

City of Powell

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

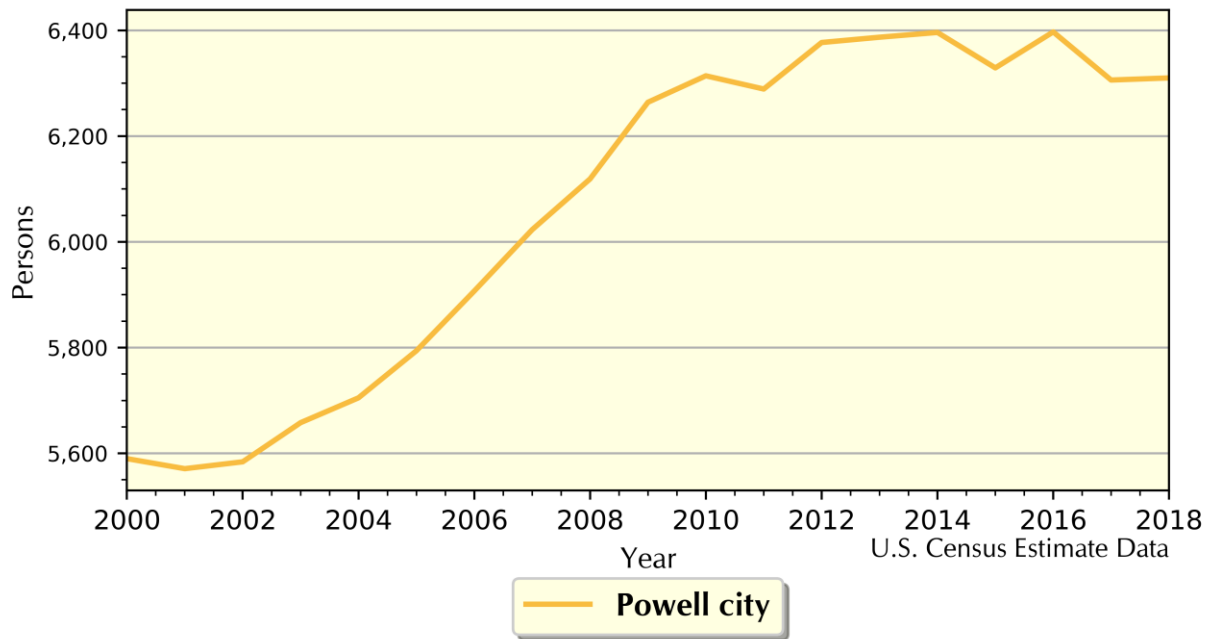
Population Estimates

Table III.5.1 shows the population estimates for the City of Powell. In 2018, the city's population was 6,310, a 0.1% change from 2017. The population decreased -0.1 percent since 2010, from 6,314 people to 6,310 people in 2018. This data is also displayed in Diagram III.5.1 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 Powell. Although a city may span several counties, for the county level data pieces, Park County was selected. For a more in-depth county level view, please refer to Park County in Volume II of this profile.

Table III.5.1 Population Estimates City of Powell Census Population Estimates		
Year	Population	Percent Yearly Change
2000	5,590	.
2001	5,571	-0.3%
2002	5,584	0.2%
2003	5,658	1.3%
2004	5,705	0.8%
2005	5,794	1.6%
2006	5,907	2.0%
2007	6,023	2.0%
2008	6,119	1.6%
2009	6,264	2.4%
2010	6,314	0.8%
2011	6,289	-0.4%
2012	6,377	1.4%
2013	6,387	0.2%
2014	6,396	0.1%
2015	6,329	-1.0%
2016	6,397	1.1%
2017	6,306	-1.4%
2018	6,310	0.1%

Diagram III.5.1
Population Estimates
City of Powell



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

Table III.5.2									
In-Migration by Age Cohort									
City of Powell									
Wyoming DOT Data									
Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
In									
14-17	2	5	2	6	4	4	3	3	1
18-22	17	40	33	42	32	33	41	30	9
23-25	87	29	32	31	18	25	22	33	15
26-35	23	73	83	77	60	61	82	61	37
36-45	22	39	37	55	51	34	31	55	16
46-55	20	56	42	47	38	30	34	41	10
56-65	20	47	25	38	47	31	33	48	17
66 +	6	17	23	29	24	21	46	25	13
Total	125	306	277	325	274	239	292	296	118

The shaded areas in Diagram III.5.2 and Diagram III.5.3 represents in and out-migration, with the white line depicting net migration. The maximum net migration occurred in 2010 with 494 people entering and the lowest net migration occurred in 2018 with 94 leaving Park County.

Diagram III.5.2
In-Migration
 City of Powell
 2011 – 2019 First Half

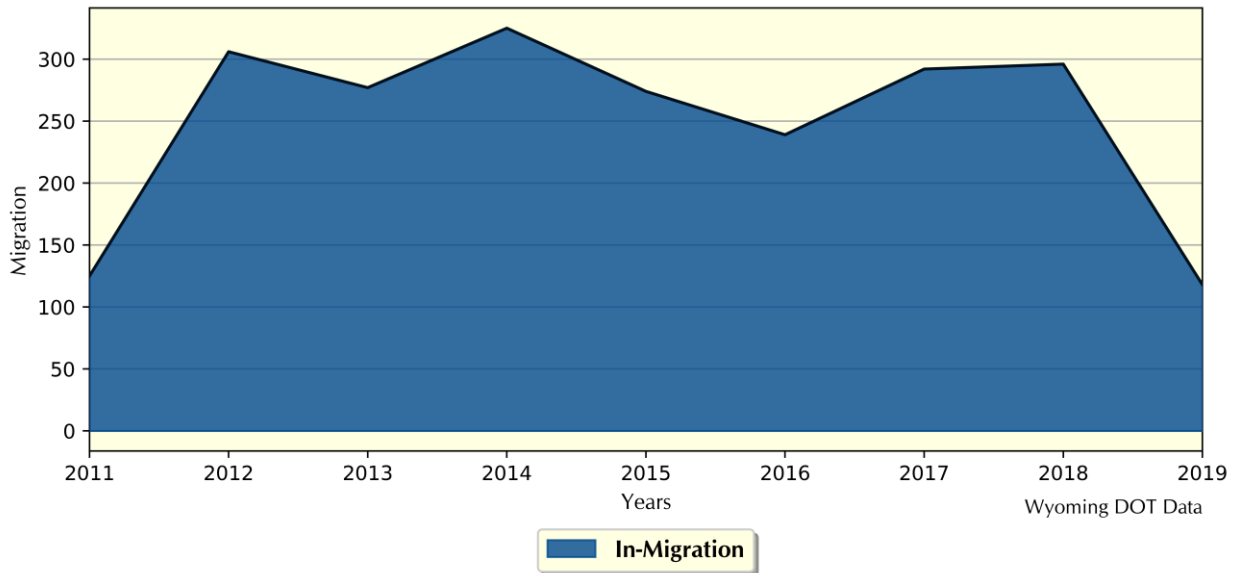


Diagram III.5.3
Migration Trends
 Park County
 2000 – 2019 First Half

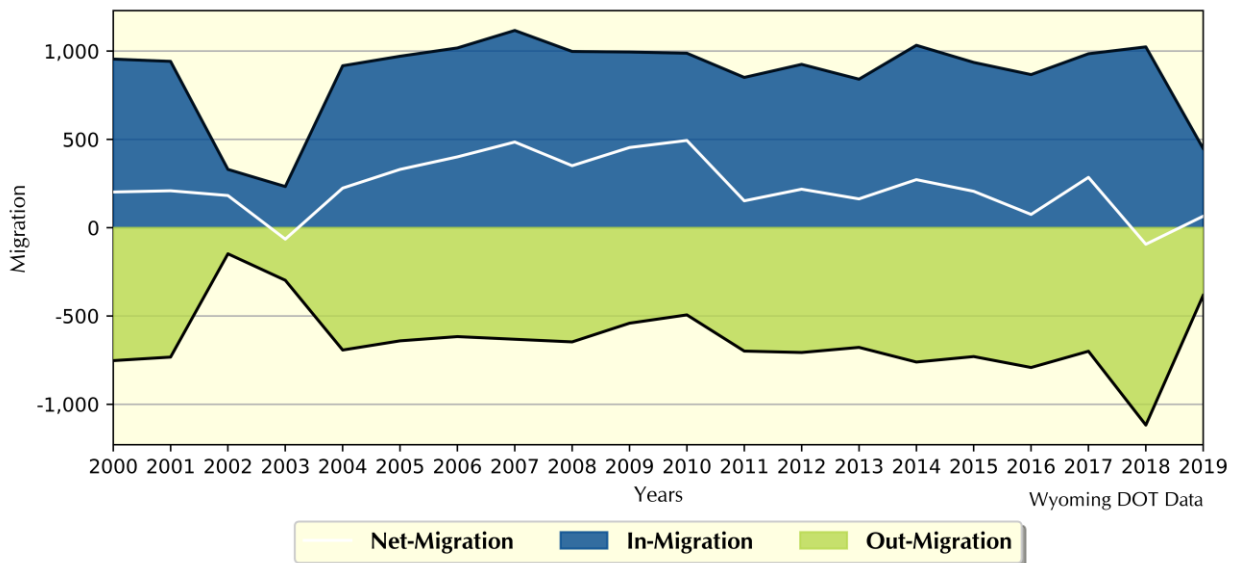


Table III.5.3 shows net-migration for Park County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 46 to 55, with 21.0 persons entering Park County. Those in the age range of 18 to 22 had the lowest levels of net migration, with 13 persons leaving Park County.

Table III.5.3 Net-Migration by Age Range Park County Wyoming DOT Data												
Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
	Net											
14-17	10	14	4	-2	13	6	2	1	8	4	-1	-3
18-22	16	10	35	-2	-18	-19	28	12	-2	11	-19	-13
23-25	15	14	50	7	-21	-6	7	10	-13	-11	-24	-11
26-35	93	123	117	24	56	87	18	54	54	66	-2	14
36-45	81	116	76	59	50	20	63	27	-29	23	-14	15
46-55	84	114	73	11	66	40	57	56	31	34	9	21
56-65	50	55	100	57	56	34	69	47	22	101	-10	37
66 +	2	8	39	-2	16	1	28	-1	4	57	-33	5
Total	351	454	494	152	218	163	272	206	75	285	-94	65

Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data⁵, 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 Powell population by race and ethnicity is shown in Table III.5.4. The white population increased by 2.7 percent, representing 91.9 percent of the population in 2017, compared with the black population, which increased by 272.4 percent and accounted for 0.4 percent of the population. The Hispanic population represented 9.3 percent of the population, which increased from 1,365 to 1,649 people between 2010 and 2017, or by 20.8 percent.

Table III.5.4				
Population by Race and Ethnicity				
City of Powell				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	5,914	93.7%	5,892	91.9%
Black	24	0.4%	23	0.4%
American Indian	35	0.6%	61	1.0%
Asian	77	1.2%	52	0.8%
Native Hawaiian/ Pacific Islander	3	0%	3	0%
Other	152	2.4%	338	5.3%
Two or More Races	109	1.7%	43	0.7%
Total	6,314	100.0%	6,412	100.0%
Non-Hispanic	5,723	90.6%	5,817	90.7%
Hispanic	591	9.4%	595	9.3%

The change in race and ethnicity between 2010 and 2017 is shown in Table III.5.5. During this time, the total non-Hispanic population was 5,817 persons in 2017. The Hispanic population was 595.

Table III.5.5				
Population by Race and Ethnicity				
City of Powell				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	5,521	96.5%	5,621	96.6%
Black	19	0.3%	21	0.4%
American Indian	26	0.5%	61	1.0%
Asian	75	1.3%	52	0.9%
Native Hawaiian/ Pacific Islander	3	0.1%	3	0.1%
Other	10	0.2%	20	0.3%
Two or More Races	69	1.2%	39	0.7%
Total Non-Hispanic	5,723	100.0%	5,817	100.0%
Hispanic				
White	393	66.5%	271	45.5%
Black	5	0.8%	2	0.3%
American Indian	9	1.5%	0	0%
Asian	2	0.3%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	142	24.0%	318	53.4%
Two or More Races	40	6.8%	4	0.7%
Total Non-Hispanic	591	100.0	595	100.0%
Total Population	6,314	100.0%	6,412	100.0%

Group Quarters Population

The group quarters population includes the institutionalized population, who live in correctional institutions, juvenile facilities, nursing homes, and other institutions, and the non-institutionalized population, who live in college dormitories, military quarters, and other group living situations. As seen in Table III.5.6, between 2000 and 2010, the institutionalized population changed 21.5 percent in City of Powell, from 121 people in 2000 to 147 in 2010. The non-institutionalized population changed 14.9%, from 497 in 2000 to 571 in 2010.

Table III.5.6					
Group Quarters Population					
City of Powell					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	0	0%	0	0%	0%
Juvenile Facilities	.	.	1	0.7%	.
Nursing Homes	121	100.0%	146	99.3%	20.7%
Other Institutions	0	0%	0	0%	0%
Total	121	100.0%	147	100.0%	21.5%
Non-Institutionalized					
College Dormitories	479	96.4%	560	98.1%	16.9%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	18	3.6%	11	1.9%	-38.9%
Total	497	100.0%	571	100.0%	14.9%
Group Quarters Population	618	100.0%	718	100.0%	16.2%

Foreign Born Populations

The number of foreign born persons is shown in Table III.5.7. An estimated 0.3 percent of the population was born in England, some 0.2 percent were born in Canada, and another 0.1 percent were born in Japan .

Table III.5.7 Place of Birth for the Foreign-Born Population City of Powell 2017 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	England	17	0.3%
#2 country of origin	Canada	12	0.2%
#3 country of origin	Japan	6	0.1%
#4 country of origin	Mexico	6	0.1%
#5 country of origin	Ukraine	5	0.1%
#6 country of origin	Hong Kong	4	0.1%
#7 country of origin	Brazil	3	0%
#8 country of origin	Ghana	3	0%
#9 country of origin	France	2	0%
#10 country of origin	India	2	0%

Limited English Proficiency and the language spoken at home are shown in Table III.5.8. An estimated 1.7 percent (102 people) of the population speaks Spanish at home, followed by 0.3 percent (15 people) speaking Other Indo-European languages

Table III.5.8 Limited English Proficiency and Language Spoken at Home City of Powell 2017 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	102	1.7%
#2 LEP Language	Other Indo-European languages	15	0.3%
#3 LEP Language	Russian, Polish, or other Slavic languages	5	0.1%
#4 LEP Language	Other Asian and Pacific Island languages	4	0.1%
#5 LEP Language	Other and unspecified languages	3	0.1%
#6 LEP Language	Korean	2	0%
#7 LEP Language	Vietnamese	2	0%
#8 LEP Language	Arabic	0	0%
#9 LEP Language	Chinese	0	0%
#10 LEP Language	French, Haitian, or Cajun	0	0%

Disability

Disability by age, as estimated by the 2017 ACS, is shown in Table III.5.9. The disability rate for females was 10.7 percent, compared to 12.4 percent for males. The disability rate grew precipitously higher with age, with 46.8 percent of those over 75 experiencing a disability.

Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	39	7.0%	0	0%	39	4.1%
18 to 34	78	8.6%	51	4.8%	129	6.6%
35 to 64	133	14.0%	110	12.1%	243	13.1%
65 to 74	45	20.1%	48	13.2%	93	15.8%
75 or Older	74	37.0%	149	54.0%	223	46.8%
Total	369	12.4%	358	10.7%	727	11.5%

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.5.10. Some 5.7 percent have an ambulatory disability, 3.4 percent have an independent living disability, and 2.5 percent have a self-care disability.

Disability Type	Population with Disability	Percent with Disability
Hearing disability	203	3.2%
Vision disability	71	1.1%
Cognitive disability	281	4.8%
Ambulatory disability	333	5.7%
Self-Care disability	146	2.5%
Independent living disability	168	3.4%

Education and Employment

Education and employment data from the City of Powell 2017 Five-Year ACS is presented in Table III.5.11, Table III.5.12, and Table III.5.13. In 2017, 3,477 people were in the labor force, including 3,352 employed and 125 unemployed people. The unemployment rate for City of Powell was estimated at 3.6 percent in 2017.

Table III.5.11	
Employment, Labor Force and Unemployment	
City of Powell 2017 Five-Year ACS Data	
Employment Status	2017 Five-Year ACS
Employed	3,352
Unemployed	125
Labor Force	3,477
Unemployment Rate	3.6%

Table III.5.12 and Table III.5.13 show educational attainment in City of Powell. In 2017, 91.9 percent of households had a high school education or greater, including 27.4 percent with a high school diploma or equivalent, 41.6 percent with some college, 10.9 percent with a Bachelor's Degree, and 11.5 percent with a graduate or professional degree.

Table III.5.12	
High School or Greater Education	
City of Powell 2017 Five-Year ACS Data	
Education Level	Households
High School or Greater	2,301
Total Households	2,505
Percent High School or Above	91.9%

Table III.5.13		
Educational Attainment		
City of Powell 2017 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	423	8.5%
High School or Equivalent	1,362	27.4%
Some College or Associates Degree	2,068	41.6%
Bachelor's Degree	540	10.9%
Graduate or Professional Degree	573	11.5%
Total Population Above 18 years	4,966	100.0%

ECONOMICS

Labor Force

Table III.5.14 shows the labor force statistics for Park County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 3.1 percent. The highest level of unemployment occurred during 2009 rising to a rate of 6.2 percent. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 percent in 2010. Over the last year, the unemployment rate in Park County increased from 4.3 percent in 2017 to 4.4 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.5.14					
Labor Force Statistics					
Park County					
1990 - 2018 BLS Data					
Year	City of Powell				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	612	12,442	13,054	4.7%	5.3%
1991	584	12,536	13,120	4.5%	5.2%
1992	568	12,764	13,332	4.3%	5.6%
1993	550	13,140	13,690	4.0%	5.3%
1994	588	13,946	14,534	4.0%	5.0%
1995	632	14,607	15,239	4.1%	4.8%
1996	645	14,508	15,153	4.3%	4.9%
1997	668	14,277	14,945	4.5%	4.8%
1998	687	14,488	15,175	4.5%	4.7%
1999	676	14,725	15,401	4.4%	4.6%
2000	590	13,789	14,379	4.1%	3.9%
2001	603	13,737	14,340	4.2%	3.8%
2002	634	13,650	14,284	4.4%	4.0%
2003	648	13,961	14,609	4.4%	4.3%
2004	588	13,935	14,523	4.0%	3.8%
2005	571	13,808	14,379	4.0%	3.6%
2006	505	13,618	14,123	3.6%	3.2%
2007	443	13,648	14,091	3.1%	2.8%
2008	510	13,927	14,437	3.5%	3.1%
2009	921	13,989	14,910	6.2%	6.3%
2010	973	14,876	15,849	6.1%	6.4%
2011	930	15,164	16,094	5.8%	5.8%
2012	902	15,360	16,262	5.5%	5.3%
2013	808	15,056	15,864	5.1%	4.7%
2014	701	15,028	15,729	4.5%	4.1%
2015	683	15,099	15,782	4.3%	4.3%
2016	755	15,188	15,943	4.7%	5.3%
2017	667	15,020	15,687	4.3%	4.2%
2018	681	14,886	15,567	4.4%	4.1%

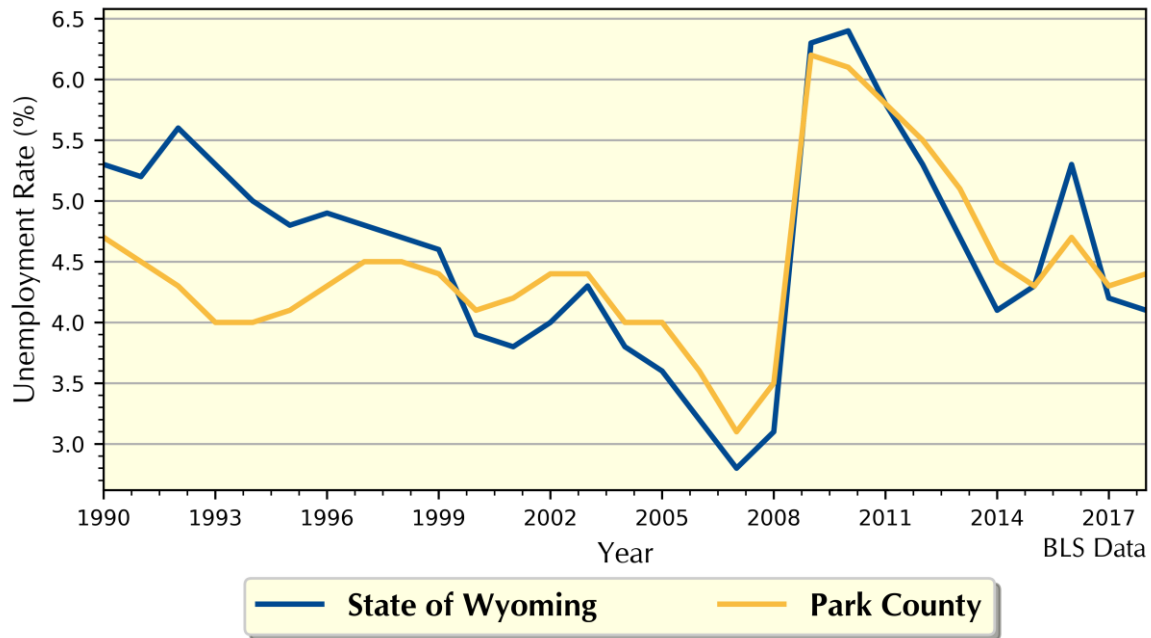
Diagram III.5.4 shows the employment and labor force for Park County. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 14,886 persons, with the labor force reaching 15,567, indicating there were a total of 681 unemployed persons.

Diagram III.5.4
Employment and Labor Force
 Park County
 1990 – 2017 BLS Data



Diagram III.5.5 shows the unemployment rate for both the State and Park County. During the 1990's the average rate for Park County was 4.3 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.2 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 5.0 percent. Over the course of the entire period the Park County had an average unemployment rate that lower than the State, 4.5 percent for Park County, versus 4.6 statewide.

Diagram III.5.5
Annual Unemployment Rate
 Park County



County Level Earnings and Employment

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies. Table III.5.15 shows the total employment by industry for the Park County. The most recent estimates show the government and government enterprises industry was the largest employer in Park County, with employment reaching 3,750 jobs in 2017. Between 2016 and 2017 the finance and insurance industry saw the largest percentage increase, rising by 3.8 percent to 899 jobs.

Table III.5.15
Employment by Industry
Park County
BEA Table CA25 Data

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

Table III.5.16 shows the real average earnings per job by industry for Park County. In 2017, the information industry had the highest average earnings reaching 83,749 dollars. Between 2016 and 2017 the information industry saw the largest percentage increase, rising by 13.7 percent to 83,749 dollars.

Table III.5.16									
Real Earnings Per Job by Industry									
Park County									
BEA Table CA5N and CA25 Data									
NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	12,809	27,882	11,621	18,952	15,893	13,789	9,020	8,104	-10.2
Forestry, fishing, related activities, and other	18,564	15,627	14,921	13,512	14,320	14,504	14,980	16,652	11.2
Mining	113,444	128,085	113,263	99,953	86,331	63,587	50,839	49,392	-2.8
Utilities	93,029	98,910	88,186	93,328	93,267	92,127	86,435	72,679	-15.9
Construction	55,722	54,192	60,545	58,987	61,060	57,210	52,261	50,507	-3.4
Manufacturing	41,380	42,039	44,280	46,045	51,034	54,138	53,331	52,091	-2.3
Wholesale trade	50,865	54,703	58,532	59,776	53,597	54,457	52,967	55,117	4.1
Retail trade	28,481	27,478	28,837	28,223	28,789	29,223	29,130	29,078	-0.2
Transportation and warehousing	46,241	52,111	53,791	50,868	52,150	59,965	52,171	50,446	-3.3
Information	42,944	42,624	42,694	52,011	54,965	64,483	73,672	83,749	13.7
Finance and insurance	32,610	29,769	27,337	30,529	28,838	26,130	27,076	28,760	6.2
Real estate and rental and leasing	24,234	27,458	29,389	27,235	23,544	23,119	19,776	17,189	-13.1
Professional and technical services	41,699	45,463	45,173	46,374	48,215	46,610	43,237	44,692	3.4
Management of companies and enterprises	126,548	140,112	139,343	156,097	151,254	173,316	98,435	48,730	-149.5
Administrative and waste services	21,356	21,639	26,584	28,543	30,641	31,897	30,690	30,863	0.6
Educational services	8,320	9,097	9,439	13,614	11,801	10,478	11,908	12,386	4.0
Health care and social assistance	55,395	56,099	57,568	59,931	60,103	60,000	59,784	58,774	-1.7
Arts, entertainment, and recreation	17,808	16,803	16,645	16,373	16,286	16,617	17,059	17,182	0.7
Accommodation and food services	24,415	23,644	24,030	24,536	25,040	25,505	25,820	25,420	-1.5
Other services, except public administration	33,652	31,966	34,000	34,225	35,000	33,103	31,729	31,455	-0.9
Government and government enterprises	65,293	63,773	63,997	67,426	69,781	70,800	70,905	70,628	-0.4
Total	44,097	45,256	45,559	46,244	45,798	44,517	42,515	41,581	-2.2

Diagram III.5.6 shows real average earnings per job for Park County from 1990 to 2017. Over this period the average earning per job for Park County was 39,124 dollars, which was lower than the statewide average of 46,885 dollars over the same period.

Diagram III.5.6
Real Average Earnings Per Job
 Park County

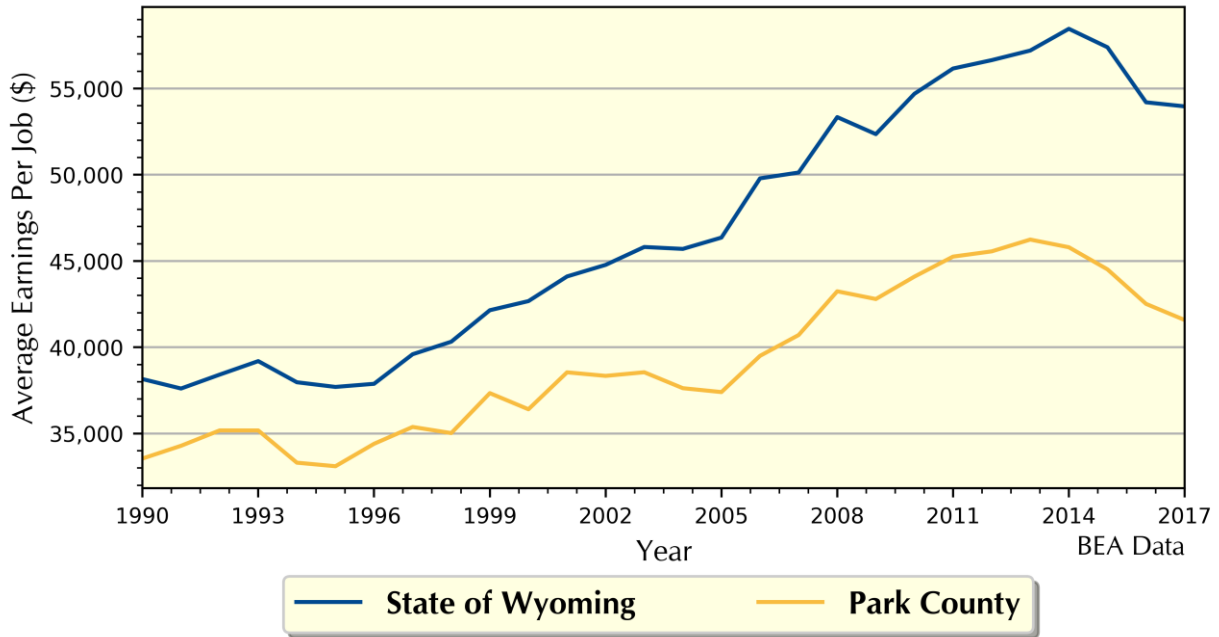
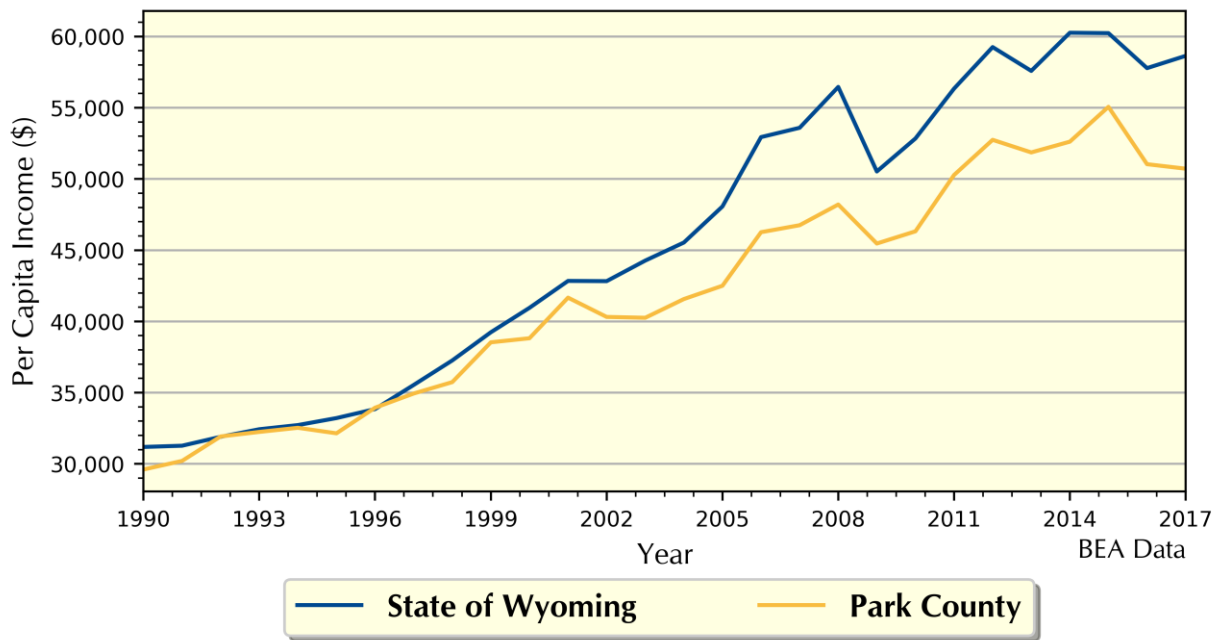


Diagram III.5.7 shows real per capita income for the Park County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Park County was 41,938 dollars, which was lower than the statewide average of 45,699 dollars over the same period.

Diagram III.5.7
Real Per Capita Income
 Park County



Poverty

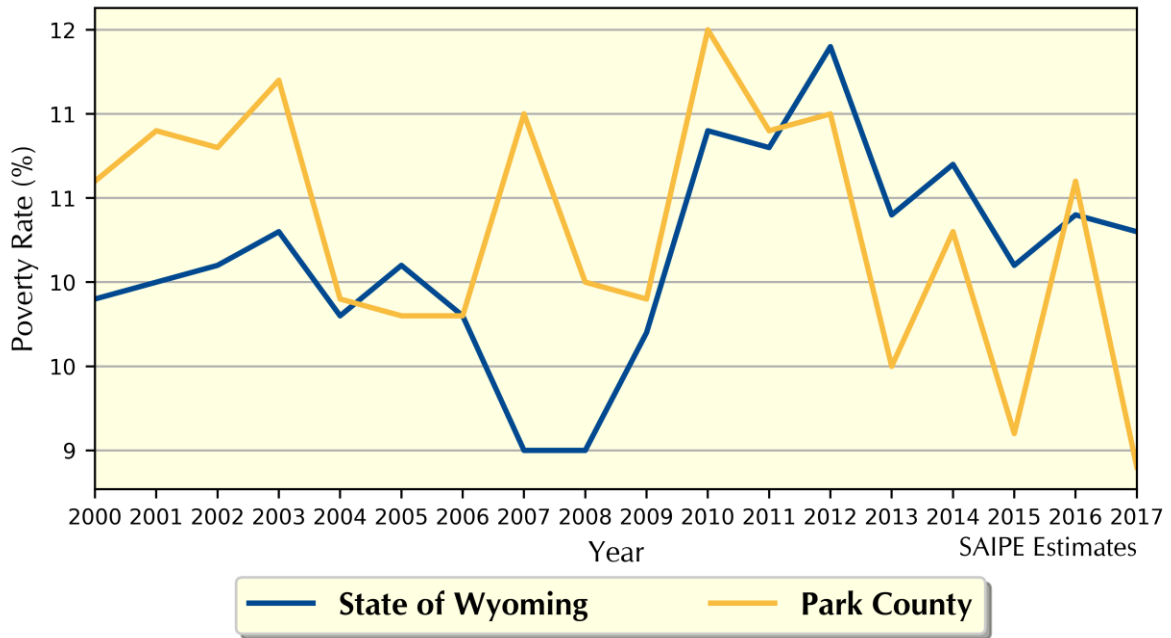
Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 3,295 in 2010 to 2,694.0 in 2017, with the poverty rate reaching 9.4 percent in 2017. This compared to a state poverty rate of 10.8 percent and a national rate of 13.4 percent in 2017. Table III.5.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.5.8 on the following page.

The rate of poverty for Park County is shown in Table III.5.18. In 2017, there were an estimated 734 people (12.4 percent) living in poverty, compared to 20.3 percent living in poverty in 2000. In 2017, some 10.1 percent of those in poverty were under age 6 and 15.3 percent were 65 or older.

Table III.5.17 Persons in Poverty Park County 2000–2017 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	2,785	11.1%
2001	2,884	11.4%
2002	2,914	11.3%
2003	3,036	11.7%
2004	2,708	10.4%
2005	2,658	10.3%
2006	2,712	10.3%
2007	3,009	11.5%
2008	2,802	10.5%
2009	2,803	10.4%
2010	3,295	12.0%
2011	3,154	11.4%
2012	3,202	11.5%
2013	2,849	10.0%
2014	3,049	10.8%
2015	2,739	9.6%
2016	3,173	11.1%
2017	2,694	9.4%

Table III.5.18 Poverty by Age City of Powell 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	55	5.7%	74	10.1%
6 to 17	223	23.1%	96	13.1%
18 to 64	646	66.9%	452	61.6%
65 or Older	42	4.3%	112	15.3%
Total	966	100.0%	734	100.0%
Poverty Rate	20.3%	.	12.4%	.

Diagram III.5.8
Poverty Rates
Park County



HOUSING

Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in City of Powell decreased from 14 authorizations in 2017 to 12 in 2018.

The real value of single-family building permits increased from 171,060 dollars in 2016 to 150,121 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.5.19, as well as in Diagram III.5.9 and Diagram III.5.10.

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	11	2	4	6	23	157,279	78,053
1981	30	0	4	0	34	85,741	0
1982	39	0	0	0	39	59,880	0
1983	11	2	0	0	13	99,619	0
1984	44	0	0	0	44	68,196	0
1985	17	0	0	0	17	124,343	0
1986	7	0	0	0	7	123,852	0
1987	5	0	0	0	5	127,403	0
1988	3	2	0	0	5	105,766	0
1989	6	0	0	0	6	133,963	0
1990	4	0	0	0	4	111,390	0
1991	6	0	0	0	6	108,586	0
1992	16	0	0	0	16	129,242	0
1993	12	0	0	0	12	134,356	0
1994	15	0	4	10	29	134,451	74,016
1995	14	0	4	9	27	131,684	72,493
1996	21	0	4	0	25	135,264	0
1997	9	4	0	0	13	127,177	0
1998	12	2	0	0	14	165,200	0
1999	7	0	20	0	27	154,647	0
2000	7	0	0	0	7	129,183	0
2001	7	0	0	0	7	126,396	0
2002	7	0	0	0	7	124,433	0
2003	7	0	0	0	7	122,171	0
2004	38	0	4	6	48	157,948	30,378
2005	19	4	0	0	23	172,315	0
2006	22	4	3	0	29	193,094	0
2007	24	4	4	0	32	254,361	0
2008	18	4	0	12	34	219,634	30,731
2009	12	4	0	0	16	142,713	0
2010	8	4	0	8	20	205,295	25,841
2011	8	2	0	0	10	205,872	0
2012	18	8	0	0	26	171,959	0
2013	21	0	12	0	33	248,425	0
2014	14	0	0	12	26	151,328	124,206
2015	15	2	0	0	17	170,301	0
2016	12	0	0	0	12	171,060	0
2017	14	0	0	0	14	150,121	0
2018	12	0	0	0	12	172,208	0

Diagram III.5.9
Single-Family Permits
 City of Powell

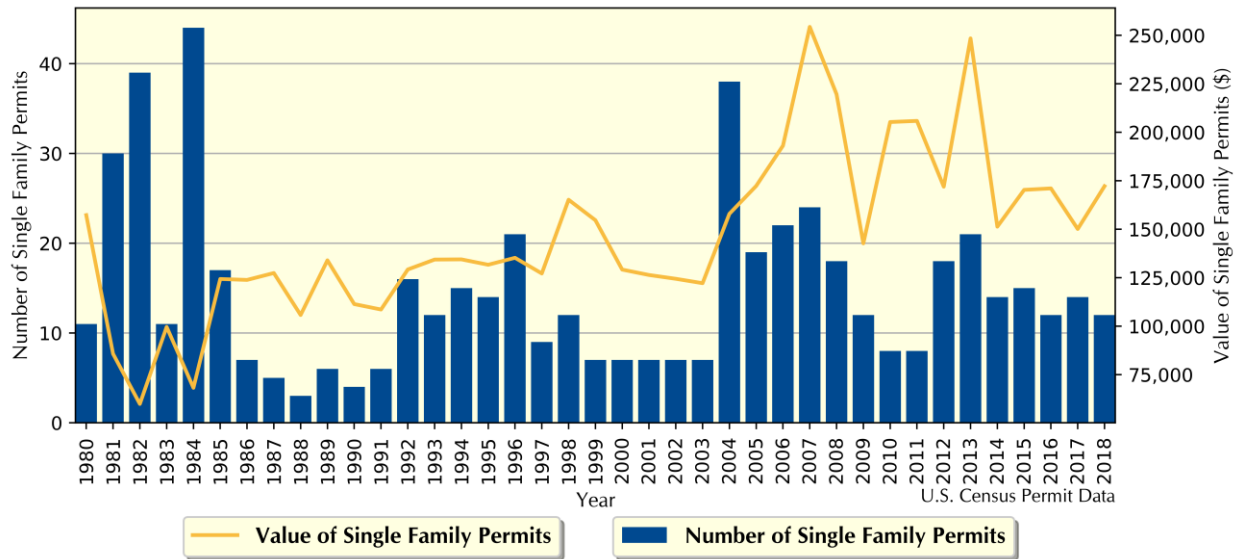
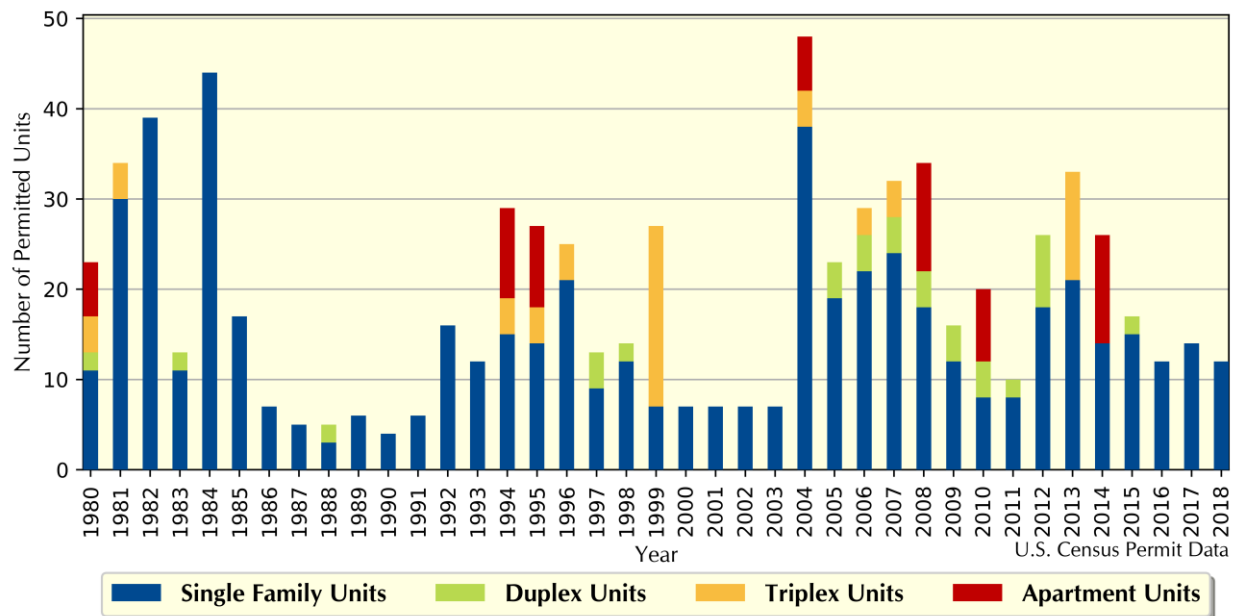


Diagram III.5.10
Total Permits by Unit Type
 City of Powell



Housing Characteristics

Households by type and tenure are shown in Table III.5.20. Family households represented 57.2 percent of households, while non-family households accounted for 42.8 percent. These changed from 58.8 percent and 41.2 percent, respectively.

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	1,449	58.8%	1,434	57.2%
Married-Couple Family	1,121	77.4%	1,012	70.6%
Owner-Occupied	876	78.1%	891	88.0%
Renter-Occupied	245	21.9%	121	12.0%
Other Family	328	22.6%	422	22.9%
Male Householder, No Spouse Present	96	29.3%	131	22.7%
Owner-Occupied	48	50.0%	70	53.4%
Renter-Occupied	48	50.0%	61	46.6%
Female Householder, No Spouse Present	232	70.7%	291	55.0%
Owner-Occupied	106	45.7%	251	86.3%
Renter-Occupied	126	54.3%	40	13.7%
Non-Family Households	1,014	41.2%	1,071	42.8%
Owner-Occupied	492	48.5%	496	46.3%
Renter-Occupied	522	51.5%	575	53.7%
Total	2,463	100.0%	2,505	100.0%

Table III.5.21 below shows housing units by type in 2010 and 2017. In 2010, there were 2,765 housing units, compared with 2,894 in 2017. Single-family units accounted for 74.0 percent of units in 2017, compared to 68.9 in 2010. Apartment units accounted for 7.3 percent in 2017, compared to 3.1 percent in 2010.

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,906	68.9%	2,141	74.0%
Duplex	223	8.1%	176	6.1%
Tri- or Four-Plex	194	7.0%	104	3.6%
Apartment	87	3.1%	212	7.3%
Mobile Home	355	12.8%	261	9.0%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	2,765	100.0%	2,894	100.0%

Table III.5.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 2,894 housing units. An estimated 68.2 percent were owner-occupied, and 13.4 percent were vacant.

Table III.5.22				
Housing Units by Tenure				
City of Powell				
2010 Census & 2017 Five-Year ACS Data				
Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,463	93.8%	2,505	86.6%
Owner-Occupied	1,522	61.8%	1,708	68.2%
Renter-Occupied	941	38.2%	797	31.8%
Vacant Housing Units	164	6.2%	389	13.4%
Total Housing Units	2,627	100.0%	2,894	100.0%

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.5.23. Households earning more than 100,000 dollars per year represented 16.7 percent of households in 2017, compared to 11.6 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 11.9 percent of households in 2017, compared to 11.9 percent in 2000.

Table III.5.23				
Households by Income				
City of Powell				
2010 & 2017 Five-Year ACS Data				
Income	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	296	11.9%	297	11.9%
\$15,000 to \$19,999	312	12.6%	71	2.8%
\$20,000 to \$24,999	128	5.2%	159	6.3%
\$25,000 to \$34,999	423	17.1%	136	5.4%
\$35,000 to \$49,999	304	12.3%	563	22.5%
\$50,000 to \$74,999	458	18.5%	539	21.5%
\$75,000 to \$99,999	271	10.9%	322	12.9%
\$100,000 or More	288	11.6%	418	16.7%
Total	2,480	100.0%	2,505	100.0%

Table III.5.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 10.4 percent of households in 2010 and 10.3 percent of households in 2017. Housing units built in 1939 or earlier represented 10.5 percent of households in 2017 and 7.9 percent of households in 2010.

Table III.5.24				
Households by Year Home Built				
City of Powell				
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	195	7.9%	263	10.5%
1940 to 1949	283	11.4%	374	14.9%
1950 to 1959	405	16.3%	253	10.1%
1960 to 1969	262	10.6%	331	13.2%
1970 to 1979	552	22.3%	411	16.4%
1980 to 1989	301	12.1%	230	9.2%
1990 to 1999	224	9.0%	286	11.4%
2000 to 2009	258	10.4%	257	10.3%
2010 or Later	.	.	100	4.0%
Total	2,480	100.0%	2,505	100.0%

The distribution of unit types by race are shown in Table III.5.25. An estimated 81.1 percent of white households occupy single-family homes, while 0 percent of black households do. Some 8.3 percent of white households occupied apartments, while 0 percent of black households do. An estimated 0 percent of Asian, and 0 percent of American Indian households occupy single-family homes.

Table III.5.25							
Distribution of Units in Structure by Race							
City of Powell							
2017 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	81.1%	0%	0%	0%	0%	0%	100.0%
Duplex	5.6%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	1.3%	0%	0%	61.1%	0%	0%	0%
Apartment	8.3%	0%	0%	38.9%	0%	0%	0%
Mobile Home	3.6%	0%	0%	0%	0%	100.0%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant units between 2010 and 2017 are shown in Table III.5.26. By 2017, for rent units accounted for 58.4 percent of vacant units, while for sale units accounted for 10.8 percent. “Other” vacant units accounted for 30.8 percent of vacant units, representing a total of 120 “other” vacant units.

Table III.5.26				
Disposition of Vacant Housing Units				
City of Powell				
2010 Census & 2017 Five-Year ACS Data				
Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	71	43.3%	227	58.4%
For Sale	27	16.5%	42	10.8%
Rented Not Occupied	2	1.2%	0	0%
Sold Not Occupied	7	4.3%	0	0%
For Seasonal, Recreational, or Occasional Use	23	14.0%	0	0%
For Migrant Workers	0	0%	0	0%
Other Vacant	34	20.7%	120	30.8%
Total	164	100.0%	389	100.0%

Table III.5.27, 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 14.3 percent of total households in City of Powell. In City of Powell the 955 households with three bedrooms accounted for 27.0 percent of all households, and there were only 268 five-bedroom or more households, which accounted for 16.4 percent of all households.

Table III.5.27				
Households by Number of Bedrooms				
City of Powell				
2017 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	0	0	100.0
One	32	296	415	0
Two	347	326	781	14.3
Three	726	120	955	27.0
Four	354	55	475	33.0
Five or more	249	0	268	16.4
Total	2,505	797	2,894	100.0

The age of a structure influences its value. As shown in Table III.5.28, structures built in 1939 or earlier had a median value of, 106,800 while structures built between 1950 and 1959 had a median value of 163,900 and those built between 1990 to 1999 had a median value of 301,000. 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 Powell was 179,000.

Table III.5.28 Owner Occupied Median Value by Year Structure Built City of Powell 2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	106,800
1940 to 1949	0
1950 to 1959	163,900
1960 to 1969	184,800
1970 to 1979	167,500
1980 to 1989	186,300
1990 to 1999	301,000
2000 to 2009	187,100
2010 to 2013	0
2014 or later	0
Median Value	179,000

Household mortgage status is reported in Table III.5.29. In, City of Powell households with a mortgage accounted for 63.3 percent of all households or 1,081 housing units, and the remaining 58.1 percent or 993 units had no mortgage. Of those units with a mortgage, 88 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 993 or 58.1 percent had no second mortgage or no home equity loan.

Table III.5.29 Mortgage Status City of Powell 2017 5-Year ACS Data		
Mortgage Status	City of Powell	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,081	63.3
With either a second mortgage or home equity loan, but not both	88	5.2
Second mortgage only	15	0.9
Home equity loan only	73	4.3
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	993	58.1
Housing units without a mortgage	627	36.7
Total	1,708	100.0%

Table III.5.30 lists the City of Powell median rent as \$567 and the median home value as \$179,000.

Table III.5.30 Median Rent City of Powell 2017 5-Year ACS Data	
Place	Rent
Median Rent	\$567
Median Home Value	\$179,000

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.5.31. In 2017, an estimated 2.0 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table III.5.31 Overcrowding and Severe Overcrowding City of Powell 2010 & 2017 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2010 Five-Year ACS	1,683	98.1%	32	1.9%	0	0%	1,715
2017 Five-Year ACS	1,694	99.2%	14	0.8%	0	0%	1,708
Renter							
2010 Five-Year ACS	765	100.0%	0	0%	0	0%	765
2017 Five-Year ACS	762	95.6%	35	4.4%	0	0%	797
Total							
2010 Five-Year ACS	2,448	98.7%	32	1.3%	0	0%	2,480
2017 Five-Year ACS	2,456	98.0%	49	2.0%	0	0%	2,505

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 Powell. This is compared to 0 percent of households lacking complete plumbing facilities in 2010.

Table III.5.32		
Households with Incomplete Plumbing Facilities		
City of Powell		
2010 and 2017 Five-Year ACS Data		
Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	2,480	2,505
Lacking Complete Plumbing Facilities	0	0
Total Households	2,480	2,505
Percent Lacking	0%	0%

There were 0 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 0 percent in 2017.

Table III.5.33		
Households with Incomplete Kitchen Facilities		
City of Powell		
2010 and 2017 Five-Year ACS Data		
Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	2,480	2,505
Lacking Complete Kitchen Facilities	0	0
Total Households	2,480	2,505
Percent Lacking	0%	0%

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 Powell 9.7 percent of households had a cost burden and 11.4 percent had a severe cost burden. Some 5.4 percent of renters were cost burdened, and 26.5 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 0 percent and a severe cost burden rate of 0 percent. Owner occupied households with a mortgage had a cost burden rate of 18.5 percent, and severe cost burden at 6.8 percent.

Table III.5.34
Cost Burden and Severe Cost Burden by Tenure

City of Powell
 2010 & 2017 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 Five-Year ACS	655	73.0%	163	18.2%	79	8.8%	0	0%	897
2017 Five-Year ACS	807	74.7%	200	18.5%	74	6.8%	0	0%	1,081
Owner Without a Mortgage									
2010 Five-Year ACS	729	89.1%	69	8.4%	20	2.4%	0	0%	818
2017 Five-Year ACS	627	100.0%	0	0%	0	0%	0	0%	627
Renter									
2010 Five-Year ACS	345	45.1%	141	18.4%	172	22.5%	107	14.0%	765
2017 Five-Year ACS	439	55.1%	43	5.4%	211	26.5%	104	13.0%	797
Total									
2010 Five-Year ACS	1,729	69.7%	373	15.0%	271	10.9%	107	4.3%	2,480
2017 Five-Year ACS	1,873	74.8%	243	9.7%	285	11.4%	104	4.2%	2,505

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.5.35 shows that the HUD estimated MFI for Park County was \$70,700 in 2018. This compared to Wyoming’s MFI of \$79,600. Diagram III.5.11, illustrates the estimated MFI for 2000 through 2018 in Park County.

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

Table III.5.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 140 owner-occupied and 20 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 160 owner-occupied 140 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 2,085 households without a housing problem.

**Diagram III.5.11
Estimated Median Family Income
Park County vs. Wyoming
HUD Data: 2000 - 2019**

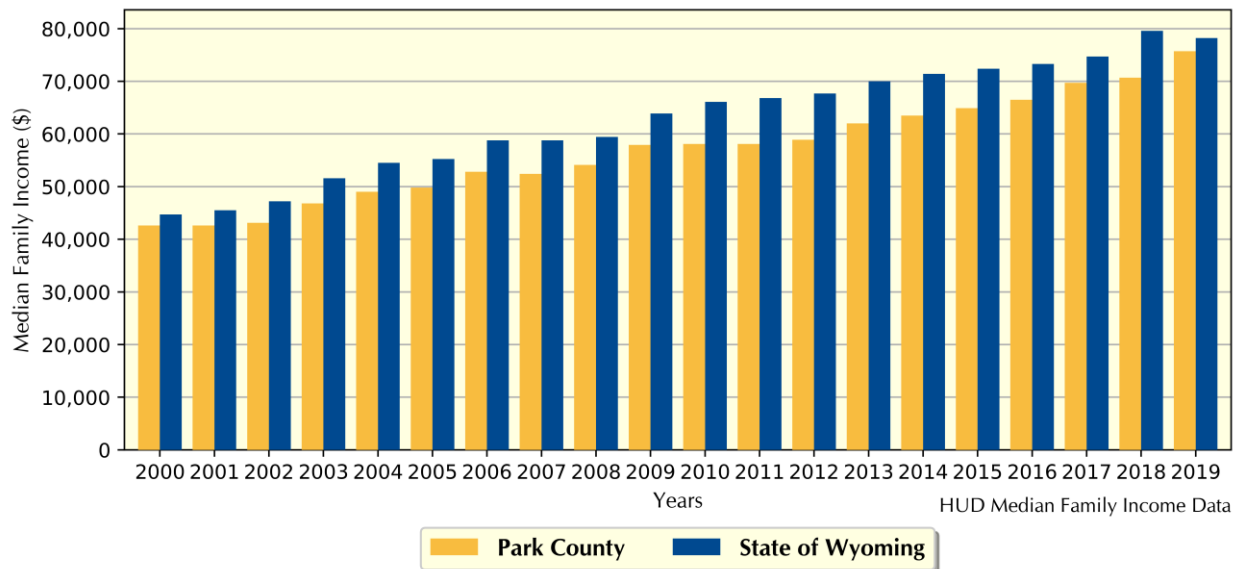


Table III.5.36
Housing Problems by Income and Tenure

City of Powell
2010–2018 HUD CHAS Data

Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	15	15
Housing cost burden greater than 50% of income (and none of the above problems)	90	55	15	0	0	160
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	0	85	55	0	0	140
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
Has none of the 4 housing problems	100	140	240	210	785	1,475
Total	205	280	310	210	800	1,805
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	35	0	35
Housing cost burden greater than 50% of income (and none of the above problems)	140	0	0	0	0	140
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	0	20	0	0	0	20
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	35	160	200	60	155	610
Total	175	180	200	95	155	805
Total						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	35	15	50
Housing cost burden greater than 50% of income (and none of the above problems)	230	55	15	0	0	300
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	0	105	55	0	0	160
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
Has none of the 4 housing problems	135	300	440	270	940	2,085
Total	380	460	510	305	955	2,610

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.5.37 presents some basic statistics about the completed surveys.

Table III.5.37				
Survey of Rental Properties				
City of Powell				
2019 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	26	271	10.7	29

Table III.5.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 46 single-family units in City of Powell, with 4 of them available. This translates into a vacancy rate of 8.7 percent in City of Powell, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 161 apartment units reported in the survey, with 9 of them available, which resulted in a vacancy rate of 5.6 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

Table III.5.38			
Rental Vacancy Survey by Type			
City of Powell			
2019 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	46	4	8.7%
Apartments	161	9	5.6%
Mobile Homes	28	1	3.6%
"Other" Units	0	0	0%
Don't Know	24	11	45.8%
Total	271	29	10.7%

Table III.5.39, reports units by bedroom size. As can be seen there were 52 two bedroom apartment units and 22 three bedroom units. Overall, the 116 two bedroom units accounted for 42.8 percent of all units, and the 49 three bedroom units accounted for 18.1 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 42 units listed as "Don't Know". Additional details for additional unit types are reported.

Table III.5.39						
Rental Units by Bedroom Size						
City of Powell						
2019 Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	5	0	0	.	5
One	3	64	0	0	.	71
Two	26	52	24	0	.	116
Three	11	22	4	0	.	49
Four	2	0	0	0	.	2
Don't Know	0	18	0	0	24	42
Total	46	161	28	0	24	271

Table III.5.40 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 7.7 percent.

Table III.5.40 Single-Family Units by Bedroom Size City of Powell 2019 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	3	1	33.3%
Two	26	2	7.7%
Three	11	0	0%
Four	2	0	0%
Don't know	0	0	0%
Total	46	4	8.7%

Table III.5.41 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were One-bedroom units, which had a vacancy rate of 3.1 percent.

Table III.5.41 Apartment Units by Bedroom Size City of Powell 2019 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	5	0	0%
One	64	2	3.1%
Two	52	5	9.6%
Three	22	0	0%
Four	0	0	0%
Don't know	18	2	11.1%
Total	161	9	5.6%

Average market-rate rents by unit type are shown in Table III.5.42. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table III.5.42 Average Market Rate Rents by Bedroom Size City of Powell 2019 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$.	\$.	\$.	\$.	\$.
One	\$558	\$563	\$.	\$.	\$581
Two	\$646	\$683	\$625	\$.	\$632
Three	\$790	\$.	\$750	\$.	\$808
Four	\$700	\$.	\$.	\$.	\$700
Total	\$799.2	\$677.5	\$683.9	\$0	\$773.9

Table III.5.43 shows the average rental rates for assisted units by bedroom size and unit type. Since assistance is often based on income of the resident or other case by case determinations average assisted rents can vary across bedroom size.

Table III.5.43 Average Assisted Rate Rents by Bedroom Size City of Powell 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	\$444.5	\$0	\$0	\$444.5
Two	\$0	\$524.5	\$0	\$0	\$524.5
Three	\$0	\$681.0	\$0	\$0	\$681.0
Four	\$0	\$0	\$0	\$0	\$0
Total	\$1325.0	\$543.1	\$0	\$0	\$803.8

Table III.5.44 shows vacancy rates for single-family units by average rental rates for City of Powell. The most common rent for single-family units was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 10.7 percent.

Table III.5.44 Single-Family Market Rate Rents by Vacancy Status City of Powell 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	28	3	10.7%
\$750 to \$999	14	0	0%
\$1,000 to \$1,249	0	0	0%
\$1,250 to \$1,499	0	0	0%
Above \$1,500	1	1	100.0%
Missing	3	0	0%
Total	46	4	8.7%

The average rent and availability of apartment units is displayed in Table III.5.45. 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 16.7 percent.

Table III.5.45			
Apartment Market Rate Rents by Vacancy Status			
City of Powell			
2019 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$749	6	1	16.7%
\$750 to \$999	1	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	154	8	5.2%
Total	161	9	5.6%

Respondents were asked if utilities are included in the rent and as shown in Table III.5.46, 14 respondents, or 63.6 percent, included some sort of utility in the rent.

Table III.5.46	
Are there any utilities included with the rent?	
City of Powell	
2019 Survey of Rental Properties	
Period	Respondent
Yes	14
No	8
% Offering Utilities	63.6%

The type of utility included in the rent is shown in Table III.5.47. There were 121 respondents who included electricity, 112 respondents who included natural gas, 172 respondents who included water and sewer and 161 respondents included trash collection in the rent.

Table III.5.47	
Which utilities are included with the rent?	
City of Powell	
2019 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	121
Natural Gas	112
Water/Sewer	172
Trash Collection	161

Perceived Need for Housing Units

Table III.5.48 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 10 number of persons on the wait list.

Table III.5.48 Do you keep a waiting list? City of Powell 2019A Survey of Rental Properties	
Period	Respondent
Yes	6
No	16
Waitlist Size	10

Table III.5.49 shows the condition of rental units by unit type for City of Powell. 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 216 units were in good condition, or 79.7 percent and 0 units, or 0 percent, being in average condition. Details by unit type and condition are displayed.

Table III.5.49 Condition by Unit Type City of Powell 2019A Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	0	0%
Good	216	79.7%
Excellent	31	11.4%
Don't Know	0	0%
Total	271	100.0%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table III.5.50, 2 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 3 respondents indicated they would prefer more units of any type.

Table III.5.50 If you had the opportunity to own/manage more units, how many would you prefer City of Powell 2019A Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	2
Duplex Units	1
Apartments	0
Mobile homes	0
Other	0
All types	3
Total	6

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.5.51 shows the current CHAS housing problem estimates for the period of 2011-2015. Both the income distribution and the percentage share of households experiencing housing problems were derived from this data and assumed to remain constant throughout the forecast

Table III.5.51			
Households with Housing Problems by Income			
City of Powell			
2011-2015 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	90	140	230
30.1-50% HAMFI	140	20	160
50.1-80% HAMFI	70	0	70
80.1-95% HAMFI	0	35.0	35
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	15	0	15
Total	315	195	510
Without Housing Problems			
30% HAMFI or less	100	35	135
30.1-50% HAMFI	140	155	295
50.1-80% HAMFI	240	200	440
80.1-95% HAMFI	120	20	140
95 – 115% HAMFI	230	100	330
115.1% HAMFI or more	645	95	740
Total	1,475	605	2,080
Not Computed			
30% HAMFI or less	15.0	0	15
30.1-50% HAMFI	0	0	0
50.1-80% HAMFI	0	0	0
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	15.0	0	15
Total			
30% HAMFI or less	205	175	380
30.1-50% HAMFI	280	175	455
50.1-80% HAMFI	310	200	510
80.1-95% HAMFI	120	55	175
95 – 115% HAMFI	230	100	330
115.1% HAMFI or more	660	95	755
Total	1,805	800	2,605

horizon. As can be seen there were a total of 315 owner occupied and 195 renter occupied households experiencing a housing problem.

Table III.5.52 shows the total estimated housing by tenure for City of Powell. As can be seen, in 2030 there are estimated to be a total of 1,675 owner and 1,027 renter occupied households or a total of 2,702 households. By 2050 there are estimated to be 1,872 owner, 1,137 renter for a total of 3,009 households in City of Powell.

Year	Owner	Renter	Total
2017	1,550	910	2,460
2020	1,550	957	2,507
2025	1,614	992	2,606
2030	1,675	1,027	2,702
2035	1,733	1,060	2,793
2040	1,784	1,089	2,873
2045	1,829	1,114	2,943
2050	1,872	1,137	3,009

Table III.5.53, below shows the incremental housing demand for City of Powell. 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 125 owner-occupied and 117 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 Powell will see an additional 549 households, of which 86 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 112 household’s above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.5.53								
Incremental Housing Demand Forecast								
City of Powell								
Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	0	7.0	14	21	27	32	37
30.1-50%	0	0	10.0	19	28	36	43	50
50.1-80%	0	0	11	21	31	40	48	55
80.1-95%	0	0	4.0	8	12	16	19	21
95.1-115%	0	0	8	16	23	30	36	41
115+%	0	0	23	46	67	86	102	118
Total	0	0	64	125	183	234	279	322
Renter								
0-30%	0	10.0	18	26	33	39	45	50
30.1-50%	0	10.0	18	26	33	39	45	50
50.1-80%	0	12.0	21	29	38	45	51	57
80.1-95%	0	3.0	6.0	8.0	10	12	14	16
95.1-115%	0	6.0	10.0	15.0	19	22	26	28
115+%	0	6.0	10	14	18	21	24	27
Total	0	47	82	117	150	179	204	227
Total								
0-30%	0	10.0	25	40	54	66	76	86
30.1-50%	0	10.0	28	45	61	75	88	100
50.1-80%	0	12	31	51	69	85	99	112
80.1-95%	0	3.0	10	16	22	28	33	37
95.1-115%	0	6.0	18	31	42	52	61	69
115+%	0	6	33	60	85	107	126	145
Total	0	47	146	242	333	413	483	549

Table III.5.54 shows the Incremental Total Housing Need Forecast for City of Powell. 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 492 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 592 owner and 449 renter occupied households for a total of 1,041 quality households.

Table III.5.54
Incremental Total Housing Need Forecast
 City of Powell
 Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	77	77	85	91	98	104	109	114
30.1-50%	120	120	130	140	149	157	164	170
50.1-80%	60	60	71	82	92	100	108	115
80.1-95%	0	0	4	8	12	16	19	21
95.1-115%	0	0	8	16	23	30	36	41
115+%	13	13	36	59	80	98	115	131
Total	270	270	334	395	453	504	549	592
Renter								
0-30%	159	170	177	185	192	198	204	209
30.1-50%	23	33	41	48	56	62	67	72
50.1-80%	0	12	21	29	38	45	51	57
80.1-95%	40.0	43.0	45	48	50	52	54	55
95.1-115%	0	6.0	10.0	15	19	22	26	28
115+%	0	6	10	14	18	21	24	27
Total	222	269	304	339	372	401	426	449
Total								
0-30%	237	247	262	276	290	302	313	323
30.1-50%	143	153	171	188	204	218	231	243
50.1-80%	60	72	92	111	129	145	159	172
80.1-95%	40	43	50	56	62	68	72	77
95.1-115%	0	6	18	31	42	52	61	69
115+%	13	18	46	72	98	120	139	158
Total	492	539	638	734	825	905	975	1,041