

City of Rock Springs

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

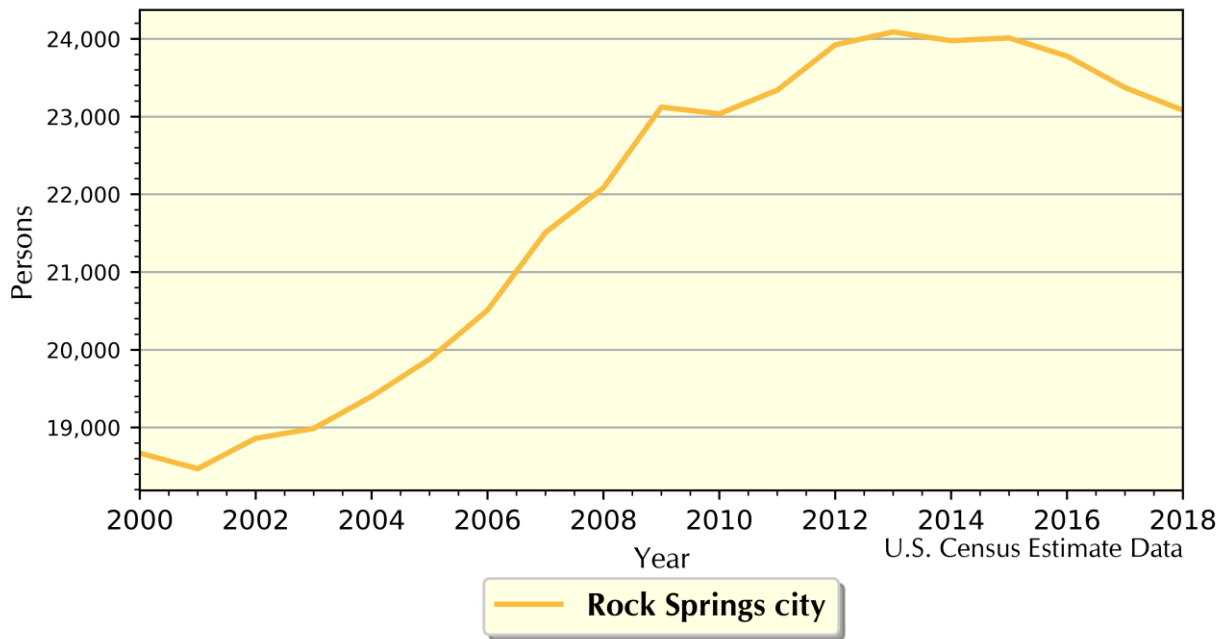
Population Estimates

Table III.10.1 shows the population estimates for the City of Rock Springs. In 2018, the city's population was 23,082, a -1.2% change from 2017. The population increased 0.2 percent since 2010, from 23,036 people to 23,082 people in 2018. This data is also displayed in Diagram III.10.1 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 Rock Springs. Although a city may span several counties, for the county level data pieces, Sweetwater County was selected. For a more in-depth county level view, please refer to Sweetwater County in Volume II of this profile.

Year	Population	Percent Yearly Change
2000	18,671	.
2001	18,471	-1.1%
2002	18,861	2.1%
2003	18,988	0.7%
2004	19,400	2.2%
2005	19,881	2.5%
2006	20,509	3.2%
2007	21,509	4.9%
2008	22,083	2.7%
2009	23,122	4.7%
2010	23,036	-0.4%
2011	23,340	1.3%
2012	23,923	2.5%
2013	24,089	0.7%
2014	23,976	-0.5%
2015	24,011	0.1%
2016	23,778	-1.0%
2017	23,373	-1.7%
2018	23,082	-1.2%

Diagram III.10.1
Population Estimates
City of Rock Springs



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

Table III.10.2 In-Migration by Age Cohort City of Rock Springs Wyoming DOT Data									
Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
In									
14-17	9	13	14	10	6	8	10	10	5
18-22	91	148	136	125	104	73	73	75	44
23-25	250	162	114	127	93	72	79	66	41
26-35	223	380	291	349	256	263	243	232	104
36-45	119	213	169	169	154	139	139	145	61
46-55	74	149	126	121	124	100	85	80	54
56-65	18	61	54	64	58	58	67	62	30
66 +	8	21	20	15	20	25	26	35	10
Total	624	1,147	924	980	815	738	722	705	349

The shaded areas in Diagram III.10.2 and Diagram III.10.3 represents in and out-migration, with the white line depicting net migration. The maximum net migration occurred in 2008 with 735 people entering and the lowest net migration occurred in 2018 with 824 leaving Sweetwater County.

Diagram III.10.2
In-Migration
 City of Rock Springs
 2011 – 2019 First Half

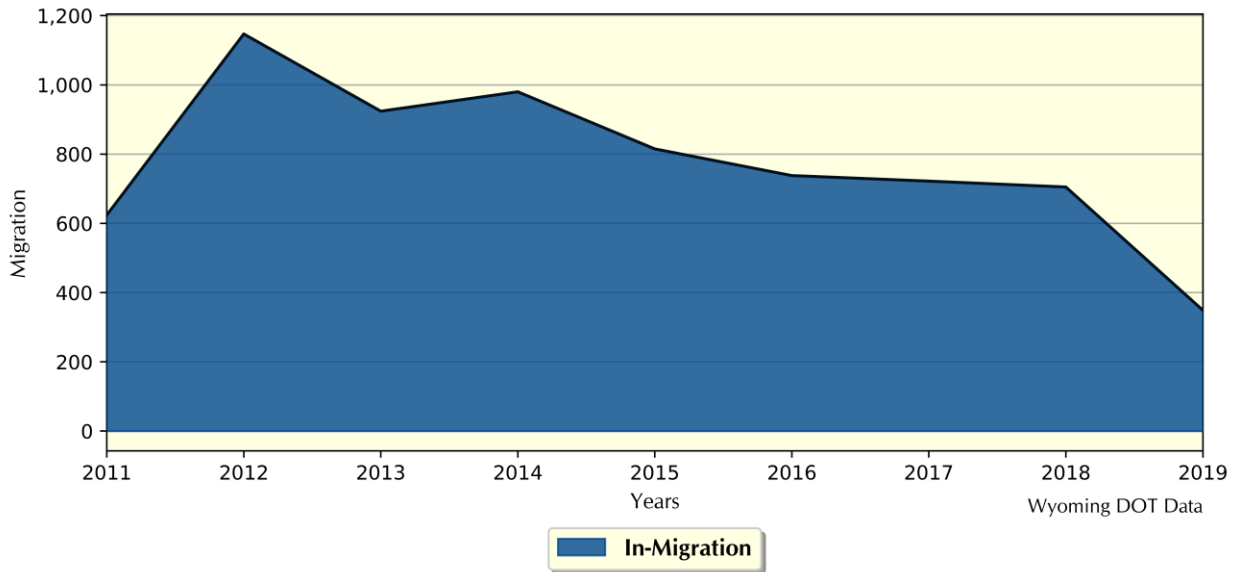


Diagram III.10.3
Migration Trends
 Sweetwater County
 2000 – 2019 First Half

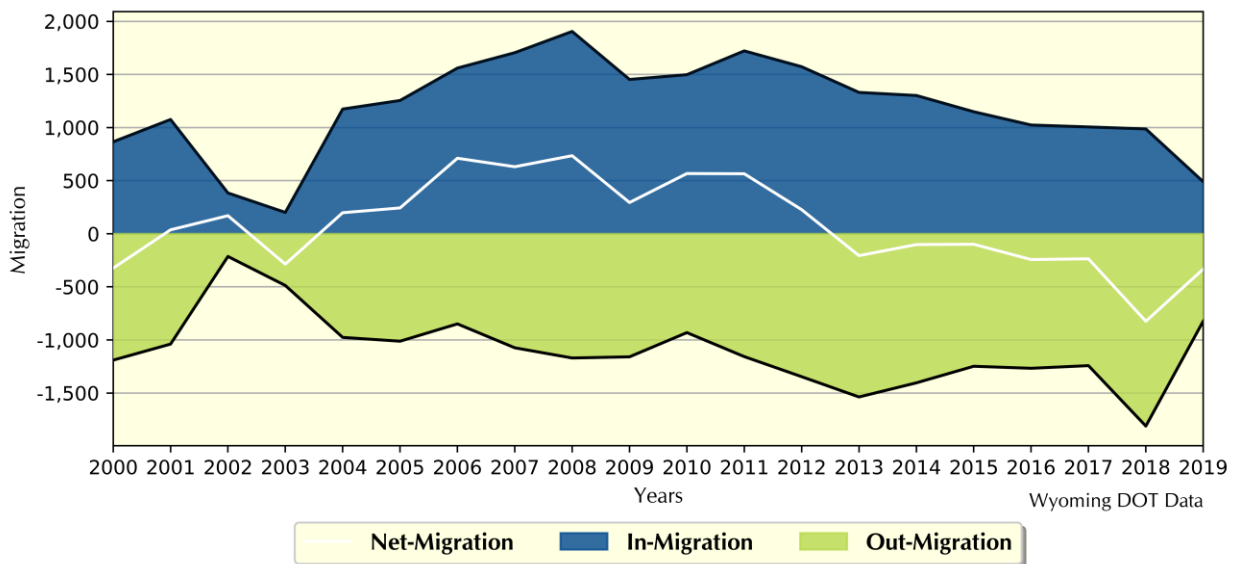


Table III.10.3 shows net-migration for Sweetwater County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 16 to 17, with 3.0 persons leaving Sweetwater County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 139 persons leaving Sweetwater County.

Table III.10.3 Net-Migration by Age Range Sweetwater County Wyoming DOT Data												
Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
	Net											
14-17	4	12	7	13	5	16	-1	1	0	5	-4	-3
18-22	84	30	94	94	69	37	32	15	-25	-18	-61	-26
23-25	128	49	81	141	72	8	26	10	1	-6	-44	-17
26-35	279	132	205	214	67	-92	37	-51	-37	-79	-201	-139
36-45	215	68	117	105	43	-42	-40	-18	-47	-38	-160	-49
46-55	87	36	54	38	33	-45	-36	26	-34	-34	-167	-50
56-65	-42	-20	6	-17	-47	-74	-77	-66	-69	-32	-145	-28
66 +	-20	-13	3	-23	-15	-14	-43	-16	-32	-34	-42	-21
Total	735	294	567	565	227	-206	-102	-99	-243	-236	-824	-333

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 data¹⁰, 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 Rock Springs population by race and ethnicity is shown in Table III.10.4. The white population decreased by 3.2 percent, representing 91.1 percent of the population in 2017, compared with the black population, which increased by 21.1 percent and accounted for 1.4 percent of the population. The Hispanic population represented 15.9 percent of the population, which increased from 6,689 to 6,924 people between 2010 and 2017, or by 3.5 percent.

Table III.10.4				
Population by Race and Ethnicity				
City of Rock Springs				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	19,907	86.4%	21,702	91.1%
Black	323	1.4%	332	1.4%
American Indian	189	0.8%	193	0.8%
Asian	248	1.1%	113	0.5%
Native Hawaiian/ Pacific Islander	29	0.1%	205	0.9%
Other	1,734	7.5%	429	1.8%
Two or More Races	606	2.6%	846	3.6%
Total	23,036	100.0%	23,820	100.0%
Non-Hispanic	19,265	83.6%	20,029	84.1%
Hispanic	3,771	16.4%	3,791	15.9%

The change in race and ethnicity between 2010 and 2017 is shown in Table III.10.5. During this time, the total non-Hispanic population was 20,029 persons in 2017. The Hispanic population was 3,791.

Table III.10.5				
Population by Race and Ethnicity				
City of Rock Springs				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	18,217	94.6%	18,519	92.5%
Black	305	1.6%	314	1.6%
American Indian	133	0.7%	191	1.0%
Asian	244	1.3%	113	0.6%
Native Hawaiian/ Pacific Islander	29	0.2%	205	1.0%
Other	15	0.1%	12	0.1%
Two or More Races	322	1.7%	675	3.4%
Total Non-Hispanic	19,265	100.0%	20,029	100.0%
Hispanic				
White	1,690	44.8%	3,183	84.0%
Black	18	0.5%	18	0.5%
American Indian	56	1.5%	2	0.1%
Asian	4	0.1%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	1,719	45.6%	417	11.0%
Two or More Races	284	7.5%	171	4.5%
Total Non-Hispanic	3,771	100.0%	3,791	100.0%
Total Population	23,036	100.0%	23,820	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.10.6, between 2000 and 2010, the institutionalized population changed 5.7 percent in City of Rock Springs, from 70 people in 2000 to 74 in 2010. The non-institutionalized population changed 4.8%, from 394 in 2000 to 413 in 2010.

Table III.10.6					
Group Quarters Population					
City of Rock Springs					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	6	8.6%	0	0%	-100.0%
Juvenile Facilities	.	.	9	12.2%	.
Nursing Homes	64	91.4%	65	87.8%	1.6%
Other Institutions	0	0%	0	0%	0%
Total	70	100.0%	74	100.0%	5.7%
Non-Institutionalized					
College Dormitories	327	83.0%	363	87.9%	11.0%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	67	17.0%	50	12.1%	-25.4%
Total	394	100.0%	413	100.0%	4.8%
Group Quarters Population	464	100.0%	487	100.0%	5.0%

Foreign Born Populations

The number of foreign born persons is shown in Table III.10.7. An estimated 2.6 percent of the population was born in Mexico, some 0.6 percent were born in Guatemala, and another 0.3 percent were born in Peru .

Table III.10.7 Place of Birth for the Foreign-Born Population City of Rock Springs 2017 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	621	2.6%
#2 country of origin	Guatemala	154	0.6%
#3 country of origin	Peru	83	0.3%
#4 country of origin	Other Western Africa	48	0.2%
#5 country of origin	Philippines	41	0.2%
#6 country of origin	England	36	0.2%
#7 country of origin	Canada	27	0.1%
#8 country of origin	Other Middle Africa	18	0.1%
#9 country of origin	Italy	14	0.1%
#10 country of origin	Jamaica	14	0.1%

Limited English Proficiency and the language spoken at home are shown in Table III.10.8. An estimated 3.2 percent (703 people) of the population speaks Spanish at home, followed by 0.1 percent (28 people) speaking Other Asian and Pacific Island languages

Table III.10.8 Limited English Proficiency and Language Spoken at Home City of Rock Springs 2017 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	703	3.2%
#2 LEP Language	Other Asian and Pacific Island languages	28	0.1%
#3 LEP Language	French, Haitian, or Cajun	23	0.1%
#4 LEP Language	Other Indo-European languages	9	0%
#5 LEP Language	German or other West Germanic languages	6	0%
#6 LEP Language	Korean	4	0%
#7 LEP Language	Russian, Polish, or other Slavic languages	3	0%
#8 LEP Language	Other and unspecified languages	1	0%
#9 LEP Language	Arabic	0	0%
#10 LEP Language	Chinese	0	0%

Disability

Disability by age, as estimated by the 2017 ACS, is shown in Table III.10.9. The disability rate for females was 10.8 percent, compared to 8.6 percent for males. The disability rate grew precipitously higher with age, with 48.3 percent of those over 75 experiencing a disability.

Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	56	2.4%	37	1.7%	93	2.1%
18 to 34	134	3.9%	195	6.5%	329	5.1%
35 to 64	508	11.1%	570	14.1%	1,078	12.5%
65 to 74	213	34.5%	170	25.1%	383	29.6%
75 or Older	158	41.3%	255	54.0%	413	48.3%
Total	1,069	8.6%	1,227	10.8%	2,296	9.7%

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.10.10. Some 4.8 percent have an ambulatory disability, 3.7 percent have an independent living disability, and 1.5 percent have a self-care disability.

Disability Type	Population with Disability	Percent with Disability
Hearing disability	830	3.5%
Vision disability	571	2.4%
Cognitive disability	794	3.7%
Ambulatory disability	1,035	4.8%
Self-Care disability	322	1.5%
Independent living disability	634	3.7%

Education and Employment

Education and employment data from the City of Rock Springs 2017 Five-Year ACS is presented in Table III.10.11, Table III.10.12, and Table III.10.13. In 2017, 12,743 people were in the labor force, including 12,086 employed and 657 unemployed people. The unemployment rate for City of Rock Springs was estimated at 5.2 percent in 2017.

Table III.10.11	
Employment, Labor Force and Unemployment	
City of Rock Springs 2017 Five-Year ACS Data	
Employment Status	2017 Five-Year ACS
Employed	12,086
Unemployed	657
Labor Force	12,743
Unemployment Rate	5.2%

Table III.10.12 and Table III.10.13 show educational attainment in City of Rock Springs. In 2017, 90.0 percent of households had a high school education or greater, including 31.7 percent with a high school diploma or equivalent, 36.3 percent with some college, 15.4 percent with a Bachelor's Degree, and 6.6 percent with a graduate or professional degree.

Table III.10.12	
High School or Greater Education	
City of Rock Springs 2017 Five-Year ACS Data	
Education Level	Households
High School or Greater	7,869
Total Households	8,747
Percent High School or Above	90.0%

Table III.10.13		
Educational Attainment		
City of Rock Springs 2017 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	1,728	10.0%
High School or Equivalent	5,479	31.7%
Some College or Associates Degree	6,259	36.3%
Bachelor's Degree	2,661	15.4%
Graduate or Professional Degree	1,133	6.6%
Total Population Above 18 years	17,260	100.0%

ECONOMICS

Labor Force

Table III.10.14 shows the labor force statistics for Rock Springs city from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.2 percent. The highest level of unemployment occurred during 2010 rising to a rate of 6.6 percent. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 percent in 2010. Over the last year, the unemployment rate in Rock Springs city decreased from 4.5 percent in 2017 to 4.2 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.10.14 Labor Force Statistics Rock Springs city 1990 - 2018 BLS Data					
Year	City of Rock Springs			Unemployment Rate	Statewide Unemployment Rate
	Unemployment	Employment	Labor Force		
1990	1,075	19,274	20,349	5.3%	5.3%
1991	1,256	19,435	20,691	6.1%	5.2%
1992	1,312	19,797	21,109	6.2%	5.6%
1993	1,284	19,947	21,231	6.0%	5.3%
1994	1,116	20,676	21,792	5.1%	5.0%
1995	1,150	20,561	21,711	5.3%	4.8%
1996	1,305	19,787	21,092	6.2%	4.9%
1997	1,161	19,606	20,767	5.6%	4.8%
1998	1,118	19,975	21,093	5.3%	4.7%
1999	1,231	19,433	20,664	6.0%	4.6%
2000	835	19,874	20,709	4.0%	3.9%
2001	811	20,032	20,843	3.9%	3.8%
2002	826	19,350	20,176	4.1%	4.0%
2003	825	20,123	20,948	3.9%	4.3%
2004	693	20,633	21,326	3.2%	3.8%
2005	642	21,360	22,002	2.9%	3.6%
2006	580	22,719	23,299	2.5%	3.2%
2007	528	23,184	23,712	2.2%	2.8%
2008	576	23,697	24,273	2.4%	3.1%
2009	1,558	22,765	24,323	6.4%	6.3%
2010	1,526	21,608	23,134	6.6%	6.4%
2011	1,258	22,633	23,891	5.3%	5.8%
2012	1,152	22,986	24,138	4.8%	5.3%
2013	1,045	22,838	23,883	4.4%	4.7%
2014	927	22,335	23,262	4.0%	4.1%
2015	1,079	21,687	22,766	4.7%	4.3%
2016	1,343	20,811	22,154	6.1%	5.3%
2017	979	20,576	21,555	4.5%	4.2%
2018	896	20,254	21,150	4.2%	4.1%

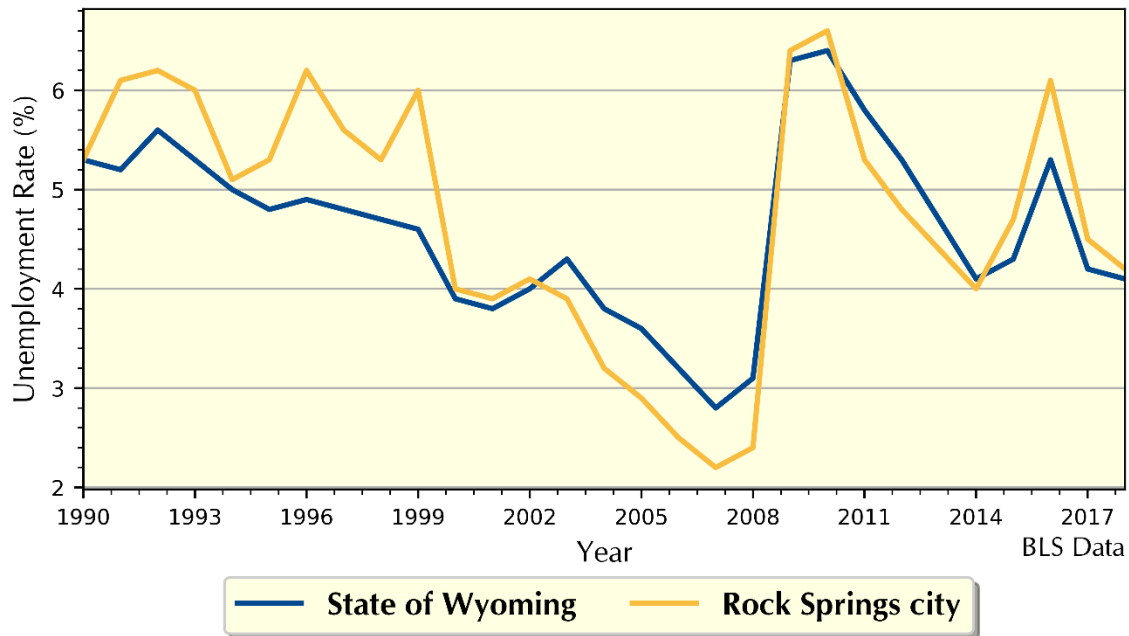
Diagram III.10.4 shows the employment and labor force for Rock Springs city. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 20,254 persons, with the labor force reaching 21,150, indicating there were a total of 896 unemployed persons.

Diagram III.10.4
Employment and Labor Force
 Rock Springs City
 1990 – 2017 BLS Data



Diagram III.10.5 shows the unemployment rate for both the State and Rock Springs city. During the 1990's the average rate for Rock Springs city was 5.7 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.6 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 5.0 percent. Over the course of the entire period the Rock Springs city had an average unemployment rate that higher than the State, 4.7 percent for Rock Springs city, versus 4.6 statewide.

Diagram III.10.5
Annual Unemployment Rate
 Rock Springs City



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

Table III.10.15
Employment by Industry
Sweetwater County
BEA Table CA25 Data

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

Table III.10.16 shows the real average earnings per job by industry for Sweetwater County. In 2017, the mining industry had the highest average earnings reaching 139,213 dollars. Between 2016 and 2017 the administrative and waste management services industry saw the largest percentage increase, rising by 12.8 percent to 42,933 dollars.

Table III.10.16
Real Earnings Per Job by Industry
 Sweetwater County
 BEA Table CA5N and CA25 Data

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

Diagram III.10.6 shows real average earnings per job for Sweetwater County from 1990 to 2017. Over this period the average earning per job for Sweetwater County was 61,864 dollars, which was higher than the statewide average of 46,885 dollars over the same period.

Diagram III.10.6
Real Average Earnings Per Job
 Sweetwater County

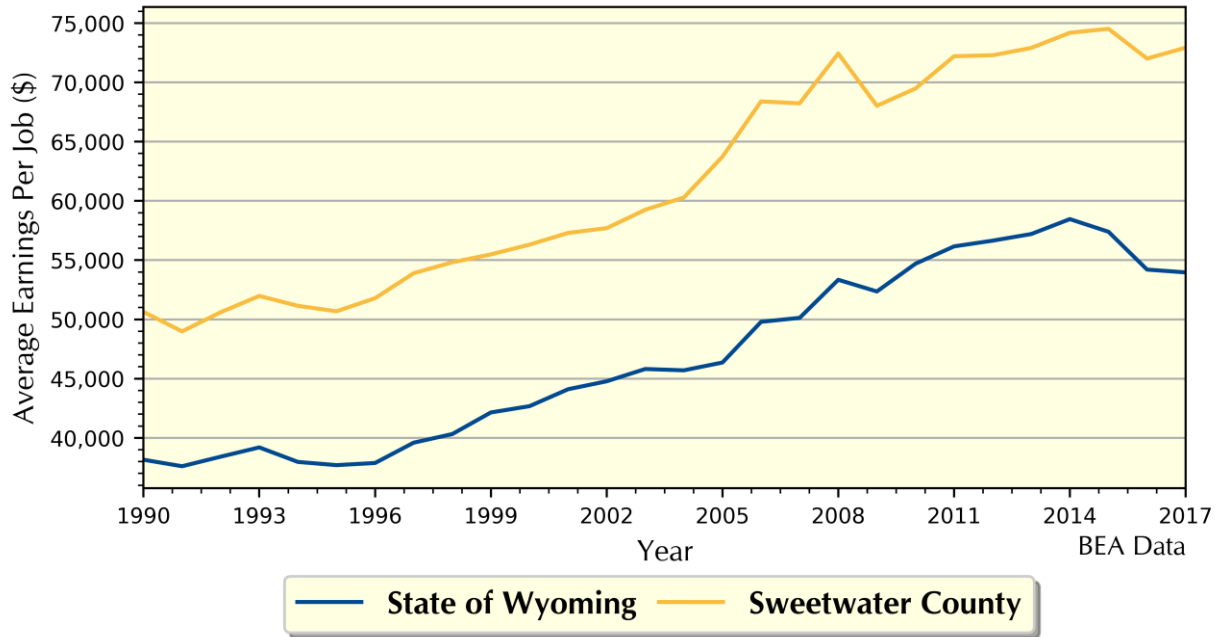
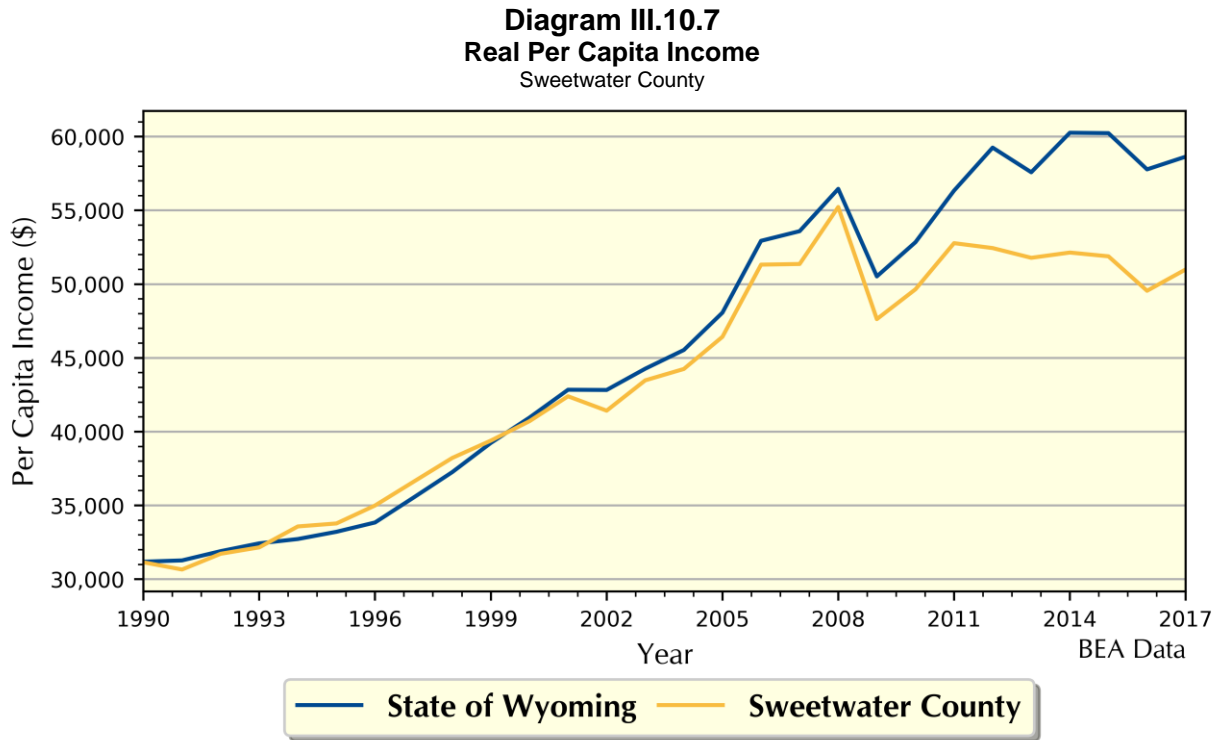


Diagram III.10.7 shows real per capita income for the Sweetwater County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Sweetwater County was 43,491 dollars, which was lower than the statewide average of 45,699 dollars over the same period.



Poverty

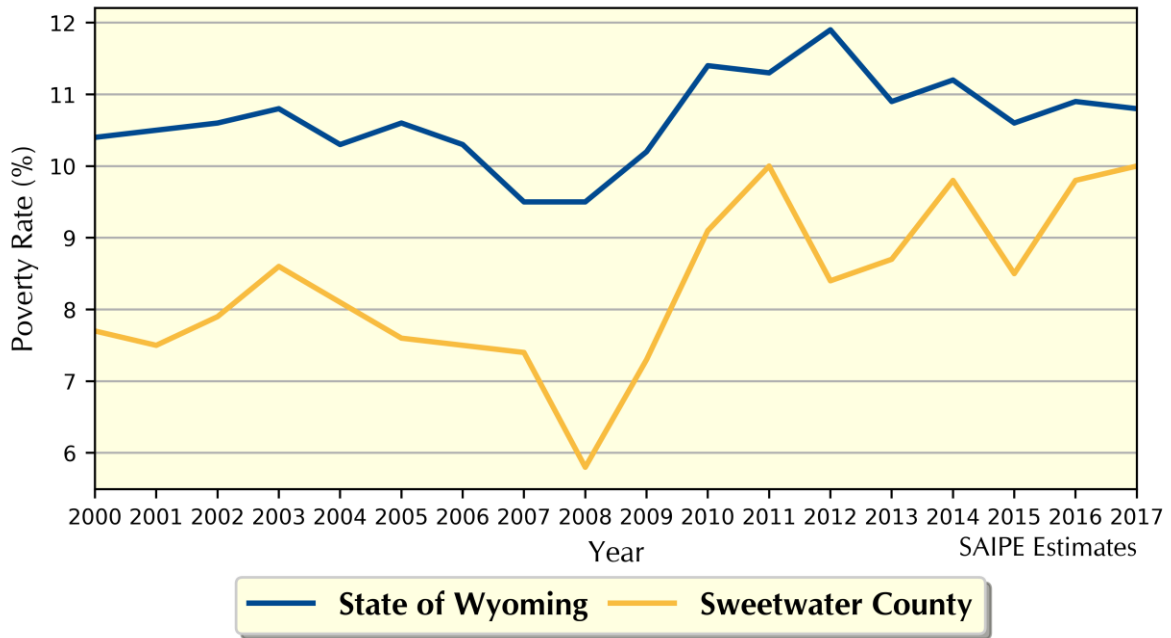
Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty increase from 3,914 in 2010 to 4253.0 in 2017, with the poverty rate reaching 10.0 percent in 2017. This compared to a state poverty rate of 10.8 percent and a national rate of 13.4 percent in 2017. Table III.10.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.10.8 on the following page.

The rate of poverty for Sweetwater County is shown in Table III.10.18. In 2017, there were an estimated 2,765 people (11.8 percent) living in poverty, compared to 9.4 percent living in poverty in 2000. In 2017, some 18.2 percent of those in poverty were under age 6 and 5.5 percent were 65 or older.

Table III.10.17 Persons in Poverty Sweetwater County 2000–2017 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	2,788	7.7%
2001	2,741	7.5%
2002	2,903	7.9%
2003	3,192	8.6%
2004	3,028	8.1%
2005	2,834	7.6%
2006	2,848	7.5%
2007	2,835	7.4%
2008	2,286	5.8%
2009	2,939	7.3%
2010	3,914	9.1%
2011	4,319	10.0%
2012	3,741	8.4%
2013	3,850	8.7%
2014	4,346	9.8%
2015	3,744	8.5%
2016	4,264	9.8%
2017	4,253	10.0%

Table III.10.18 Poverty by Age City of Rock Springs 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	206	11.8%	504	18.2%
6 to 17	387	22.2%	520	18.8%
18 to 64	990	56.8%	1,590	57.5%
65 or Older	159	9.1%	151	5.5%
Total	1,742	100.0%	2,765	100.0%
Poverty Rate	9.4%	.	11.8%	.

Diagram III.10.8
Poverty Rates
Sweetwater County



HOUSING

Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in City of Rock Springs decreased from 47 authorizations in 2017 to 32 in 2018.

The real value of single-family building permits decreased from 300,513 dollars in 2016 to 272,682 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.10.19, as well as in Diagram III.10.9 and Diagram III.10.10.

Table III.10.19 Building Permits and Valuation City of Rock Springs 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	203	0	4	314	521	114,887	37,967
1981	272	6	20	0	298	93,389	0
1982	150	10	4	16	180	94,381	63,188
1983	130	2	0	0	132	94,029	0
1984	84	0	0	0	84	95,367	0
1985	51	0	0	0	51	103,235	0
1986	50	0	0	0	50	99,082	0
1987	22	0	0	20	42	138,256	54,386
1988	12	0	0	0	12	133,011	0
1989	13	0	0	0	13	122,583	0
1990	27	0	0	0	27	133,549	0
1991	40	0	0	0	40	146,170	0
1992	61	0	0	0	61	152,796	0
1993	50	0	0	0	50	208,701	0
1994	64	0	0	0	64	203,314	0
1995	48	0	0	0	48	195,007	0
1996	43	0	0	0	43	206,461	0
1997	48	0	0	0	48	204,290	0
1998	40	0	0	0	40	223,283	0
1999	22	0	0	12	34	181,641	34,928
2000	20	0	0	5	25	196,971	34,167
2001	24	0	0	0	24	253,147	0
2002	33	0	0	0	33	222,456	0
2003	40	0	0	0	40	251,688	0
2004	74	0	0	0	74	203,614	0
2005	203	0	0	0	203	183,118	0
2006	174	0	0	0	174	193,894	0
2007	352	0	0	0	352	174,191	0
2008	96	0	7	72	175	201,340	61,645
2009	104	0	3	214	321	184,834	68,283
2010	81	0	0	47	128	194,271	67,499
2011	87	0	0	0	87	192,761	0
2012	100	0	0	0	100	239,508	0
2013	66	0	0	0	66	234,020	0
2014	76	0	0	112	188	295,882	70,845
2015	58	0	0	0	58	245,582	0
2016	38	0	0	0	38	300,513	0
2017	47	0	0	0	47	272,682	0
2018	32	0	0	0	32	272,438	0

Diagram III.10.9
Single-Family Permits
 City of Rock Springs

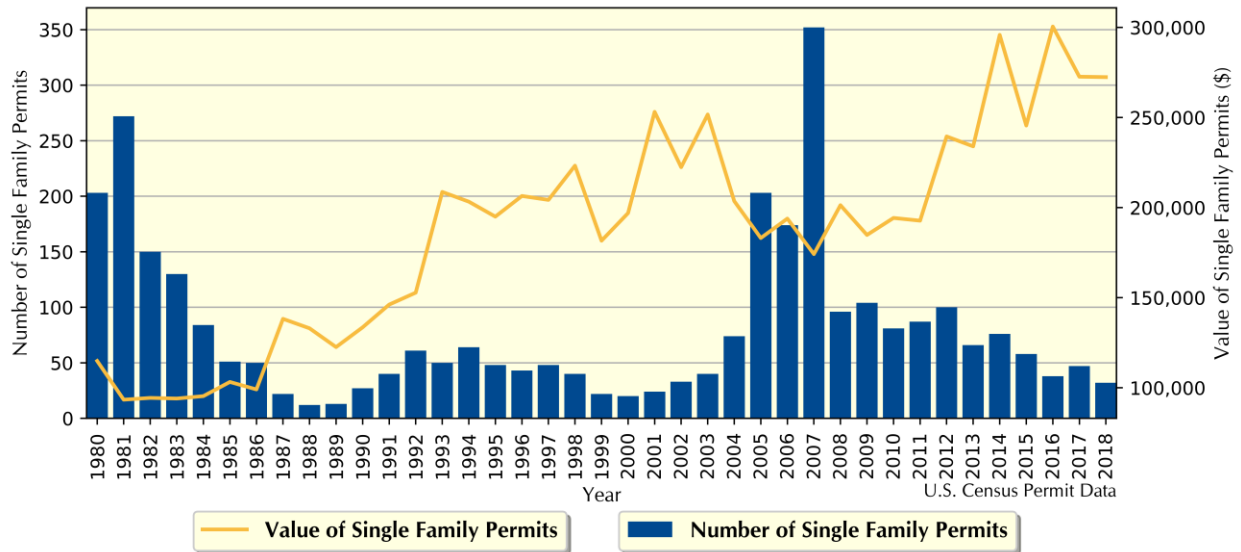
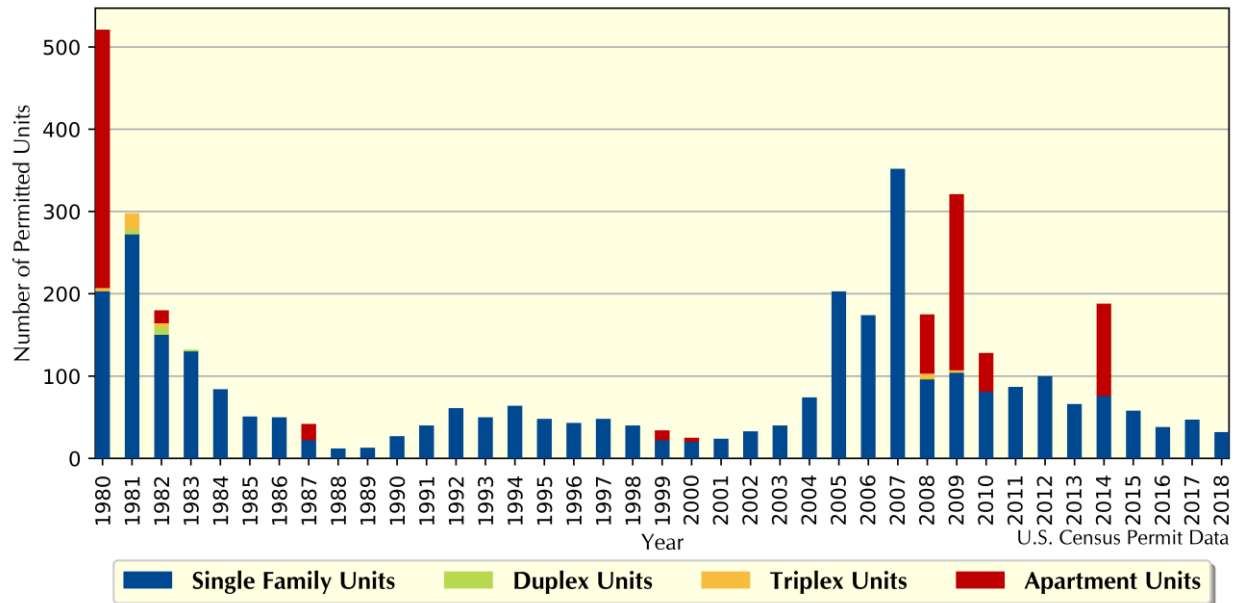


Diagram III.10.10
Total Permits by Unit Type
 City of Rock Springs



Housing Characteristics

Households by type and tenure are shown in Table III.10.20. Family households represented 66.6 percent of households, while non-family households accounted for 33.4 percent. These changed from 66.8 percent and 33.2 percent, respectively.

Table III.10.20				
Household Type by Tenure				
City of Rock Springs				
2010 Census SF1 & 2017 Five-Year ACS Data				
Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	5,849	66.8%	5,824	66.6%
Married-Couple Family	4,370	74.7%	4,593	78.9%
Owner-Occupied	3,609	82.6%	3,961	86.2%
Renter-Occupied	761	17.4%	632	13.8%
Other Family	1,479	25.3%	1,231	25.4%
Male Householder, No Spouse Present	619	41.9%	549	50.3%
Owner-Occupied	342	55.3%	371	67.6%
Renter-Occupied	277	44.7%	178	32.4%
Female Householder, No Spouse Present	860	58.1%	682	69.9%
Owner-Occupied	432	50.2%	333	48.8%
Renter-Occupied	428	49.8%	349	51.2%
Non-Family Households	2,913	33.2%	2,923	33.4%
Owner-Occupied	1,569	53.9%	1,737	59.4%
Renter-Occupied	1,344	46.1%	1,186	40.6%
Total	8,762	100.0%	8,747	100.0%

Table III.10.21 below shows housing units by type in 2010 and 2017. In 2010, there were 9,654 housing units, compared with 10,626 in 2017. Single-family units accounted for 66.8 percent of units in 2017, compared to 65.1 in 2010. Apartment units accounted for 10.4 percent in 2017, compared to 10.1 percent in 2010.

Table III.10.21				
Housing Units by Type				
City of Rock Springs				
2010 & 2017 Five-Year ACS Data				
Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	6,280	65.1%	7,099	66.8%
Duplex	441	4.6%	397	3.7%
Tri- or Four-Plex	407	4.2%	588	5.5%
Apartment	977	10.1%	1,103	10.4%
Mobile Home	1,549	16.0%	1,433	13.5%
Boat, RV, Van, Etc.	0	0%	6	0.1%
Total	9,654	100.0%	10,626	100.0%

Table III.10.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 10,626 housing units. An estimated 73.2 percent were owner-occupied, and 17.7 percent were vacant.

Table III.10.22				
Housing Units by Tenure				
City of Rock Springs				
2010 Census & 2017 Five-Year ACS Data				
Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	8,762	87.0%	8,747	82.3%
Owner-Occupied	5,952	67.9%	6,402	73.2%
Renter-Occupied	2,810	32.1%	2,345	26.8%
Vacant Housing Units	1,308	13.0%	1,879	17.7%
Total Housing Units	10,070	100.0%	10,626	100.0%

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.10.23. Households earning more than 100,000 dollars per year represented 33.8 percent of households in 2017, compared to 26.6 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 9.5 percent of households in 2017, compared to 6.9 percent in 2010.

Table III.10.23				
Households by Income				
City of Rock Springs				
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	612	6.9%	834	9.5%
\$15,000 to \$19,999	335	3.8%	340	3.9%
\$20,000 to \$24,999	335	3.8%	371	4.2%
\$25,000 to \$34,999	788	8.9%	586	6.7%
\$35,000 to \$49,999	1,019	11.5%	904	10.3%
\$50,000 to \$74,999	1,893	21.4%	1,386	15.8%
\$75,000 to \$99,999	1,501	17.0%	1,371	15.7%
\$100,000 or More	2,351	26.6%	2,955	33.8%
Total	8,834	100.0%	8,747	100.0%

Table III.10.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 11.1 percent of households in 2010 and 16.1 percent of households in 2017. Housing units built in 1939 or earlier represented 13.5 percent of households in 2017 and 16.6 percent of households in 2010.

Table III.10.24				
Households by Year Home Built				
City of Rock Springs				
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	1,469	16.6%	1,179	13.5%
1940 to 1949	721	8.2%	313	3.6%
1950 to 1959	678	7.7%	432	4.9%
1960 to 1969	702	7.9%	805	9.2%
1970 to 1979	2,125	24.1%	1,923	22.0%
1980 to 1989	1,389	15.7%	1,383	15.8%
1990 to 1999	768	8.7%	603	6.9%
2000 to 2009	982	11.1%	1,404	16.1%
2010 or Later	.	.	705	8.1%
Total	8,834	100.0%	8,747	100.0%

The distribution of unit types by race are shown in Table III.10.25. An estimated 74.0 percent of white households occupy single-family homes, while 22.9 percent of black households do. Some 7.9 percent of white households occupied apartments, while 26.6 percent of black households do. An estimated 66.7 percent of Asian, and 18.0 percent of American Indian households occupy single-family homes.

Table III.10.25							
Distribution of Units in Structure by Race							
City of Rock Springs							
2017 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	74.0%	22.9%	18.0%	66.7%	0%	70.0%	81.3%
Duplex	2.0%	6.2%	0%	0%	0%	13.3%	0%
Tri- or Four-Plex	3.0%	44.3%	56.0%	0%	0%	0%	17.4%
Apartment	7.9%	26.6%	26.0%	33.3%	100.0%	8.7%	0%
Mobile Home	13.1%	0%	0%	0%	0%	8.0%	1.3%
Boat, RV, Van, Etc.	0.1%	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.10.26. By 2017, for rent units accounted for 40.1 percent of vacant units, while for sale units accounted for 3.4 percent. “Other” vacant units accounted for 32.7 percent of vacant units, representing a total of 615 “other” vacant units.

Table III.10.26				
Disposition of Vacant Housing Units				
City of Rock Springs				
2010 Census & 2017 Five-Year ACS Data				
Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	667	51.0%	754	40.1%
For Sale	199	15.2%	63	3.4%
Rented Not Occupied	15	1.1%	100	5.3%
Sold Not Occupied	21	1.6%	253	13.5%
For Seasonal, Recreational, or Occasional Use	79	6.0%	29	1.5%
For Migrant Workers	31	2.4%	65	3.5%
Other Vacant	296	22.6%	615	32.7%
Total	1,308	100.0%	1,879	100.0%

Table III.10.27, below shows the number of households in the county by number of bedrooms and tenure. There were 19 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 9.2 percent of total households in City of Rock Springs. In City of Rock Springs the 3,979 households with three bedrooms accounted for 27.6 percent of all households, and there were only 1,034 five-bedroom or more households, which accounted for 15.6 percent of all households.

Table III.10.27				
Households by Number of Bedrooms				
City of Rock Springs				
2017 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	12	19	41	100.0
One	103	452	979	0.4
Two	963	1,195	2,932	9.2
Three	2,916	485	3,979	27.6
Four	1,502	66	1,661	37.4
Five or more	906	128	1,034	15.6
Total	8,747	2,345	10,626	100.0

The age of a structure influences its value. As shown in Table III.10.28, structures built in 1939 or earlier had a median value of, 134,200 while structures built between 1950 and 1959 had a median value of 171,300 and those built between 1990 to 1999 had a median value of 290,100. 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 309,700 and, 278,800 respectively. The total median value in City of Rock Springs was 209,200.

Table III.10.28 Owner Occupied Median Value by Year Structure Built City of Rock Springs 2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	134,200
1940 to 1949	133,300
1950 to 1959	171,300
1960 to 1969	189,900
1970 to 1979	211,400
1980 to 1989	227,900
1990 to 1999	290,100
2000 to 2009	251,400
2010 to 2013	309,700
2014 or later	278,800
Median Value	209,200

Household mortgage status is reported in Table III.10.29. In, City of Rock Springs households with a mortgage accounted for 55.7 percent of all households or 3,567 housing units, and the remaining 51.7 percent or 3,312 units had no mortgage. Of those units with a mortgage, 232 had either a second mortgage or home equity loan, 23 had both a second mortgage and home equity loan, and 3,312 or 51.7 percent had no second mortgage or no home equity loan.

Table III.10.29 Mortgage Status City of Rock Springs 2017 5-Year ACS Data		
Mortgage Status	City of Rock Springs	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	3,567	55.7
With either a second mortgage or home equity loan, but not both	232	3.6
Second mortgage only	59	0.9
Home equity loan only	173	2.7
Both second mortgage and home equity loan	23	0.4
No second mortgage and no home equity loan	3,312	51.7
Housing units without a mortgage	2,835	44.3
Total	6,402	100.0%

Table III.10.30 lists the City of Rock Springs median rent as \$818 and the median home value as \$209,200.

Table III.10.30 Median Rent City of Rock Springs 2017 5-Year ACS Data	
Place	Rent
Median Rent	\$818
Median Home Value	\$209,200

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.10.31. In 2017, an estimated 1.9 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table III.10.31 Overcrowding and Severe Overcrowding City of Rock Springs 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	5,921	97.4%	159	2.6%	0	0%	6,080
2017 Five-Year ACS	6,305	98.5%	97	1.5%	0	0%	6,402
Renter							
2010 Five-Year ACS	2,635	95.7%	119	4.3%	0	0%	2,754
2017 Five-Year ACS	2,275	97.0%	67	2.9%	3	0.1%	2,345
Total							
2010 Five-Year ACS	8,556	96.9%	278	3.1%	0	0%	8,834
2017 Five-Year ACS	8,580	98.1%	164	1.9%	3	0%	8,747

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 61 households with incomplete plumbing facilities in 2017, representing 0.7 percent of households in City of Rock Springs. This is compared to 1.2 percent of households lacking complete plumbing facilities in 2010.

Table III.10.32		
Households with Incomplete Plumbing Facilities		
City of Rock Springs 2010 and 2017 Five-Year ACS Data		
Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	8,730	8,686
Lacking Complete Plumbing Facilities	104	61
Total Households	8,834	8,747
Percent Lacking	1.2%	0.7%

There were 16 households lacking complete kitchen facilities in 2017, compared to 104 households in 2010. This was a change from 1.2 percent of households in 2010 to 0.2 percent in 2017.

Table III.10.33		
Households with Incomplete Kitchen Facilities		
City of Rock Springs 2010 and 2017 Five-Year ACS Data		
Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	8,730	8,731
Lacking Complete Kitchen Facilities	104	16
Total Households	8,834	8,747
Percent Lacking	1.2%	0.2%

Cost burden is defined as gross housing costs that range from 30 to 50 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In City of Rock Springs 10.7 percent of households had a cost burden and 10.6 percent had a severe cost burden. Some 21.0 percent of renters were cost burdened, and 23.3 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 2.5 percent and a severe cost burden rate of 6.7 percent. Owner occupied households with a mortgage had a cost burden rate of 10.3 percent, and severe cost burden at 5.2 percent.

Table III.10.34
Cost Burden and Severe Cost Burden by Tenure

City of Rock Springs
 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	3,051	81.5%	503	13.4%	191	5.1%	0	0%	3,745
2017 Five-Year ACS	3,013	84.5%	369	10.3%	185	5.2%	0	0%	3,567
Owner Without a Mortgage									
2010 Five-Year ACS	2,166	92.8%	96	4.1%	49	2.1%	24	1.0%	2,335
2017 Five-Year ACS	2,481	87.5%	72	2.5%	191	6.7%	91	3.2%	2,835
Renter									
2010 Five-Year ACS	1,818	66.0%	429	15.6%	254	9.2%	253	9.2%	2,754
2017 Five-Year ACS	1,239	52.8%	493	21.0%	547	23.3%	66	2.8%	2,345
Total									
2010 Five-Year ACS	7,035	79.6%	1,028	11.6%	494	5.6%	277	3.1%	8,834
2017 Five-Year ACS	6,733	77.0%	934	10.7%	923	10.6%	157	1.8%	8,747

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.10.35 shows that the HUD estimated MFI for Sweetwater County was \$85,100 in 2018. This compared to Wyoming’s MFI of \$79,600. Diagram III.10.11, illustrates the estimated MFI for 2000 through 2018 in Sweetwater County.

Table III.10.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 440 owner-occupied and 510 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 355 owner-occupied 265 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 7,095 households without a housing problem.

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

**Diagram III.10.11
Estimated Median Family Income
Sweetwater County vs. Wyoming
HUD Data: 2000 - 2019**

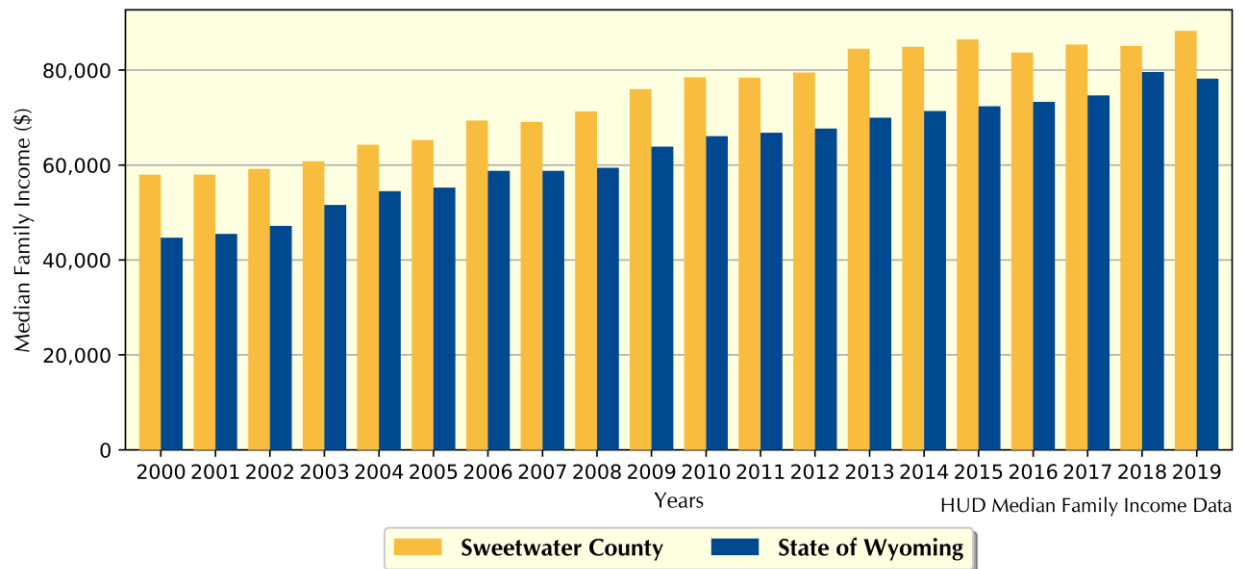


Table III.10.36
Housing Problems by Income and Tenure

City of Rock Springs
 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	10	0	0	0	0	10
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	20	25	10	15	70
Housing cost burden greater than 50% of income (and none of the above problems)	235	55	55	0	10	355
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	55	100	180	60	45	440
Zero/negative income (and none of the above problems)	75	0	0	0	0	75
Has none of the 4 housing problems	95	320	620	665	3,435	5,135
Total	470	495	880	735	3,505	6,085
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	15	0	0	0	0	15
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	25	25
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	65	20	10	0	25	120
Housing cost burden greater than 50% of income (and none of the above problems)	225	40	0	0	0	265
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	30	280	200	0	0	510
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	65	125	520	435	815	1,960
Total	400	465	730	435	865	2,895
Total						
Lacking complete plumbing or kitchen facilities	25	0	0	0	0	25
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	25	25
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	65	40	35	10	40	190
Housing cost burden greater than 50% of income (and none of the above problems)	460	95	55	0	10	620
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	85	380	380	60	45	950
Zero/negative income (and none of the above problems)	75	0	0	0	0	75
Has none of the 4 housing problems	160	445	1,140	1,100	4,250	7,095
Total	870	960	1,610	1,170	4,370	8,980

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.10.37 presents some basic statistics about the completed surveys.

Table III.10.37 Survey of Rental Properties City of Rock Springs 2019 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	43	1,878	5.1	95

Table III.10.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 82 single-family units in City of Rock Springs, with 9 of them available. This translates into a vacancy rate of 11.0 percent in City of Rock Springs, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 1,128 apartment units reported in the survey, with 56 of them available, which resulted in a vacancy rate of 5.0 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

Table III.10.38 Rental Vacancy Survey by Type City of Rock Springs 2019 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	82	9	11.0%
Apartments	1,128	56	5.0%
Mobile Homes	226	9	4.0%
“Other” Units	104	2	1.9%
Don’t Know	325	18	5.5%
Total	1,878	95	5.1%

Table III.10.39, reports units by bedroom size. As can be seen there were 454 two bedroom apartment units and 62 three bedroom units. Overall, the 526 two bedroom units accounted for 28.0 percent of all units, and the 175 three bedroom units accounted for 9.3 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 1,075 units listed as “Don’t Know”. Additional details for additional unit types are reported.

Table III.10.39 Rental Units by Bedroom Size City of Rock Springs 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	.	1
One	2	114	2	0	.	122
Two	19	454	12	6	.	526
Three	19	62	62	23	.	175
Four	3	0	0	11	.	14
Don’t Know	38	498	150	64	325	1,075
Total	82	1,128	226	104	325	1,878

Table III.10.40 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 10.5 percent.

Table III.10.40 Single-Family Units by Bedroom Size City of Rock Springs 2019 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	2	0	0%
Two	19	2	10.5%
Three	19	4	21.1%
Four	3	0	0%
Don't know	38	3	7.9%
Total	82	9	11.0%

Table III.10.41 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 4.8 percent.

Table III.10.41 Apartment Units by Bedroom Size City of Rock Springs 2019 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	114	4	3.5%
Two	454	22	4.8%
Three	62	4	6.5%
Four	0	0	0%
Don't know	498	26	5.2%
Total	1,128	56	5.0%

Average market-rate rents by unit type are shown in Table III.10.42. 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.10.42 Average Market Rate Rents by Bedroom Size City of Rock Springs 2019 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$.	\$.	\$.	\$.	\$500
One	\$600	\$581	\$600	\$.	\$589
Two	\$775	\$723	\$625	\$783	\$728
Three	\$842	\$987	\$833	\$925	\$926
Four	\$1,500	\$1,091	\$.	\$1,000	\$1,197
Total	\$877.7	\$736.9	\$736.1	\$925.9	\$804.0

Table III.10.43 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.10.43 Average Assisted Rate Rents by Bedroom Size City of Rock Springs 2019 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$0	\$0	\$0	\$0	\$0
One	\$0	\$0	\$0	\$0	\$0
Two	\$0	\$600.0	\$0	\$0	\$600.0
Three	\$0	\$0	\$0	\$0	\$0
Four	\$0	\$0	\$0	\$0	\$0
Total	\$1000.0	\$927.0	\$0	\$0	\$951.3

Table III.10.44 shows vacancy rates for single-family units by average rental rates for City of Rock Springs. The most common rent for single-family units was between 1,000 and 1,250 dollars and the units in this price range had a vacancy rate of 14.0 percent.

Table III.10.44 Single-Family Market Rate Rents by Vacancy Status City of Rock Springs 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	11	2	18.2%
\$750 to \$999	43	6	14.0%
\$1,000 to \$1,249	5	0	0%
\$1,250 to \$1,499	3	0	0%
Above \$1,500	0	0	0%
Missing	20	1	5.0%
Total	82	9	11.0%

The average rent and availability of apartment units is displayed in Table III.10.45. The most common rent for apartment rents was between 1,000 and 1,250 dollars and the units in this price range had a vacancy rate of 4.7 percent.

Table III.10.45 Apartment Market Rate Rents by Vacancy Status City of Rock Springs 2019 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	309	6	1.9%
\$500 to \$749	325	25	7.7%
\$750 to \$999	490	23	4.7%
\$1,000 to \$1,249	4	2	50.0%
\$1,250 to \$1,499	0	0	0%
Above \$1,500	0	0	0%
Missing	0	0	0%
Total	1,128	56	5.0%

Respondents were asked if utilities are included in the rent and as shown in Table III.10.46, 31 respondents, or 75.6 percent, included some sort of utility in the rent.

Table III.10.46 Are there any utilities included with the rent? City of Rock Springs 2019 Survey of Rental Properties	
Period	Respondent
Yes	31
No	10
% Offering Utilities	75.6%

The type of utility included in the rent is shown in Table III.10.47. There were 206 respondents who included electricity, 224 respondents who included natural gas, 914 respondents who included water and sewer and 1,081 respondents included trash collection in the rent.

Table III.10.47 Which utilities are included with the rent? City of Rock Springs 2019 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	206
Natural Gas	224
Water/Sewer	914
Trash Collection	1,081

Perceived Need for Housing Units

Table III.10.48 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 40 number of persons on the wait list.

Table III.10.48 Do you keep a waiting list? City of Rock Springs 2019A Survey of Rental Properties	
Period	Respondent
Yes	6
No	34
Waitlist Size	40

Table III.10.49 shows the condition of rental units by unit type for City of Rock Springs. 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 1,292 units were in good condition, or 68.8 percent and 9 units, or 0.5 percent, being in average condition. Details by unit type and condition are displayed.

Table III.10.49 Condition by Unit Type City of Rock Springs 2019A Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	1	0.1%
Fair	22	1.2%
Average	9	0.5%
Good	1,292	68.8%
Excellent	164	8.7%
Don't Know	0	0%
Total	1,878	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.10.50, 1 respondent said they would prefer more single family units, 2 respondents wanted more apartment units, and 6 respondents indicated they would prefer more units of any type.

Table III.10.50 If you had the opportunity to own/manage more units, how many would you prefer City of Rock Springs 2019A Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	1
Duplex Units	0
Apartments	2
Mobile homes	3
Other	0
All types	6
Total	12

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.10.51 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.10.51 Households with Housing Problems by Income City of Rock Springs 2011-2015 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	300	340	640
30.1-50% HAMFI	175	335	510
50.1-80% HAMFI	265	210	475
80.1-95% HAMFI	55	0	55
95 – 115% HAMFI	35	50.0	85
115.1% HAMFI or more	40	0	40
Total	870	935	1,805
Without Housing Problems			
30% HAMFI or less	95	70	165
30.1-50% HAMFI	320	120	440
50.1-80% HAMFI	625	515	1,140
80.1-95% HAMFI	470	360	830
95 – 115% HAMFI	600	260	860
115.1% HAMFI or more	3,025	640	3,665
Total	5,135	1,965	7,100
Not Computed			
30% HAMFI or less	75.0	0	75
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	75.0	0	75
Total			
30% HAMFI or less	470	410	880
30.1-50% HAMFI	495	455	950
50.1-80% HAMFI	890	725	1,615
80.1-95% HAMFI	525	360	885
95 – 115% HAMFI	635	310	945
115.1% HAMFI or more	3,065	640	3,705
Total	6,080	2,900	8,980

horizon. As can be seen there were a total of 870 owner occupied and 935 renter occupied households experiencing a housing problem.

Table III.10.52 shows the total estimated housing by tenure for City of Rock Springs. As can be seen, in 2030 there are estimated to be a total of 6,618 owner and 3,197 renter occupied households or a total of 9,815 households. By 2050 there are estimated to be 7,798 owner, 3,772 renter for a total of 11,570 households in City of Rock Springs.

Year	Owner	Renter	Total
2017	6,115	2,679	8,794
2020	5,960	2,883	8,843
2025	6,288	3,039	9,327
2030	6,618	3,197	9,815
2035	6,938	3,353	10,291
2040	7,238	3,500	10,738
2045	7,523	3,639	11,162
2050	7,798	3,772	11,570

Table III.10.53, below shows the incremental housing demand for City of Rock Springs. 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 503 owner-occupied and 518 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 Rock Springs will see an additional 2,776 households, of which 285 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 520 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.10.53								
Incremental Housing Demand Forecast								
City of Rock Springs								
Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	0	13.0	39	64	87	109	130
30.1-50%	0	0	14.0	41	67	91	115	137
50.1-80%	0	0	25	74	120	164	206	246
80.1-95%	0	0	15.0	43	71	97	122	145
95.1-115%	0	0	18	53	86	117	147	176
115+%	0	0	87	254	415	566	710	848
Total	0	0	173	503	823	1,123	1,408	1,683
Renter								
0-30%	0	29.0	51	73	95	116	136	155
30.1-50%	0	32.0	56	81	106	129	151	171
50.1-80%	0	51.0	90	130	169	205	240	273
80.1-95%	0	25.0	45.0	64.0	84	102	119	136
95.1-115%	0	22.0	38.0	55.0	72	88	103	117
115+%	0	45.0	79	114	149	181	212	241
Total	0	204	360	518	674	821	960	1,093
Total								
0-30%	0	29.0	64	112	159	203	245	285
30.1-50%	0	32.0	71	122	173	220	265	309
50.1-80%	0	51	115	203	289	370	446	520
80.1-95%	0	25.0	60	108	155	199	241	281
95.1-115%	0	22.0	57	108	158	205	250	293
115+%	0	45	167	368	564	747	922	1,090
Total	0	204	533	1,021	1,497	1,944	2,368	2,776

Table III.10.54 shows the Incremental Total Housing Need Forecast for City of Rock Springs. The incremental total housing need forecast is calculated by adding the incremental housing demand forecast with current un-met housing need. Un-met housing need is defined as any household experiencing a housing problem as defined by HUD. The total housing need shows the broadest measure of future housing need because it takes into account future housing demand as well as the current need among existing housing stock. Total housing need does not necessarily mean the constructions of new units. Unmet housing needs can be alleviated through the rehabilitation of existing units or by focusing on creating more affordable housing options.

In 2017, the base year, the total housing need set at the 1,739 households, which represents all households with an unmet housing need that needs to be addressed, such as cost burden or sub-standard living conditions. In all future years, the incremental housing need forecast shows both existing need and need based on future demand by income. In 2050, there will be an estimated need for 2,558 owner and 1,957 renter occupied households for a total of 4,515 quality households.

Table III.10.54
Incremental Total Housing Need Forecast
 City of Rock Springs
 Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	302	294	315	341	365	389	411	432
30.1-50%	176	172	190	217	243	267	291	313
50.1-80%	267	260	292	340	387	431	473	513
80.1-95%	55	54	70	99	126	152	177	201
95.1-115%	35	34	53	88	121	152	182	211
115+%	40	39	127	294	455	606	750	889
Total	875	853	1,048	1,378	1,698	1,998	2,283	2,558
Renter								
0-30%	314	343	365	387	409	430	450	469
30.1-50%	309	341	366	391	415	438	460	481
50.1-80%	194	245	284	323	362	399	434	467
80.1-95%	0	25.0	45	64	84	102	119	136
95.1-115%	46.0	68.0	85.0	102	118	134	149	163
115+%	0	45	79	114	149	181	212	241
Total	864	1,068	1,224	1,382	1,538	1,685	1,824	1,957
Total								
0-30%	616	637	680	728	775	819	860	900
30.1-50%	485	513	556	608	658	706	751	794
50.1-80%	461	505	576	664	749	830	907	980
80.1-95%	55	79	115	163	210	254	296	336
95.1-115%	81	102	138	189	239	286	331	374
115+%	40	84	207	408	604	788	962	1,130
Total	1,739	1,921	2,272	2,760	3,236	3,683	4,107	4,515