2017	149	3,605	3,754	4.0%	4.2%
2018	131	3,600	3,731	3.5%	4.1%

Diagram III.18.4 shows the employment and labor force for Weston County. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 3,600 persons, with the labor force reaching 3,731, indicating there were a total of 131 unemployed persons.

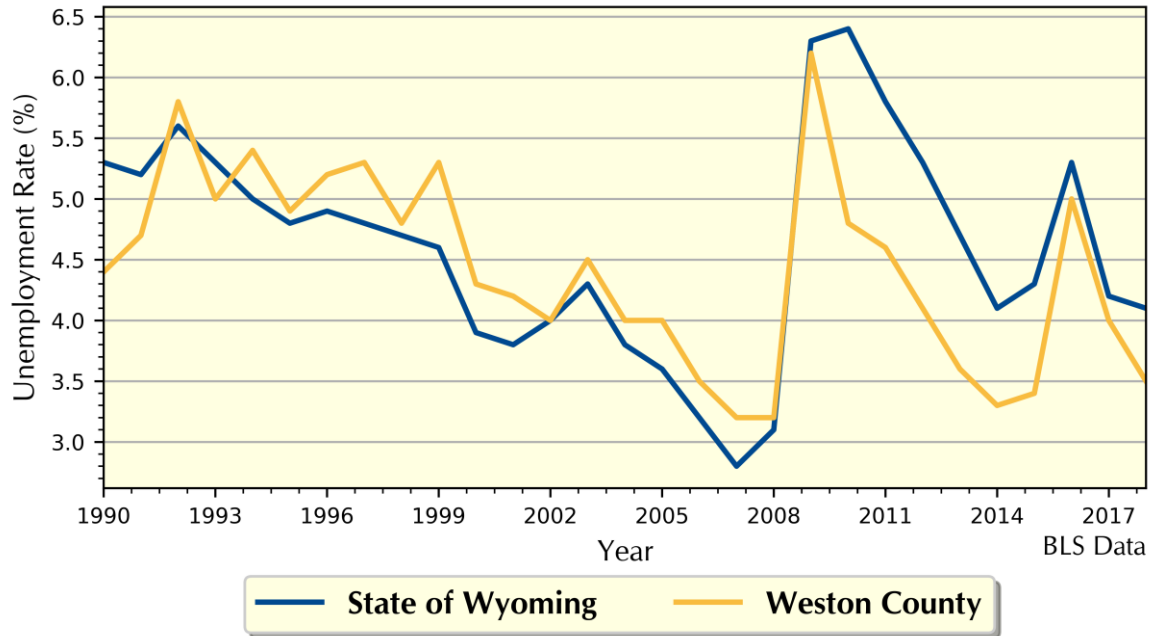
**Diagram III.18.4**  
**Employment and Labor Force**

Weston County  
 1990 – 2017 BLS Data



Diagram III.18.5 shows the unemployment rate for both the State and Weston County. During the 1990's the average rate for Weston County was 5.1 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.1 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 4.0 percent. Over the course of the entire period the Weston County had an average unemployment rate that lower than the State, 4.4 percent for Weston County, versus 4.6 statewide.

**Diagram III.18.5**  
**Annual Unemployment Rate**  
 Weston 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.18.15 shows the total employment by industry for the Weston County. The most recent estimates show the government and government enterprises industry was the largest employer in Weston County, with employment reaching 826 jobs in 2017. Between 2016 and 2017 the information industry saw the largest percentage increase, rising by 8.3 percent to 39 jobs.

**Table III.18.15**  
**Employment by Industry**  
Weston County  
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	288	301	304	302	303	308	309	316	2.3
Forestry, fishing, related activities, and other	38	39	59	0	66	64	64	62.0	-3.1
Mining	341	292	360	403	403	428	437	470	7.6
Utilities	33	15	0	0	0	0	0	0	0
Construction	306	275	286	286	323	303	262	244	-6.9
Manufacturing	147	161	168	0	181	183	194	199	2.6
Wholesale trade	50	60	0	0	0	0	0	0	0
Retail trade	376	374	380	383	408	419	391	381	-2.6
Transportation and warehousing	169	176	187	189	201	230	212	216	1.9
Information	45	43	43	44	39	38	36	39	8.3
Finance and insurance	166	180	188	127	172	144	119	125	5.0
Real estate and rental and leasing	110	110	106	102	127	129	142	145	2.1
Professional and technical services	112	104	118	113	117	109	110	102	-7.3
Management of companies and enterprises	0	0	0	0	6	5	4	0	-100.0
Administrative and waste services	0	0	0	0	69	67	79	0	-100.0
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	0	0	0	0	0	0	21	0	-100.0
Accommodation and food services	0	0	0	0	0	0	250	0	-100.0
Other services, except public administration	193	201	195	194	194	193	193	195	1.0
Government and government enterprises	848	850	862	865	848	830	841	826	-1.8
<b>Total</b>	<b>3,893</b>	<b>3,774</b>	<b>3,925</b>	<b>3,918</b>	<b>4,082</b>	<b>4,083</b>	<b>4,035</b>	<b>3,992</b>	<b>-1.1</b>



Table III.18.16 shows the real average earnings per job by industry for Weston County. In 2017, the manufacturing industry had the highest average earnings reaching 93,411 dollars. Between 2016 and 2017 the manufacturing industry saw the largest percentage increase, rising by 7.1 percent to 93,411 dollars.

<b>Table III.18.16</b>									
<b>Real Earnings Per Job by Industry</b>									
Weston County									
BEA Table CA5N and CA25 Data									
<b>NAICS Categories</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>% Change 16-17</b>
Farm earnings	-3,968	11,896	2,745	8,028	44,489	34,236	15,465	10,663	-31.1
Forestry, fishing, related activities, and other	25,720	23,538	17,082	0	19,663	22,253	24,812	24,328	-2.0
Mining	39,655	50,328	42,153	42,696	41,935	33,702	23,515	23,859	1.5
Utilities	99,293	121,798	0	0	0	0	0	0	0
Construction	64,823	43,122	49,717	50,403	62,457	60,138	51,336	43,150	-15.9
Manufacturing	91,935	98,007	87,489	0	87,705	100,505	87,227	93,411	7.1
Wholesale trade	45,228	42,674	0	0	0	0	0	0	0
Retail trade	34,916	30,426	25,296	21,654	20,257	20,540	21,749	21,783	0.2
Transportation and warehousing	60,340	68,631	74,084	117,185	127,416	155,652	112,624	71,743	-36.3
Information	30,601	45,183	53,089	39,301	31,884	35,705	38,438	36,263	-5.7
Finance and insurance	22,230	18,475	18,684	30,563	21,094	25,867	31,908	32,420	1.6
Real estate and rental and leasing	22,646	22,449	22,827	30,205	27,898	33,489	28,178	23,224	-17.6
Professional and technical services	35,009	39,526	37,981	33,140	33,786	32,926	31,506	25,314	-19.7
Management of companies and enterprises	0	0	0	0	160,403	230,275	45,066	0	0
Administrative and waste services	0	0	0	0	11,726	11,635	9,035	0	0
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	0	0	0	0	0	0	9,527	0	0
Accommodation and food services	0	0	0	0	0	0	12,045	0	0
Other services, except public administration	21,988	18,778	23,436	24,604	23,411	21,134	19,155	18,811	-1.8
Government and government enterprises	58,104	57,957	58,829	62,513	63,614	65,060	66,286	65,315	-1.5
<b>Total</b>	<b>40,065</b>	<b>41,053</b>	<b>40,000</b>	<b>43,839</b>	<b>47,135</b>	<b>48,520</b>	<b>41,953</b>	<b>38,506</b>	<b>-8.2</b>

Diagram III.18.6 shows real average earnings per job for Weston County from 1990 to 2017. Over this period the average earning per job for Weston County was 36,637 dollars, which was lower than the statewide average of 46,885 dollars over the same period.

**Diagram III.18.6**  
**Real Average Earnings Per Job**  
 Weston County

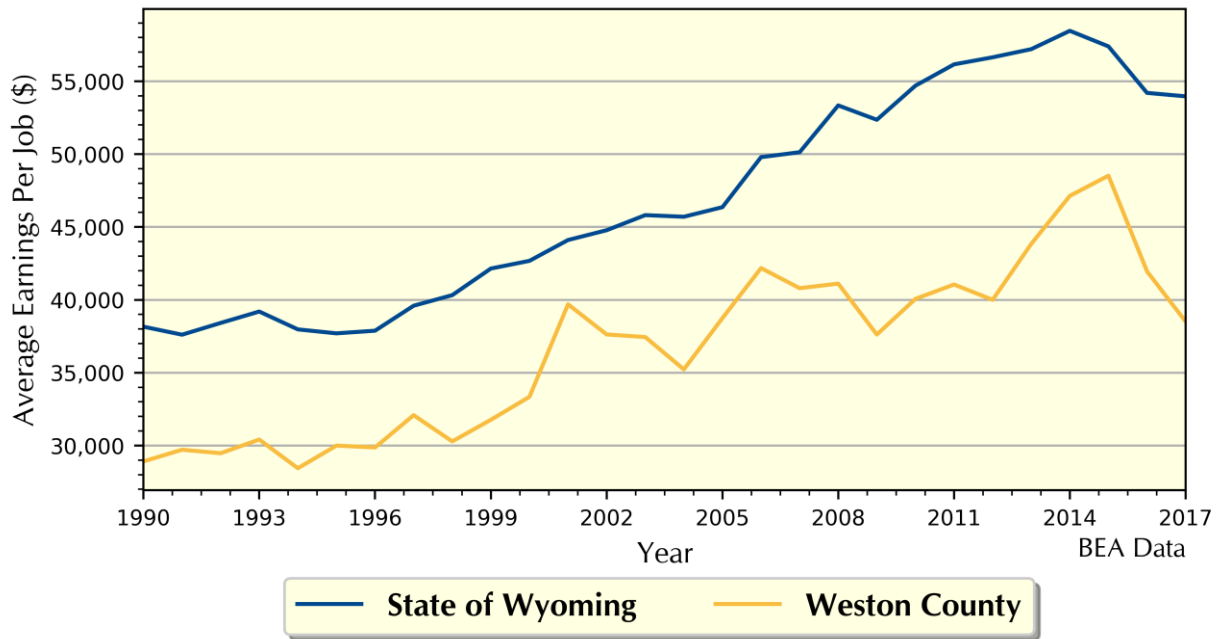
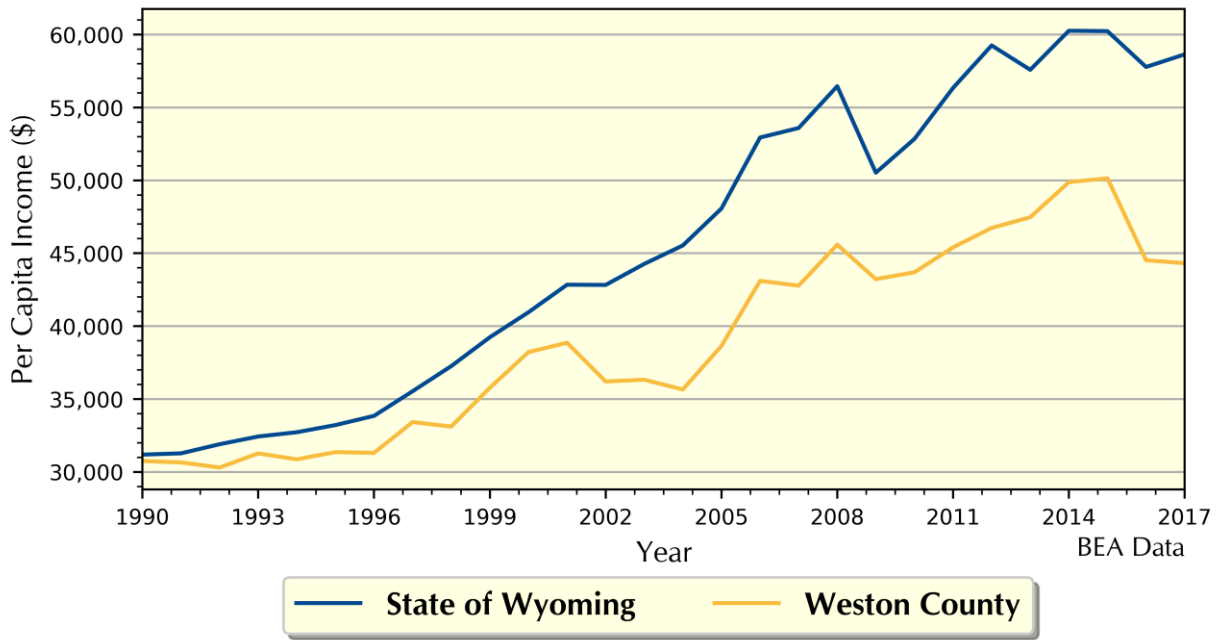


Diagram III.18.7 shows real per capita income for the Weston County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Weston County was 38,914 dollars, which was lower than the statewide average of 45,699 dollars over the same period.

**Diagram III.18.7**  
**Real Per Capita Income**  
 Weston County



## Poverty

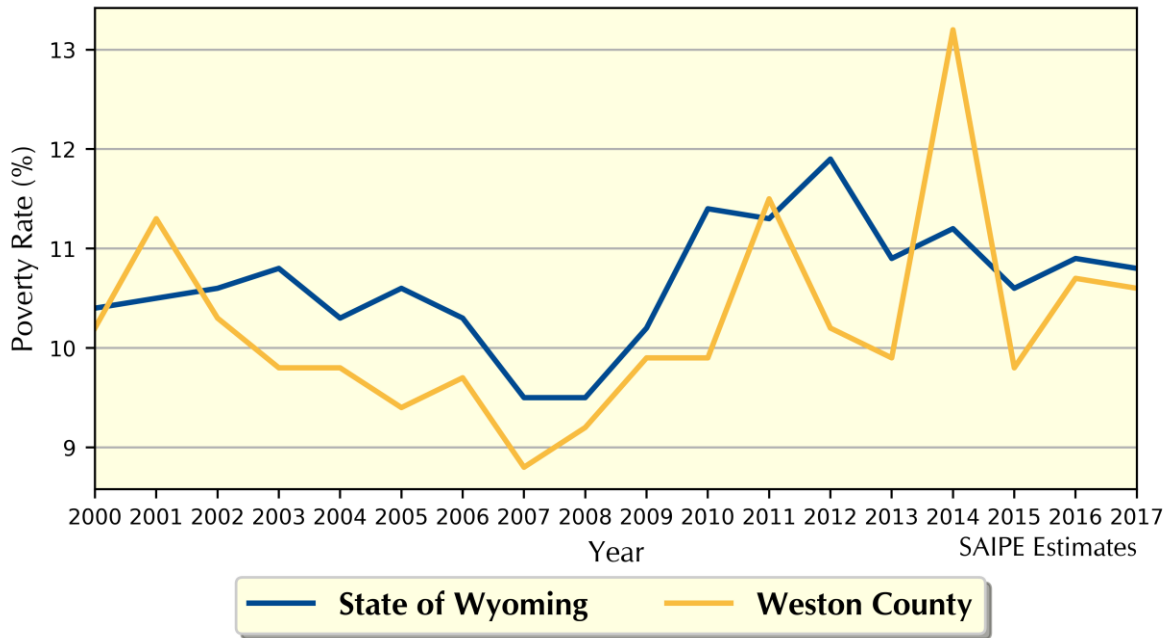
Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty increase from 678 in 2010 to 699.0 in 2017, with the poverty rate reaching 10.6 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.18.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.18.8 on the following page.

The rate of poverty for Weston County is shown in Table III.18.18. In 2017, there were an estimated 442 people (14.2 percent) living in poverty, compared to 11.4 percent living in poverty in 2000. In 2017, some 4.5 percent of those in poverty were under age 6 and 5.0 percent were 65 or older.

<b>Table III.18.17</b> <b>Persons in Poverty</b> Weston County 2000–2017 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	644	10.2%
2001	719	11.3%
2002	666	10.3%
2003	630	9.8%
2004	630	9.8%
2005	593	9.4%
2006	632	9.7%
2007	578	8.8%
2008	616	9.2%
2009	663	9.9%
2010	678	9.9%
2011	776	11.5%
2012	687	10.2%
2013	672	9.9%
2014	901	13.2%
2015	675	9.8%
2016	734	10.7%
2017	699	10.6%

<b>Table III.18.18</b> <b>Poverty by Age</b> City of Newcastle 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	39	11.4%	20	4.5%
6 to 17	76	22.3%	140	31.7%
18 to 64	145	42.5%	260	58.8%
65 or Older	81	23.8%	22	5.0%
<b>Total</b>	<b>341</b>	<b>100.0%</b>	<b>442</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>11.4%</b>	<b>.</b>	<b>14.2%</b>	<b>.</b>

**Diagram III.18.8**  
**Poverty Rates**  
Weston County



## HOUSING

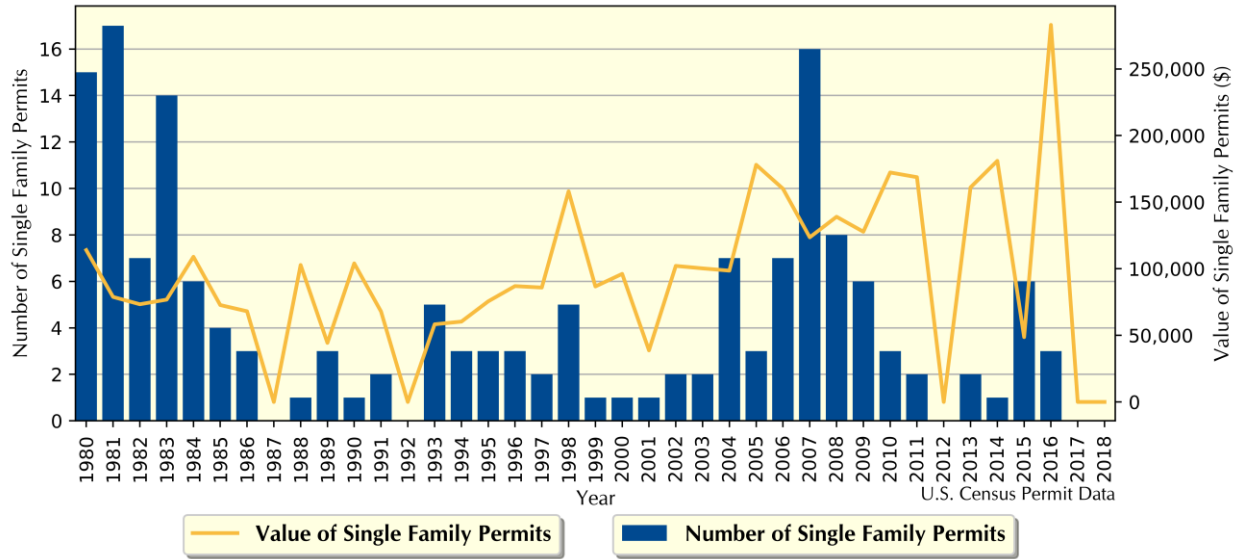
### Housing Production

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 Newcastle remained unchanged from 0 authorizations in 2017 to 0 in 2018.

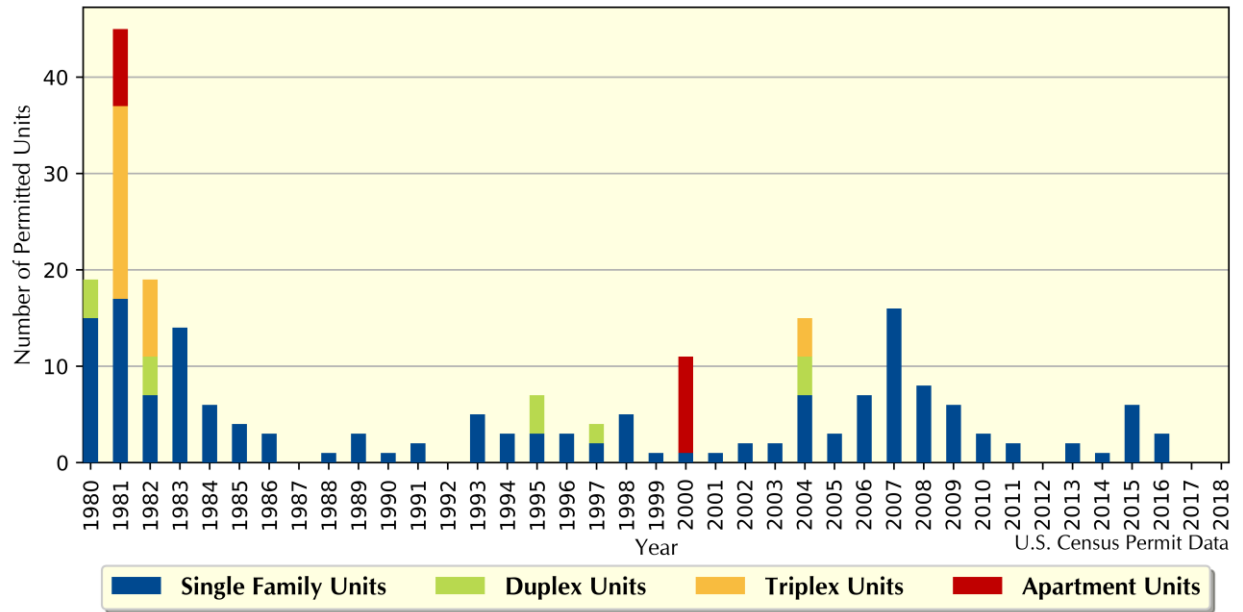
The real value of single-family building permits remained unchanged from 283,075 dollars in 2016 to 0 dollars in 2017. This compares to an increase in permit value statewide, with values rising from 331,348 dollars in 2017 to 367,953 dollars in 2018. Additional details are given in Table III.18.19, as well as in Diagram III.18.9 and Diagram III.18.10.

Table III.18.19 Building Permits and Valuation City of Newcastle Census Bureau Data, 1980–2018							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2017\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	15	4	0	0	19	114,006	0
1981	17	0	20	8	45	78,848	53,077
1982	7	4	8	0	19	73,351	0
1983	14	0	0	0	14	76,829	0
1984	6	0	0	0	6	108,978	0
1985	4	0	0	0	4	72,755	0
1986	3	0	0	0	3	68,081	0
1987	0	0	0	0	0	0	0
1988	1	0	0	0	1	102,804	0
1989	3	0	0	0	3	44,365	0
1990	1	0	0	0	1	104,022	0
1991	2	0	0	0	2	67,919	0
1992	0	0	0	0	0	0	0
1993	5	0	0	0	5	58,296	0
1994	3	0	0	0	3	60,321	0
1995	3	4	0	0	7	75,518	0
1996	3	0	0	0	3	86,978	0
1997	2	2	0	0	4	85,884	0
1998	5	0	0	0	5	158,123	0
1999	1	0	0	0	1	86,718	0
2000	1	0	0	10	11	96,140	56,553
2001	1	0	0	0	1	38,733	0
2002	2	0	0	0	2	102,138	0
2003	2	0	0	0	2	100,281	0
2004	7	4	4	0	15	98,573	0
2005	3	0	0	0	3	178,030	0
2006	7	0	0	0	7	160,069	0
2007	16	0	0	0	16	123,598	0
2008	8	0	0	0	8	139,019	0
2009	6	0	0	0	6	127,803	0
2010	3	0	0	0	3	172,275	0
2011	2	0	0	0	2	168,748	0
2012	0	0	0	0	0	0	0
2013	2	0	0	0	2	161,098	0
2014	1	0	0	0	1	180,986	0
2015	6	0	0	0	6	48,667	0
2016	3	0	0	0	3	283,075	0
2017	0	0	0	0	0	0	0
2018	0	0	0	0	0	0	0

**Diagram III.18.9**  
**Single-Family Permits**  
 City of Newcastle



**Diagram III.18.10**  
**Total Permits by Unit Type**  
 City of Newcastle



## Housing Characteristics

Households by type and tenure are shown in Table III.18.20. Family households represented 62.2 percent of households, while non-family households accounted for 37.8 percent. These changed from 60.3 percent and 39.7 percent, respectively.

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	868	60.3%	918	62.2%
Married-Couple Family	676	77.9%	672	73.2%
Owner-Occupied	575	85.1%	600	89.3%
Renter-Occupied	101	14.9%	72	10.7%
Other Family	192	22.1%	246	20.9%
Male Householder, No Spouse Present	64	33.3%	51	26.0%
Owner-Occupied	41	64.1%	31	60.8%
Renter-Occupied	23	35.9%	20	39.2%
Female Householder, No Spouse Present	128	66.7%	195	52.0%
Owner-Occupied	70	54.7%	154	79.0%
Renter-Occupied	58	45.3%	41	21.0%
Non-Family Households	571	39.7%	559	37.8%
Owner-Occupied	309	54.1%	295	52.8%
Renter-Occupied	262	45.9%	264	47.2%
<b>Total</b>	<b>1,439</b>	<b>100.0%</b>	<b>1,477</b>	<b>100.0%</b>

Table III.18.21 below shows housing units by type in 2010 and 2017. In 2010, there were 1,659 housing units, compared with 1,634 in 2017. Single-family units accounted for 71.6 percent of units in 2017, compared to 78.7 in 2010. Apartment units accounted for 7.2 percent in 2017, compared to 2.0 percent in 2010.

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,306	78.7%	1,170	71.6%
Duplex	44	2.7%	31	1.9%
Tri- or Four-Plex	90	5.4%	40	2.4%
Apartment	33	2.0%	118	7.2%
Mobile Home	186	11.2%	275	16.8%
Boat, RV, Van, Etc.	0	0%	0	0%
<b>Total</b>	<b>1,659</b>	<b>100.0%</b>	<b>1,634</b>	<b>100.0%</b>



Table III.18.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 1,634 housing units. An estimated 73.1 percent were owner-occupied, and 9.6 percent were vacant.

<b>Table III.18.22</b>				
<b>Housing Units by Tenure</b>				
City of Newcastle				
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	1,439	86.5%	1,477	90.4%
Owner-Occupied	995	69.1%	1,080	73.1%
Renter-Occupied	444	30.9%	397	26.9%
Vacant Housing Units	224	13.5%	157	9.6%
<b>Total Housing Units</b>	<b>1,663</b>	<b>100.0%</b>	<b>1,634</b>	<b>100.0%</b>

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.18.23. Households earning more than 100,000 dollars per year represented 19.3 percent of households in 2017, compared to 13.6 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 12.6 percent of households in 2017, compared to 11.2 percent in 2010.

<b>Table III.18.23</b>				
<b>Households by Income</b>				
City of Newcastle				
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	165	11.2%	186	12.6%
\$15,000 to \$19,999	51	3.5%	165	11.2%
\$20,000 to \$24,999	27	1.8%	69	4.7%
\$25,000 to \$34,999	170	11.5%	40	2.7%
\$35,000 to \$49,999	270	18.3%	231	15.6%
\$50,000 to \$74,999	343	23.2%	278	18.8%
\$75,000 to \$99,999	249	16.9%	223	15.1%
\$100,000 or More	201	13.6%	285	19.3%
<b>Total</b>	<b>1,476</b>	<b>100.0%</b>	<b>1,477</b>	<b>100.0%</b>

Table III.18.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 7.5 percent of households in 2010 and 8.7 percent of households in 2017. Housing units built in 1939 or earlier represented 19.6 percent of households in 2017 and 21.4 percent of households in 2010.

<b>Table III.18.24</b>				
<b>Households by Year Home Built</b>				
City of Newcastle				
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	316	21.4%	290	19.6%
1940 to 1949	174	11.8%	189	12.8%
1950 to 1959	332	22.5%	303	20.5%
1960 to 1969	110	7.5%	76	5.1%
1970 to 1979	151	10.2%	281	19.0%
1980 to 1989	157	10.6%	146	9.9%
1990 to 1999	126	8.5%	57	3.9%
2000 to 2009	110	7.5%	128	8.7%
2010 or Later	.	.	7	0.5%
<b>Total</b>	<b>1,476</b>	<b>100.0%</b>	<b>1,477</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table III.18.25. An estimated 68.8 percent of white households occupy single-family homes, while 0 percent of black households do. Some 8.6 percent of white households occupied apartments, while 0 percent of black households do. An estimated 100.0 percent of Asian, and 0 percent of American Indian households occupy single-family homes.

<b>Table III.18.25</b>							
<b>Distribution of Units in Structure by Race</b>							
City of Newcastle							
2017 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	68.8%	0%	0%	100.0%	0%	0%	100.0%
Duplex	2.3%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	2.9%	0%	0%	0%	0%	0%	0%
Apartment	8.6%	0%	0%	0%	0%	0%	0%
Mobile Home	17.5%	0%	0%	0%	0%	0%	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.18.26. By 2017, for rent units accounted for 0 percent of vacant units, while for sale units accounted for 0 percent. "Other" vacant units accounted for 77.7 percent of vacant units, representing a total of 122 "other" vacant units.

Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	46	20.5%	0	0%
For Sale	25	11.2%	0	0%
Rented Not Occupied	5	2.2%	0	0%
Sold Not Occupied	34	15.2%	0	0%
For Seasonal, Recreational, or Occasional Use	23	10.3%	35	22.3%
For Migrant Workers	0	0%	0	0%
Other Vacant	91	40.6%	122	77.7%
<b>Total</b>	<b>224</b>	<b>100.0%</b>	<b>157</b>	<b>100.0%</b>

Table III.18.27, below shows the number of households in the county by number of bedrooms and tenure. There were 63 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 12.4 percent of total households in City of Newcastle. In City of Newcastle the 551 households with three bedrooms accounted for 26.2 percent of all households, and there were only 72 five-bedroom or more households, which accounted for 19.4 percent of all households.

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	63	63	100.0
One	68	100	203	3.9
Two	241	155	428	12.4
Three	421	68	551	26.2
Four	317	0	317	33.7
Five or more	33	11	72	19.4
<b>Total</b>	<b>1,477</b>	<b>397</b>	<b>1,634</b>	<b>100.0</b>

The age of a structure influences its value. As shown in Table III.18.28, structures built in 1939 or earlier had a median value of, 93,200 while structures built between 1950 and 1959 had a median value of 171,900 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 0 and, 0 respectively. The total median value in City of Newcastle was 141,000.

<b>Table III.18.28</b> <b>Owner Occupied Median Value by Year</b> <b>Structure Built</b> City of Newcastle 2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	93,200
1940 to 1949	84,400
1950 to 1959	171,900
1960 to 1969	0
1970 to 1979	0
1980 to 1989	188,500
1990 to 1999	0
2000 to 2009	135,100
2010 to 2013	0
2014 or later	0
<b>Median Value</b>	<b>141,000</b>

Household mortgage status is reported in Table III.18.29. In, City of Newcastle households with a mortgage accounted for 53.9 percent of all households or 582 housing units, and the remaining 53.0 percent or 572 units had no mortgage. Of those units with a mortgage, 10 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 572 or 53.0 percent had no second mortgage or no home equity loan.

<b>Table III.18.29</b> <b>Mortgage Status</b> City of Newcastle 2017 5-Year ACS Data		
Mortgage Status	City of Newcastle	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	582	53.9
With either a second mortgage or home equity loan, but not both	10	0.9
Second mortgage only	10	0.9
Home equity loan only	0	0
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	572	53.0
Housing units without a mortgage	498	46.1
<b>Total</b>	<b>1,080</b>	<b>100.0%</b>

Table III.18.30 lists the City of Newcastle median rent as \$630 and the median home value as \$141,000.

<b>Table III.18.30</b> <b>Median Rent</b> City of Newcastle 2017 5-Year ACS Data	
Place	Rent
Median Rent	\$630
Median Home Value	\$141,000

## 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.18.31. In 2017, an estimated 0 percent of households were overcrowded, and an additional 0.6 percent were severely overcrowded.

Table III.18.31 Overcrowding and Severe Overcrowding City of Newcastle 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	1,078	97.9%	23	2.1%	0	0%	1,101
2017 Five-Year ACS	1,071	99.2%	0	0%	9	0.8%	1,080
<b>Renter</b>							
2010 Five-Year ACS	375	100.0%	0	0%	0	0%	375
2017 Five-Year ACS	397	100.0%	0	0%	0	0%	397
<b>Total</b>							
2010 Five-Year ACS	1,453	98.4%	23	1.6%	0	0%	1,476
2017 Five-Year ACS	1,468	99.4%	0	0%	9	0.6%	1,477

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 37 households with incomplete plumbing facilities in 2017, representing 2.5 percent of households in City of Newcastle. This is compared to 0 percent of households lacking complete plumbing facilities in 2010.

<b>Table III.18.32</b> <b>Households with Incomplete Plumbing Facilities</b> City of Newcastle 2010 and 2017 Five-Year ACS Data		
Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	1,476	1,440
Lacking Complete Plumbing Facilities	0	37
<b>Total Households</b>	<b>1,476</b>	<b>1,477</b>
<b>Percent Lacking</b>	<b>0%</b>	<b>2.5%</b>

There were 78 households lacking complete kitchen facilities in 2017, compared to 0 households in 2010. This was a change from 0 percent of households in 2010 to 5.3 percent in 2017.

<b>Table III.18.33</b> <b>Households with Incomplete Kitchen Facilities</b> City of Newcastle 2010 and 2017 Five-Year ACS Data		
Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	1,476	1,399
Lacking Complete Kitchen Facilities	0	78
<b>Total Households</b>	<b>1,476</b>	<b>1,477</b>
<b>Percent Lacking</b>	<b>0%</b>	<b>5.3%</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 Newcastle 4.8 percent of households had a cost burden and 17.7 percent had a severe cost burden. Some 0 percent of renters were cost burdened, and 34.3 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 5.0 percent and a severe cost burden rate of 5.8 percent. Owner occupied households with a mortgage had a cost burden rate of 7.9 percent, and severe cost burden at 16.5 percent.

**Table III.18.34**  
**Cost Burden and Severe Cost Burden by Tenure**

City of Newcastle  
 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	502	77.7%	110	17.0%	24	3.7%	10	1.5%	646
2017 Five-Year ACS	440	75.6%	46	7.9%	96	16.5%	0	0%	582
<b>Owner Without a Mortgage</b>									
2010 Five-Year ACS	406	89.2%	49	10.8%	0	0%	0	0%	455
2017 Five-Year ACS	444	89.2%	25	5.0%	29	5.8%	0	0%	498
<b>Renter</b>									
2010 Five-Year ACS	284	75.7%	34	9.1%	44	11.7%	13	3.5%	375
2017 Five-Year ACS	261	65.7%	0	0%	136	34.3%	0	0%	397
<b>Total</b>									
2010 Five-Year ACS	1,192	80.8%	193	13.1%	68	4.6%	23	1.6%	1,476
2017 Five-Year ACS	1,145	77.5%	71	4.8%	261	17.7%	0	0%	1,477

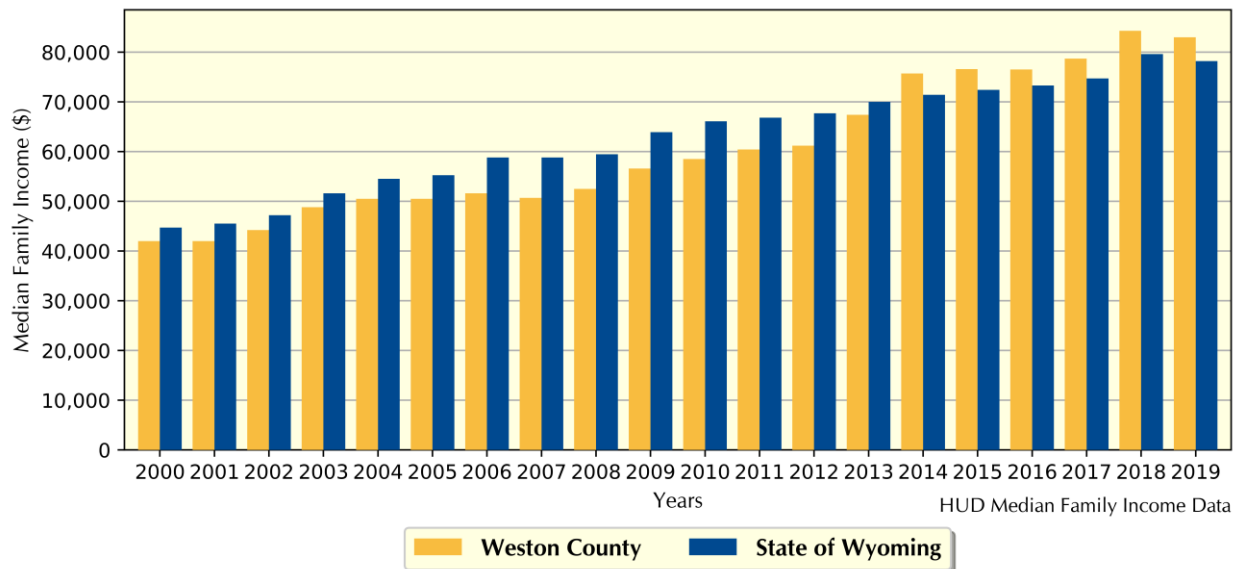
### Housing Problems by Income

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.18.35 shows that the HUD estimated MFI for Weston County was \$84,300 in 2018. This compared to Wyoming’s MFI of \$79,600. Diagram III.18.11, illustrates the estimated MFI for 2000 through 2018 in Weston County.

Year	MFI	State of Wyoming MFI
2000	42,000	44,700
2001	42,000	45,500
2002	44,200	47,200
2003	48,800	51,600
2004	50,500	54,500
2005	50,500	55,250
2006	51,600	58,800
2007	50,700	58,800
2008	52,500	59,450
2009	56,600	63,900
2010	58,500	66,100
2011	60,400	66,800
2012	61,200	67,700
2013	67,400	70,000
2014	75,700	71,400
2015	76,600	72,400
2016	76,500	73,300
2017	78,700	74,700
2018	84,300	79,600

Table III.18.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 30 owner-occupied and 30 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 145 owner-occupied 44 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 1,034 households without a housing problem.

**Diagram III.18.11  
Estimated Median Family Income  
Weston County vs. Wyoming  
HUD Data: 2000 - 2019**





**Table III.18.36**  
**Housing Problems by Income and Tenure**

City of Newcastle  
 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	10	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	4	4
Housing cost burden greater than 50% of income (and none of the above problems)	100	45	0	0	0	145
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	0	10	10	10	0	30
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
Has none of the 4 housing problems	110	100	115	115	400	840
<b>Total</b>	<b>214</b>	<b>155</b>	<b>135</b>	<b>125</b>	<b>404</b>	<b>1,033</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	35	35	0	0	0	70
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	25	0	0	25
Housing cost burden greater than 50% of income (and none of the above problems)	40	4	0	0	0	44
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	20	10	0	0	0	30
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	10	30	60	4	90	194
<b>Total</b>	<b>105</b>	<b>79</b>	<b>85</b>	<b>4</b>	<b>90</b>	<b>363</b>
<b>Total</b>						
Lacking complete plumbing or kitchen facilities	35	35	0	0	0	70
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	10	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	25	0	4	29
Housing cost burden greater than 50% of income (and none of the above problems)	140	49	0	0	0	189
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	20	20	10	10	0	60
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
Has none of the 4 housing problems	120	130	175	119	490	1,034
<b>Total</b>	<b>319</b>	<b>234</b>	<b>220</b>	<b>129</b>	<b>494</b>	<b>1,396</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.18.37 presents some basic statistics about the completed surveys.

<b>Table III.18.37</b> <b>Survey of Rental Properties</b> City of Newcastle 2019 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	8	59	6.8	4

Table III.18.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 25 single-family units in City of Newcastle, with 1 of them available. This translates into a vacancy rate of 4.0 percent in City of Newcastle, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 23 apartment units reported in the survey, with 2 of them available, which resulted in a vacancy rate of 8.7 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

<b>Table III.18.38</b> <b>Rental Vacancy Survey by Type</b> City of Newcastle 2019 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	25	1	4.0%
Apartments	23	2	8.7%
Mobile Homes	2	0	0%
“Other” Units	0	0	0%
Don’t Know	1	0	0%
<b>Total</b>	<b>59</b>	<b>4</b>	<b>6.8%</b>

Table III.18.39, reports units by bedroom size. As can be seen there were 23 two bedroom apartment units and 0 three bedroom units. Overall, the 40 two bedroom units accounted for 67.8 percent of all units, and the 13 three bedroom units accounted for 22.0 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 1 units listed as “Don’t Know”. Additional details for additional unit types are reported.

<b>Table III.18.39</b> <b>Rental Units by Bedroom Size</b> City of Newcastle 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	3	0	0	0	.	5
Two	11	23	2	0	.	40
Three	11	0	0	0	.	13
Four	0	0	0	0	.	0
Don’t Know	0	0	0	0	1	1
<b>Total</b>	<b>25</b>	<b>23</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>59</b>

Table III.18.40 displays the vacancy rate of single-family units by the number of bedrooms. Two-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 9.1 percent.

<b>Table III.18.40</b> <b>Single-Family Units by Bedroom Size</b> City of Newcastle 2019 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	3	0	0%
Two	11	1	9.1%
Three	11	0	0%
Four	0	0	0%
Don't know	0	0	0%
<b>Total</b>	<b>25</b>	<b>1</b>	<b>4.0%</b>

Table III.18.41 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 8.7 percent.

<b>Table III.18.41</b> <b>Apartment Units by Bedroom Size</b> City of Newcastle 2019 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	0	0	0%
Two	23	2	8.7%
Three	0	0	0%
Four	0	0	0%
Don't know	0	0	0%
<b>Total</b>	<b>23</b>	<b>2</b>	<b>8.7%</b>

Average market-rate rents by unit type are shown in Table III.18.42. 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.18.42</b> <b>Average Market Rate Rents by Bedroom Size</b> City of Newcastle 2019 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$.	\$.	\$.	\$.	\$.
One	\$325	\$.	\$.	\$.	\$338
Two	\$550	\$488	\$600	\$.	\$571
Three	\$900	\$.	\$.	\$.	\$844
Four	\$.	\$.	\$.	\$.	\$.
<b>Total</b>	<b>\$687.5</b>	<b>\$487.5</b>	<b>\$600.0</b>	<b>\$0</b>	<b>\$637.5</b>

Table III.18.43 shows vacancy rates for single-family units by average rental rates for City of Newcastle. The most common rent for single-family units was between 500 and 750 dollars and the units in this price range had a vacancy rate of 7.7 percent.

<b>Table III.18.43</b>			
<b>Single-Family Market Rate Rents by Vacancy Status</b>			
City of Newcastle			
2019 Survey of Rental Properties			
<b>Average Rents</b>	<b>Single-Family Units</b>	<b>Available Single-Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500	13	1	7.7%
\$500 to \$749	9	0	0%
\$750 to \$999	0	0	0%
\$1,000 to \$1,249	3	0	0%
\$1,250 to \$1,499	0	0	0%
Above \$1,500	0	0	0%
Missing	0	0	0%
<b>Total</b>	<b>25</b>	<b>1</b>	<b>4.0%</b>

The average rent and availability of apartment units is displayed in Table III.18.44. The most common rent for apartment rents was between 500 and 750 dollars and the units in this price range had a vacancy rate of 8.7 percent.

<b>Table III.18.44</b> <b>Apartment Market Rate Rents by Vacancy Status</b> City of Newcastle 2019 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	23	2	8.7%
\$500 to \$749	0	0	0%
\$750 to \$999	0	0	0%
\$1,000 to \$1,249	0	0	0%
\$1,250 to \$1,499	0	0	0%
Above \$1,500	0	0	0%
Missing	0	0	0%
<b>Total</b>	<b>23</b>	<b>2</b>	<b>8.7%</b>

Respondents were asked if utilities are included in the rent and as shown in Table III.18.45, 2 respondents, or 28.6 percent, included some sort of utility in the rent.

<b>Table III.18.45</b> <b>Are there any utilities included with the rent?</b> City of Newcastle 2019 Survey of Rental Properties	
Period	Respondent
Yes	2
No	5
<b>% Offering Utilities</b>	<b>28.6%</b>

The type of utility included in the rent is shown in Table III.18.46. There were 0 respondents who included electricity, 0 respondents who included natural gas, 35 respondents who included water and sewer and 35 respondents included trash collection in the rent.

<b>Table III.18.46</b> <b>Which utilities are included with the rent?</b> City of Newcastle 2019 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	0
Natural Gas	0
Water/Sewer	35
Trash Collection	35

### Perceived Need for Housing Units

Table III.18.47 shows the number of survey respondents who keep a waiting list. As can be seen 0 respondents said they keep a waitlist, with an estimated 0 number of persons on the wait list.

<b>Table III.18.47</b> <b>Do you keep a waiting list?</b> City of Newcastle 2019A Survey of Rental Properties	
Period	Respondent
Yes	0
No	7
<b>Waitlist Size</b>	<b>0</b>

Table III.18.48 shows the condition of rental units by unit type for City of Newcastle. 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 56 units were in good condition, or 94.9 percent and 2 units, or 3.4 percent, being in average condition. Details by unit type and condition are displayed.

<b>Table III.18.48</b> <b>Condition by Unit Type</b> City of Newcastle 2019A Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	2	3.4%
Good	56	94.9%
Excellent	0	0%
Don't Know	0	0%
<b>Total</b>	<b>59</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.18.49, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 2 respondents indicated they would prefer more units of any type.

<b>Table III.18.49</b> <b>If you had the opportunity to own/manage more units, how many would you prefer</b> City of Newcastle 2019A Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	0
Duplex Units	0
Apartments	0
Mobile homes	0
Other	0
All types	2
<b>Total</b>	<b>2</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.18.50 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.18.50</b>			
<b>Households with Housing Problems by Income</b>			
City of Newcastle			
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	105	95	200
30.1-50% HAMFI	55	55	110
50.1-80% HAMFI	20	25	45
80.1-95% HAMFI	10	0	10
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	4	0	4
<b>Total</b>	<b>194</b>	<b>175</b>	<b>369</b>
<b>Without Housing Problems</b>			
30% HAMFI or less	110	10	120
30.1-50% HAMFI	100	30	130
50.1-80% HAMFI	114	60	174
80.1-95% HAMFI	100	4	104
95 – 115% HAMFI	70	50	120
115.1% HAMFI or more	345	45	390
<b>Total</b>	<b>839</b>	<b>199</b>	<b>1,038</b>
<b>Not Computed</b>			
30% HAMFI or less	4.0	0	4
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>4.0</b>	<b>0</b>	<b>4</b>
<b>Total</b>			
30% HAMFI or less	219	105	324
30.1-50% HAMFI	155	85	240
50.1-80% HAMFI	134	85	219
80.1-95% HAMFI	110	4	114
95 – 115% HAMFI	70	50	120
115.1% HAMFI or more	349	45	394
<b>Total</b>	<b>1,037</b>	<b>374</b>	<b>1,411</b>

horizon. As can be seen there were a total of 194 owner occupied and 175 renter occupied households experiencing a housing problem.

Table III.18.51 shows the total estimated housing by tenure for City of Newcastle. As can be seen, in 2030 there are estimated to be a total of 1,072 owner and 491 renter occupied households or a total of 1,563 households. By 2050 there are estimated to be 1,158 owner, 526 renter for a total of 1,684 households in City of Newcastle.

Year	Owner	Renter	Total
2017	1,024	480	1,504
2020	1,005	463	1,468
2025	1,039	477	1,516
2030	1,072	491	1,563
2035	1,100	502	1,602
2040	1,123	512	1,635
2045	1,142	520	1,662
2050	1,158	526	1,684

Table III.18.52, below, shows the incremental housing demand for City of Newcastle. 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 48 owner-occupied and 11 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 Newcastle will see an additional 180 households, of which 41 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 28 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.



<b>Table III.18.52</b>								
<b>Incremental Housing Demand Forecast</b>								
City of Newcastle								
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	3.0	10	16	21	25	28
30.1-50%	0	0	2.0	7	11	15	18	20
50.1-80%	0	0	2	6	10	13	15	17
80.1-95%	0	0	2.0	5	8	11	13	14
95.1-115%	0	0	1	3	5	7	8	9
115+%	0	0	5	16	26	33	40	45
<b>Total</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>48</b>	<b>76</b>	<b>99</b>	<b>118</b>	<b>134</b>
<b>Renter</b>								
0-30%	0	0	0	3	6	9	11	13
30.1-50%	0	0	0	3	5	7	9	10
50.1-80%	0	0	0	3	5	7	9	10
80.1-95%	0	0	0	0	0	0	0	0
95.1-115%	0	0	0	1.0	3	4	5	6
115+%	0	0	0	1	3	4	5	6
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>22</b>	<b>32</b>	<b>40</b>	<b>46</b>
<b>Total</b>								
0-30%	0	0	3	13	22	30	36	41
30.1-50%	0	0	2	10	16	22	27	30
50.1-80%	0	0	2	9	15	20	24	28
80.1-95%	0	0	2	5	8	11	13	15
95.1-115%	0	0	1	5	8	11	13	15
115+%	0	0	5	17	28	37	45	51
<b>Total</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>59</b>	<b>98</b>	<b>131</b>	<b>158</b>	<b>180</b>

Table III.18.53 shows the Incremental Total Housing Need Forecast for City of Newcastle. 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 416 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 326 owner and 271 renter occupied households for a total of 596 quality households.

**Table III.18.53**  
**Incremental Total Housing Need Forecast**  
 City of Newcastle  
 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%	104	102	107	114	120	125	129	132
30.1-50%	54	53	57	61	66	69	72	74
50.1-80%	20	19	22	26	30	33	35	37
80.1-95%	10	10	11	15	18	20	22	24
95.1-115%	0	0	1	3	5	7	8	9
115+%	4	4	9	20	30	37	44	49
<b>Total</b>	<b>192</b>	<b>188</b>	<b>207</b>	<b>240</b>	<b>268</b>	<b>291</b>	<b>310</b>	<b>326</b>
<b>Renter</b>								
0-30%	122	118	121	125	128	131	133	135
30.1-50%	71	68	70	73	76	78	80	81
50.1-80%	32	31	32	35	37	39	41	43
80.1-95%	0	0	0	0	0	0	0	0
95.1-115%	0	0	0	1	3	4	5	6
115+%	0	0	0	1	3	4	5	6
<b>Total</b>	<b>225</b>	<b>217</b>	<b>223</b>	<b>236</b>	<b>247</b>	<b>257</b>	<b>265</b>	<b>271</b>
<b>Total</b>								
0-30%	226	219	228	239	248	256	262	267
30.1-50%	125	121	127	135	141	147	152	155
50.1-80%	52	50	54	61	67	72	76	80
80.1-95%	10	10	11	15	18	21	23	25
95.1-115%	0	0	1	5	8	11	13	15
115+%	4	4	9	21	32	41	48	55
<b>Total</b>	<b>416</b>	<b>405</b>	<b>430</b>	<b>475</b>	<b>514</b>	<b>547</b>	<b>574</b>	<b>596</b>