

City of Torrington

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

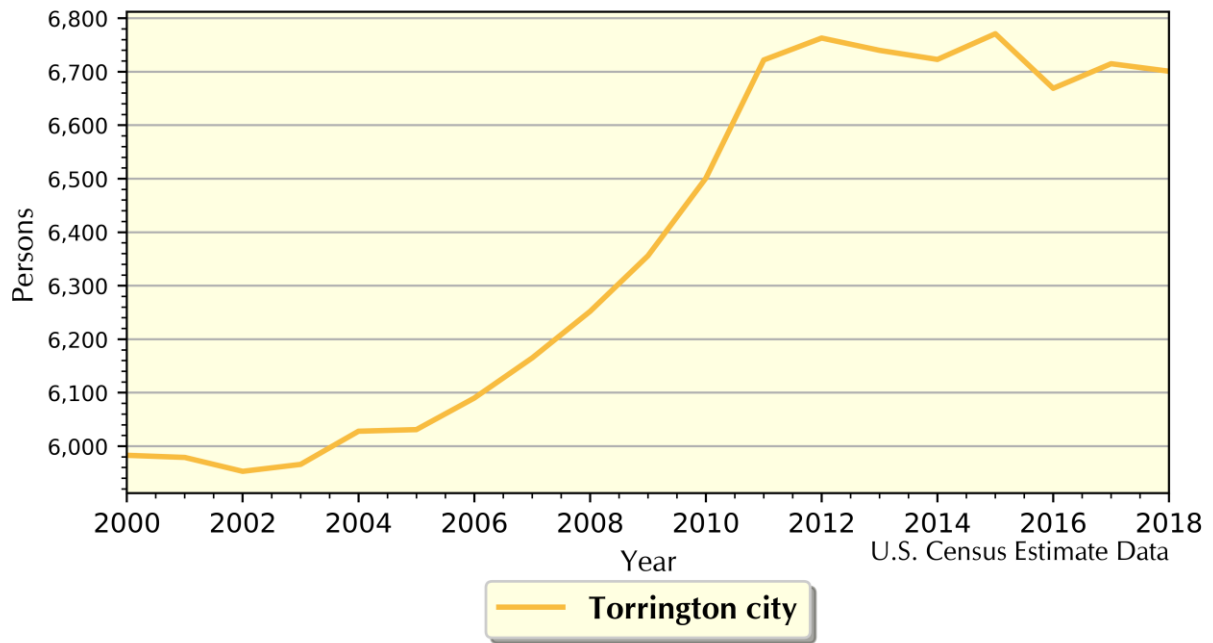
Population Estimates

Table III.24.1 shows the population estimates for the City of Torrington. In 2018, the city's population was 6,701, a -0.2% change from 2017. The population increased 3.1 percent since 2010, from 6,501 people to 6,701 people in 2018. This data is also displayed in Diagram III.24.1 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 Torrington. Although a city may span several counties, for the county level data pieces, Goshen County was selected. For a more in-depth county level view, please refer to Goshen County in Volume II of this profile.

Year	Population	Percent Yearly Change
2000	5,983	.
2001	5,979	-0.1%
2002	5,953	-0.4%
2003	5,966	0.2%
2004	6,028	1.0%
2005	6,031	0%
2006	6,090	1.0%
2007	6,165	1.2%
2008	6,252	1.4%
2009	6,356	1.7%
2010	6,501	2.3%
2011	6,722	3.4%
2012	6,763	0.6%
2013	6,740	-0.3%
2014	6,723	-0.3%
2015	6,771	0.7%
2016	6,669	-1.5%
2017	6,715	0.7%
2018	6,701	-0.2%

Diagram III.24.1
Population Estimates
City of Torrington



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

Table III.24.2 In-Migration by Age Cohort City of Torrington Wyoming DOT Data									
Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
In									
14-17	1	5	5	3	5	5	3	4	1
18-22	11	29	28	16	30	30	32	34	18
23-25	23	20	21	28	25	19	22	22	14
26-35	32	63	50	74	58	61	67	53	31
36-45	18	45	38	63	55	39	42	51	22
46-55	17	36	29	22	33	29	40	38	12
56-65	12	25	23	28	25	28	34	47	22
66 +	12	21	14	19	14	22	23	32	19
Total	110	244	208	253	245	233	263	281	139

The shaded areas in Diagram III.24.2 and Diagram III.24.3 represents in and out-migration, with the white line depicting net migration. The maximum net migration occurred in 2010 with 244 people entering and the lowest net migration occurred in 2003 with 50 leaving Goshen County.

Diagram III.24.2
In-Migration
 City of Torrington
 2011 – 2019 First Half

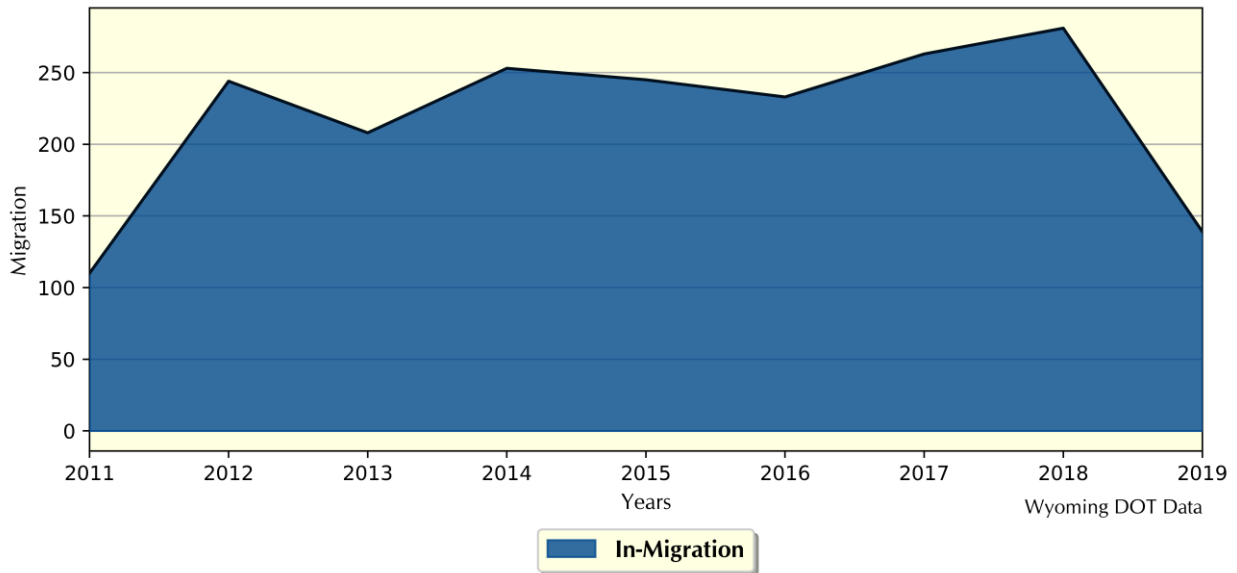


Diagram III.24.3
Migration Trends
 Goshen County
 2000 – 2019 First Half

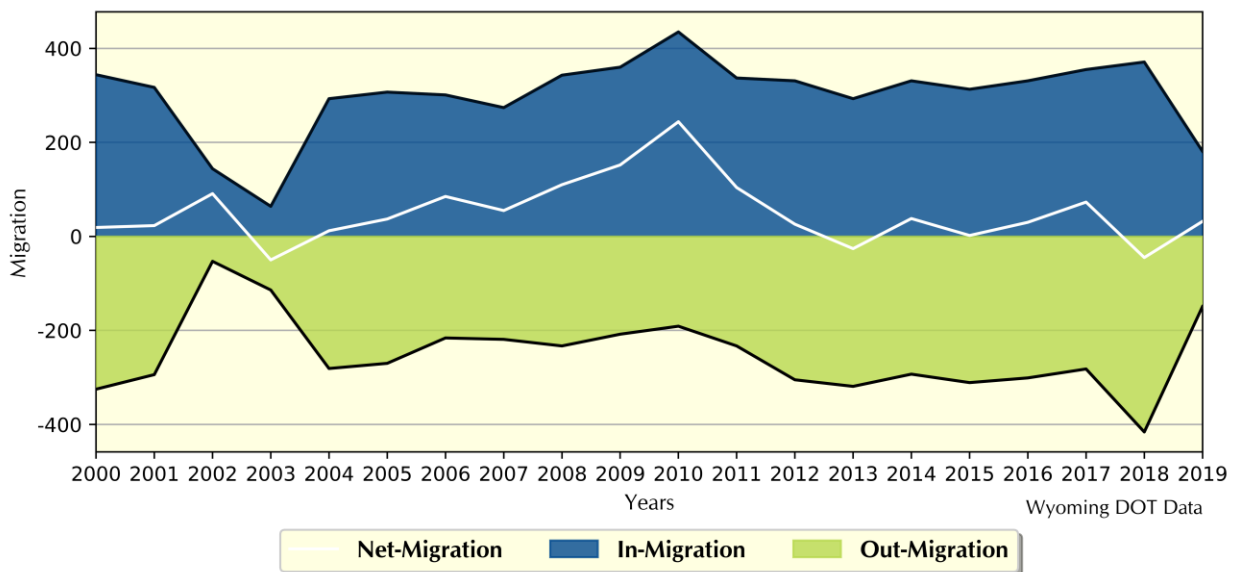


Table III.24.3 shows net-migration for Goshen County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 18 to 22, with 5.0 persons entering Goshen County. Those in the age range of 36 to 45 had the lowest levels of net migration, with 3 persons leaving Goshen County.

Table III.24.3 Net-Migration by Age Range Goshen County Wyoming DOT Data												
Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
	Net											
14-17	4	5	2	-1	-4	-1	-3	0	2	0	0	2
18-22	6	9	51	25	0	18	-14	-3	15	3	-1	5
23-25	-4	4	26	-9	-8	-9	-11	1	-8	4	-13	3
26-35	26	37	59	28	22	-5	34	2	-11	19	-34	0
36-45	23	37	49	7	11	-1	29	18	10	24	-10	-3
46-55	21	22	37	35	23	0	-12	2	-1	16	-20	-2
56-65	25	27	14	11	-10	-14	-1	1	16	16	30	16
66 +	9	11	6	8	-8	-14	16	-19	7	-9	3	11
Total	110	152	244	104	26	-26	38	2	30	73	-45	32

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 data²⁴, 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 Torrington population by race and ethnicity is shown in Table III.24.4. The white population decreased by 1.2 percent, representing 92.7 percent of the population in 2017, compared with the black population, which increased by 69.4 percent and accounted for 0.1 percent of the population. The Hispanic population represented 11.9 percent of the population, which increased from 1,288 to 1,453 people between 2010 and 2017, or by 12.8 percent.

Table III.24.4				
Population by Race and Ethnicity				
City of Torrington				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	6,058	93.2%	6,231	92.7%
Black	63	1.0%	9	0.1%
American Indian	59	0.9%	90	1.3%
Asian	31	0.5%	47	0.7%
Native Hawaiian/ Pacific Islander	10	0.2%	0	0%
Other	194	3.0%	250	3.7%
Two or More Races	86	1.3%	96	1.4%
Total	6,501	100.0%	6,723	100.0%
Non-Hispanic	5,767	88.7%	5,926	88.1%
Hispanic	734	11.3%	797	11.9%

The change in race and ethnicity between 2010 and 2017 is shown in Table III.24.5. During this time, the total non-Hispanic population was 5,926 persons in 2017. The Hispanic population was 797.

Table III.24.5				
Population by Race and Ethnicity				
City of Torrington				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	5,564	96.5%	5,710	96.4%
Black	57	1.0%	9	0.2%
American Indian	51	0.9%	90	1.5%
Asian	26	0.5%	46	0.8%
Native Hawaiian/ Pacific Islander	9	0.2%	0	0%
Other	1	0%	0	0%
Two or More Races	59	1.0%	71	1.2%
Total Non-Hispanic	5,767	100.0%	5,926	100.0%
Hispanic				
White	494	67.3%	521	65.4%
Black	6	0.8%	0	0%
American Indian	8	1.1%	0	0%
Asian	5	0.7%	1	0.1%
Native Hawaiian/ Pacific Islander	1	0.1%	0	0%
Other	193	26.3%	250	31.4%
Two or More Races	27	3.7%	25	3.1%
Total Non-Hispanic	734	100.0	797	100.0%
Total Population	6,501	100.0%	6,723	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.24.6, between 2000 and 2010, the institutionalized population changed 293.5 percent in City of Torrington, from 185 people in 2000 to 728 in 2010. The non-institutionalized population changed 86.3%, from 95 in 2000 to 177 in 2010.

Table III.24.6					
Group Quarters Population					
City of Torrington					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	67	36.2%	559	76.8%	734.3%
Juvenile Facilities	.	.	55	7.6%	.
Nursing Homes	74	40.0%	114	15.7%	54.1%
Other Institutions	44	23.8%	0	0%	-100.0%
Total	185	100.0%	728	100.0%	293.5%
Non-Institutionalized					
College Dormitories	40	42.1%	142	80.2%	255.0%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	55	57.9%	35	19.8%	-36.4%
Total	95	100.0%	177	100.0%	86.3%
Group Quarters Population	280	100.0%	905	100.0%	223.2%

Foreign Born Populations

The number of foreign born persons is shown in Table III.24.7. An estimated 0.7 percent of the population was born in Mexico, some 0.4 percent were born in Philippines, and another 0.2 percent were born in Nepal .

Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	45	0.7%
#2 country of origin	Philippines	24	0.4%
#3 country of origin	Nepal	12	0.2%
#4 country of origin	Romania	9	0.1%
#5 country of origin	Japan	7	0.1%
#6 country of origin	Afghanistan	0	0%
#7 country of origin	Africa n.e.c	0	0%
#8 country of origin	Albania	0	0%
#9 country of origin	Argentina	0	0%
#10 country of origin	Armenia	0	0%

Limited English Proficiency and the language spoken at home are shown in Table III.24.8. An estimated 1.5 percent (93 people) of the population speaks Spanish at home, followed by 0.1 percent (7 people) speaking Tagalog

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	93	1.5%
#2 LEP Language	Tagalog	7	0.1%
#3 LEP Language	Arabic	0	0%
#4 LEP Language	Chinese	0	0%
#5 LEP Language	French, Haitian, or Cajun	0	0%
#6 LEP Language	German or other West Germanic languages	0	0%
#7 LEP Language	Korean	0	0%
#8 LEP Language	Other Asian and Pacific Island languages	0	0%
#9 LEP Language	Other Indo-European languages	0	0%
#10 LEP Language	Other and unspecified languages	0	0%

Disability

Disability by age, as estimated by the 2017 ACS, is shown in Table III.24.9. The disability rate for females was 14.3 percent, compared to 12.7 percent for males. The disability rate grew precipitously higher with age, with 41.2 percent of those over 75 experiencing a disability.

Table III.24.9 Disability by Age City of Torrington 2017 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	71	14.5%	40	8.0%	111	11.2%
18 to 34	17	1.9%	66	8.3%	83	4.9%
35 to 64	143	14.2%	110	11.1%	253	12.7%
65 to 74	68	23.9%	89	27.0%	157	25.6%
75 or Older	98	37.4%	157	44.0%	255	41.2%
Total	397	12.7%	462	14.3%	859	13.5%

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.24.10. Some 6.1 percent have an ambulatory disability, 3.9 percent have an independent living disability, and 2.0 percent have a self-care disability.

Table III.24.10 Total Disabilities Tallied: Aged 5 and Older City of Torrington 2017 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	236	3.7%
Vision disability	186	2.9%
Cognitive disability	384	6.5%
Ambulatory disability	363	6.1%
Self-Care disability	116	2.0%
Independent living disability	191	3.9%

Education and Employment

Education and employment data from the City of Torrington 2017 Five-Year ACS is presented in Table III.24.11, Table III.24.12, and Table III.24.13. In 2017, 3,277 people were in the labor force, including 2,991 employed and 286 unemployed people. The unemployment rate for City of Torrington was estimated at 8.7 percent in 2017.

Table III.24.11	
Employment, Labor Force and Unemployment	
City of Torrington 2017 Five-Year ACS Data	
Employment Status	2017 Five-Year ACS
Employed	2,991
Unemployed	286
Labor Force	3,277
Unemployment Rate	8.7%

Table III.24.12 and Table III.24.13 show educational attainment in City of Torrington. In 2017, 93.8 percent of households had a high school education or greater, including 28.9 percent with a high school diploma or equivalent, 39.9 percent with some college, 12.4 percent with a Bachelor's Degree, and 9.4 percent with a graduate or professional degree.

Table III.24.12	
High School or Greater Education	
City of Torrington 2017 Five-Year ACS Data	
Education Level	Households
High School or Greater	2,380
Total Households	2,537
Percent High School or Above	93.8%

Table III.24.13		
Educational Attainment		
City of Torrington 2017 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	494	9.4%
High School or Equivalent	1,512	28.9%
Some College or Associates Degree	2,090	39.9%
Bachelor's Degree	648	12.4%
Graduate or Professional Degree	494	9.4%
Total Population Above 18 years	5,238	100.0%

ECONOMICS

Labor Force

Table III.24.14 shows the labor force statistics for Goshen County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2017 with a rate of 2.9 percent. The highest level of unemployment occurred during 2009 rising to a rate of 5.4 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 Goshen County increased from 2.9 percent in 2017 to 3.3 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.24.14 Labor Force Statistics Goshen County 1990 - 2018 BLS Data					
Year	City of Torrington				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	272	5,675	5,947	4.6%	5.3%
1991	232	5,694	5,926	3.9%	5.2%
1992	279	5,771	6,050	4.6%	5.6%
1993	268	5,803	6,071	4.4%	5.3%
1994	278	6,054	6,332	4.4%	5.0%
1995	284	6,154	6,438	4.4%	4.8%
1996	319	6,125	6,444	5.0%	4.9%
1997	301	6,083	6,384	4.7%	4.8%
1998	294	6,137	6,431	4.6%	4.7%
1999	233	6,303	6,536	3.6%	4.6%
2000	231	6,015	6,246	3.7%	3.9%
2001	244	5,893	6,137	4.0%	3.8%
2002	249	5,694	5,943	4.2%	4.0%
2003	259	5,616	5,875	4.4%	4.3%
2004	249	5,543	5,792	4.3%	3.8%
2005	250	5,428	5,678	4.4%	3.6%
2006	226	5,630	5,856	3.9%	3.2%
2007	190	5,671	5,861	3.2%	2.8%
2008	215	5,869	6,084	3.5%	3.1%
2009	340	5,975	6,315	5.4%	6.3%
2010	368	7,132	7,500	4.9%	6.4%
2011	366	7,275	7,641	4.8%	5.8%
2012	351	7,160	7,511	4.7%	5.3%
2013	308	7,025	7,333	4.2%	4.7%
2014	256	6,875	7,131	3.6%	4.1%
2015	235	6,851	7,086	3.3%	4.3%
2016	244	6,790	7,034	3.5%	5.3%
2017	199	6,723	6,922	2.9%	4.2%
2018	226	6,604	6,830	3.3%	4.1%

Diagram III.24.4 shows the employment and labor force for Goshen County. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 6,604 persons, with the labor force reaching 6,830, indicating there were a total of 226 unemployed persons.

Diagram III.24.4
Employment and Labor Force

Goshen County
1990 – 2017 BLS Data

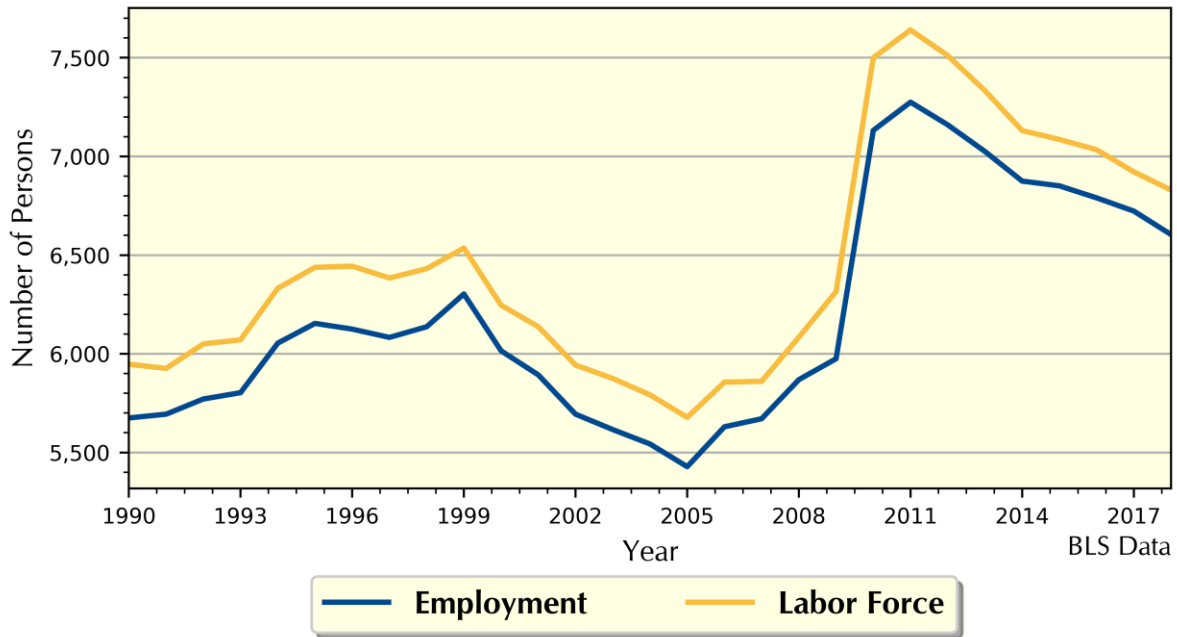
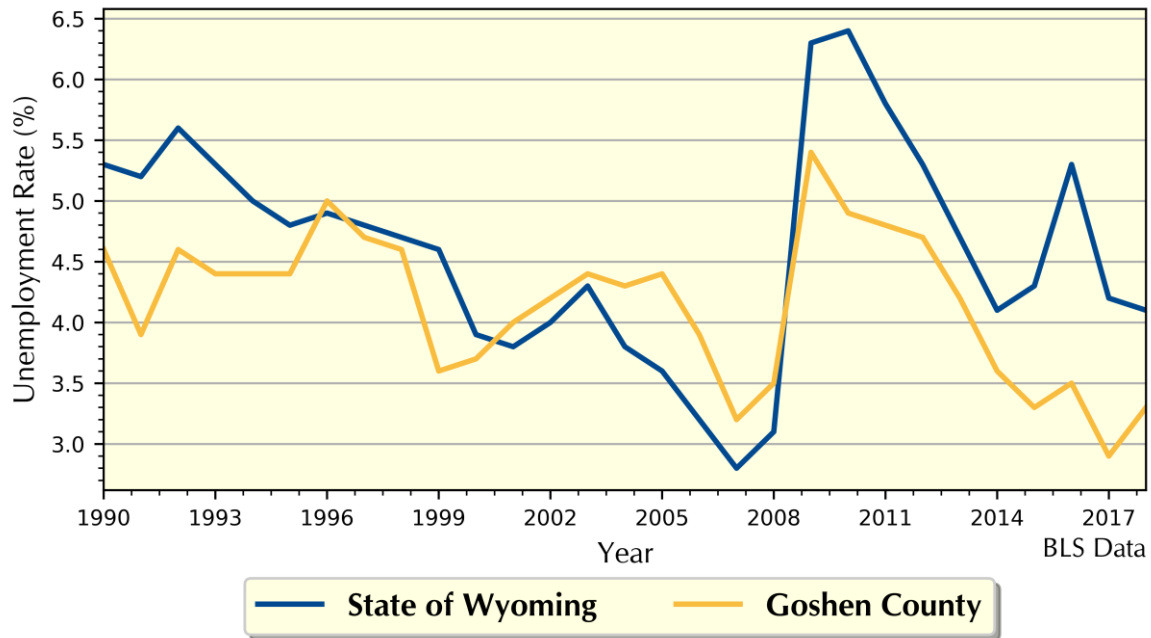


Diagram III.24.5 shows the unemployment rate for both the State and Goshen County. During the 1990's the average rate for Goshen County was 4.4 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.1 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 3.9 percent. Over the course of the entire period the Goshen County had an average unemployment rate that lower than the State, 4.1 percent for Goshen County, versus 4.6 statewide.

Diagram III.24.5
Annual Unemployment Rate
 Goshen 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.24.15 shows the total employment by industry for the Goshen County. The most recent estimates show the government and government enterprises industry was the largest employer in Goshen County, with employment reaching 1,478 jobs in 2017. Between 2016 and 2017 the manufacturing industry saw the largest percentage increase, rising by 33.6 percent to 374 jobs.

Table III.24.15
Employment by Industry
Goshen County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	886	917	922	913	918	927	929	956	2.9
Forestry, fishing, related activities, and other	0	0	0	152	148	138	149	145.0	-2.7
Mining	0	0	0	47	41	46	53	56	5.7
Utilities	34	34	34	35	40	38	35	36	2.9
Construction	413	414	0	400	388	391	389	376	-3.3
Manufacturing	341	358	386	346	326	301	280	374	33.6
Wholesale trade	248	235	234	250	271	283	256	243	-5.1
Retail trade	623	614	628	605	621	614	635	606	-4.6
Transportation and warehousing	231	240	228	220	233	281	240	227	-5.4
Information	61	62	59	56	53	54	55	53	-3.6
Finance and insurance	262	305	310	320	309	328	362	376	3.9
Real estate and rental and leasing	265	268	255	265	278	274	282	291	3.2
Professional and technical services	260	253	264	243	238	226	219	219	0
Management of companies and enterprises	17	15	18	15	11	0	0	0	0
Administrative and waste services	167	169	176	193	199	0	0	0	0
Educational services	0	85	74	66	70	76	77	0	-100.0
Health care and social assistance	0	963	942	916	877	862	863	0	-100.0
Arts, entertainment, and recreation	0	0	0	0	0	57	66	63	-4.5
Accommodation and food services	0	0	0	0	0	388	388	369	-4.9
Other services, except public administration	329	354	374	360	374	369	356	356	0
Government and government enterprises	1,595	1,577	1,581	1,570	1,557	1,531	1,514	1,478	-2.4
Total	7,351	7,503	7,519	7,405	7,405	7,392	7,358	7,372	0.2

Table III.24.16 shows the real average earnings per job by industry for Goshen County. In 2017, the transportation and warehousing industry had the highest average earnings reaching 91,241 dollars. Between 2016 and 2017 the real estate and rental and leasing industry saw the largest percentage increase, rising by 8.0 percent to 19,538 dollars.

Table III.24.16									
Real Earnings Per Job by Industry									
Goshen County									
BEA Table CA5N and CA25 Data									
NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	22,816	50,621	35,176	41,751	53,007	53,162	32,324	29,854	-7.6
Forestry, fishing, related activities, and other	0	0	0	27,770	31,327	34,503	39,386	41,877	6.3
Mining	0	0	0	10,479	1,506	46	-98	37	-137.2
Utilities	78,064	87,451	82,304	86,012	79,447	86,490	89,730	88,824	-1.0
Construction	36,135	37,209	0	42,629	42,247	43,640	41,752	41,796	0.1
Manufacturing	41,622	38,928	49,014	45,632	44,342	42,770	40,511	37,883	-6.5
Wholesale trade	44,463	48,489	50,222	51,968	46,643	46,838	46,816	48,117	2.8
Retail trade	22,918	20,906	21,258	22,168	22,367	23,635	22,962	23,957	4.3
Transportation and warehousing	41,520	56,737	64,010	79,277	74,304	87,617	91,856	91,241	-0.7
Information	37,091	30,066	40,020	29,387	31,798	31,134	29,896	28,266	-5.5
Finance and insurance	29,953	30,784	31,012	29,894	29,324	28,403	26,695	27,061	1.4
Real estate and rental and leasing	20,162	20,808	24,632	21,406	16,540	16,801	18,087	19,538	8.0
Professional and technical services	34,318	38,574	39,518	40,233	38,555	31,397	30,893	28,796	-6.8
Management of companies and enterprises	270	5,625	-14,228	1,446	97	0	0	0	0
Administrative and waste services	21,925	23,571	26,305	32,118	37,417	0	0	0	0
Educational services	0	31,658	31,460	27,680	22,707	22,745	23,709	0	0
Health care and social assistance	0	45,459	45,933	48,255	50,381	51,733	51,912	0	0
Arts, entertainment, and recreation	0	0	0	0	0	12,216	11,478	11,947	4.1
Accommodation and food services	0	0	0	0	0	15,448	15,737	15,611	-0.8
Other services, except public administration	34,064	32,822	31,939	31,897	30,256	31,928	32,934	33,536	1.8
Government and government enterprises	57,715	58,917	59,332	63,120	64,293	64,122	63,668	63,686	0
Total	36,776	41,189	40,879	43,001	44,157	45,325	41,813	41,474	-0.8

Diagram III.24.6 shows real average earnings per job for Goshen County from 1990 to 2017. Over this period the average earning per job for Goshen County was 35,511 dollars, which was lower than the statewide average of 46,885 dollars over the same period.

Diagram III.24.6
Real Average Earnings Per Job
 Goshen County

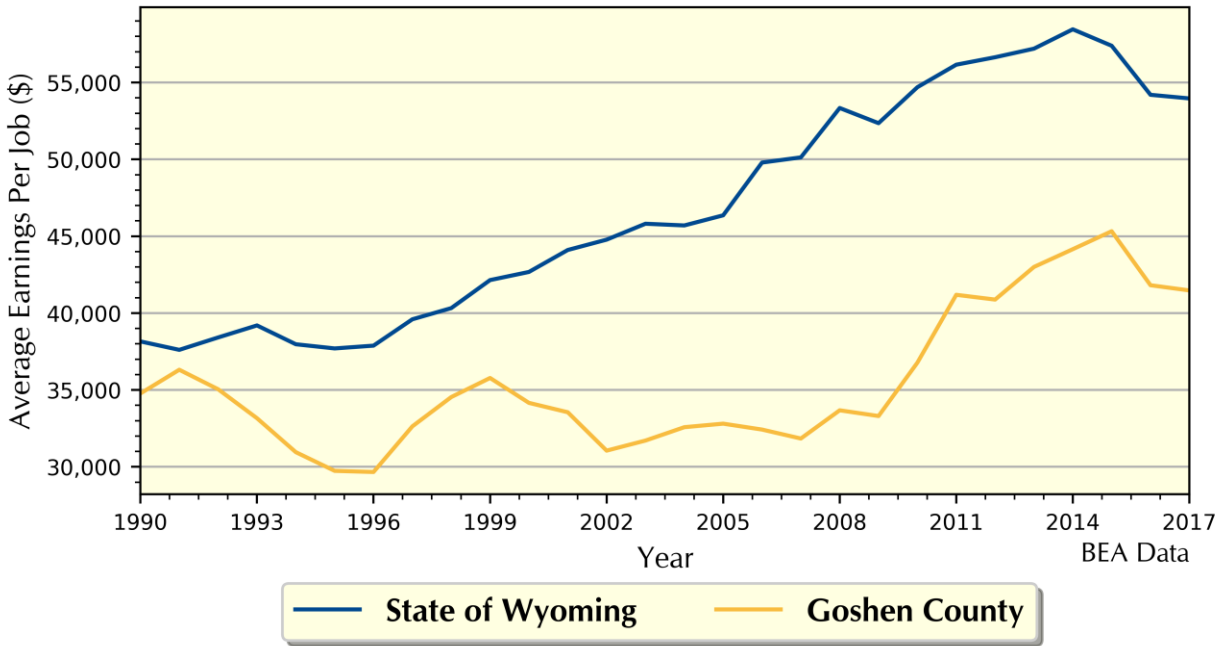
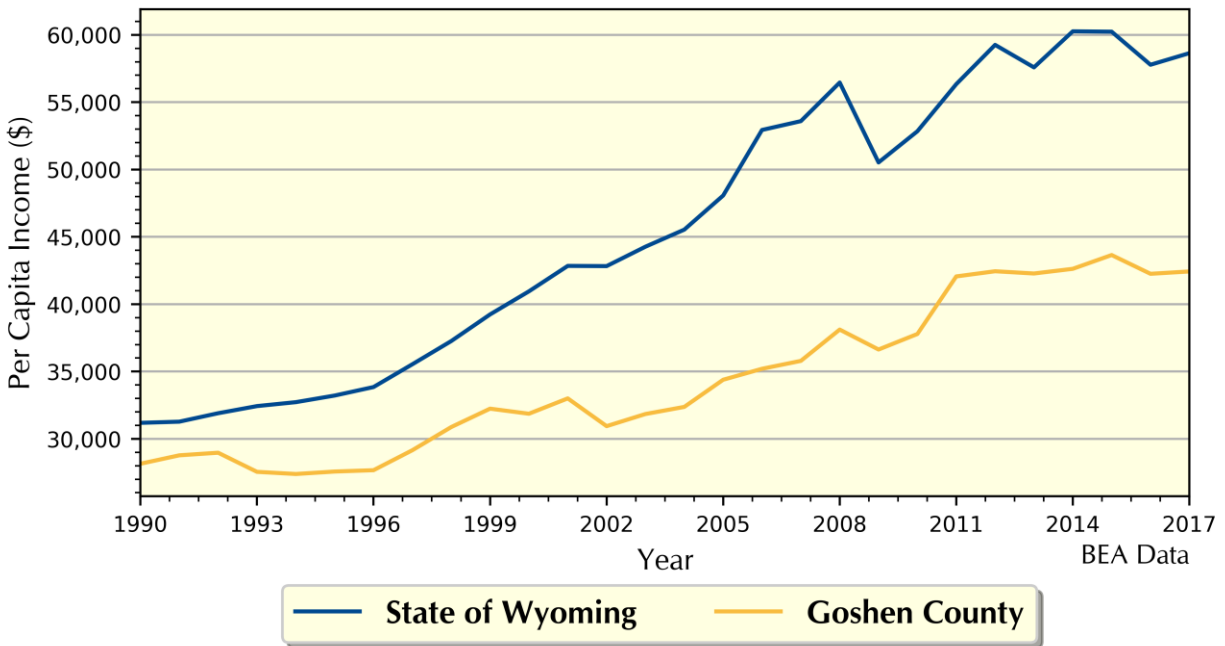


Diagram III.24.7 shows real per capita income for the Goshen County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Goshen County was 34,430 dollars, which was lower than the statewide average of 45,699 dollars over the same period.

Diagram III.24.7
Real Per Capita Income
 Goshen County



Poverty

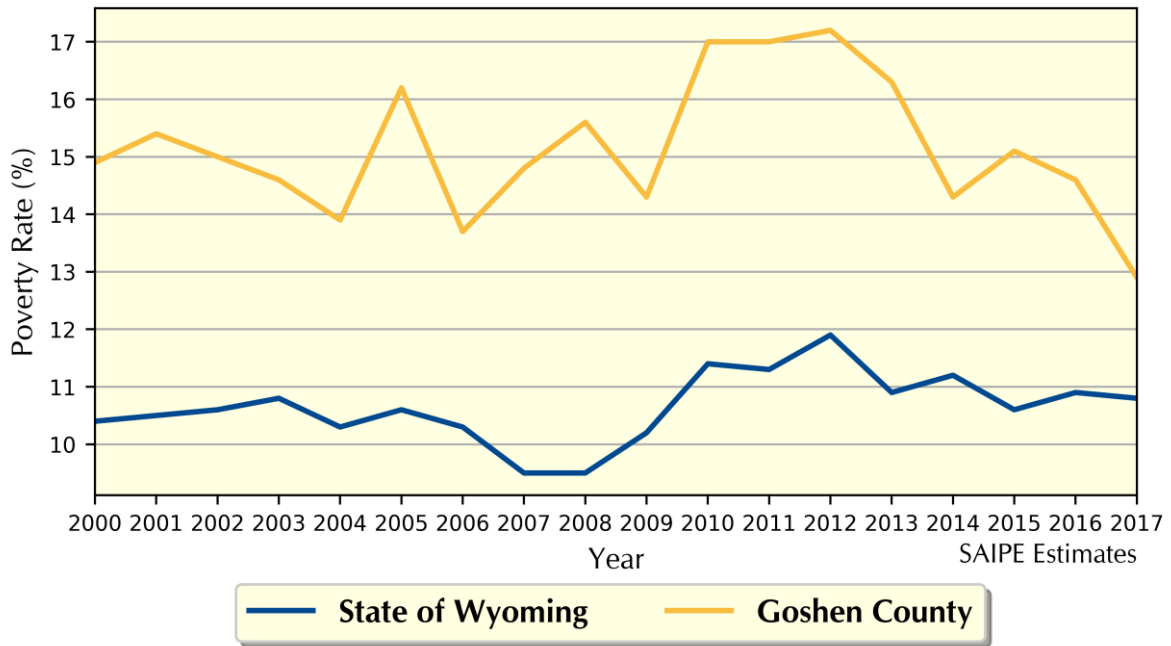
Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 2,079 in 2010 to 1,572.0 in 2017, with the poverty rate reaching 12.9 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.24.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.24.8 on the following page.

The rate of poverty for Goshen County is shown in Table III.24.18. In 2017, there were an estimated 1,026 people (16.5 percent) living in poverty, compared to 13.3 percent living in poverty in 2000. In 2017, some 15.9 percent of those in poverty were under age 6 and 8.8 percent were 65 or older.

Table III.24.17 Persons in Poverty Goshen County 2000–2017 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	1,792	14.9%
2001	1,832	15.4%
2002	1,782	15.0%
2003	1,740	14.6%
2004	1,656	13.9%
2005	1,899	16.2%
2006	1,604	13.7%
2007	1,717	14.8%
2008	1,818	15.6%
2009	1,702	14.3%
2010	2,079	17.0%
2011	2,102	17.0%
2012	2,145	17.2%
2013	2,022	16.3%
2014	1,762	14.3%
2015	1,852	15.1%
2016	1,776	14.6%
2017	1,572	12.9%

Table III.24.18 Poverty by Age City of Torrington 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	101	13.6%	163	15.9%
6 to 17	114	15.4%	179	17.4%
18 to 64	407	54.9%	594	57.9%
65 or Older	120	16.2%	90	8.8%
Total	742	100.0%	1,026	100.0%
Poverty Rate	13.3%	.	16.5%	.

Diagram III.24.8
Poverty Rates
Goshen 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 Torrington remained unchanged from 0 authorizations in 2017 to 0 in 2018.

The real value of single-family building permits remained unchanged from 337,606 dollars in 2016 to 0 dollars in 2017. This compares to an increase in permit value statewide, with values rising from 331,348 dollars in 2017 to 367,953 dollars in 2018. Additional details are given in Table III.24.19, as well as in Diagram III.24.9 and Diagram III.24.10.

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	43	0	4	0	47	113,365	0
1981	12	0	12	36	60	137,504	48,345
1982	16	0	4	0	20	124,387	0
1983	30	6	8	0	44	122,998	0
1984	19	0	16	5	40	113,048	83,472
1985	26	2	4	0	32	107,429	0
1986	17	2	0	0	19	119,250	0
1987	6	2	0	0	8	93,289	0
1988	8	0	0	0	8	111,449	0
1989	6	0	0	0	6	111,211	0
1990	5	0	0	0	5	96,602	0
1991	4	0	0	26	30	115,294	77,400
1992	1	2	0	0	3	122,971	0
1993	1	4	0	40	45	83,280	70,577
1994	6	6	0	0	12	183,733	0
1995	7	6	0	0	13	109,046	0
1996	10	2	0	0	12	113,122	0
1997	5	4	0	0	9	111,210	0
1998	7	2	0	0	9	109,971	0
1999	9	0	0	0	9	108,397	0
2000	0	0	0	0	0	0	0
2001	4	0	0	0	4	190,898	0
2002	2	0	0	0	2	277,816	0
2003	6	0	0	0	6	231,092	0
2004	15	0	0	0	15	227,471	0
2005	10	0	0	0	10	194,400	0
2006	4	8	0	0	12	289,862	0
2007	13	0	0	0	13	174,429	0
2008	7	0	0	0	7	171,100	0
2009	8	0	0	18	26	203,323	161,367
2010	6	0	0	0	6	152,176	0
2011	2	0	0	0	2	539,993	0
2012	3	0	0	32	35	341,011	121,275
2013	1	0	0	0	1	254,936	0
2014	1	0	0	0	1	255,509	0
2015	4	0	0	0	4	309,570	0
2016	2	0	0	0	2	337,606	0
2017	0	0	0	0	0	0	0
2018	0	0	0	0	0	0	0

Diagram III.24.9
Single-Family Permits
 City of Torrington

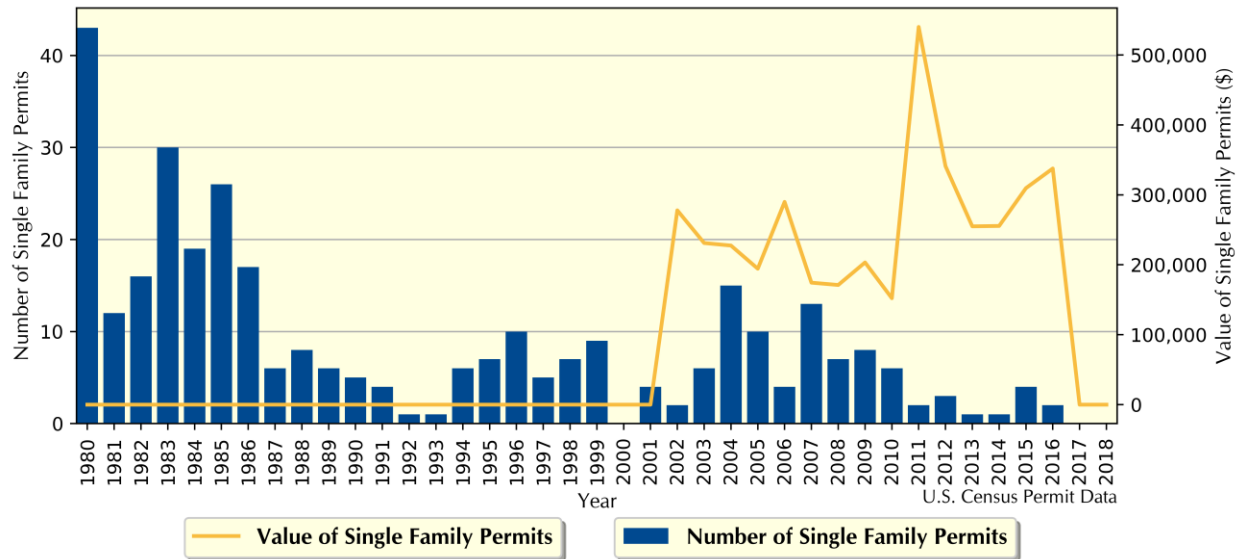
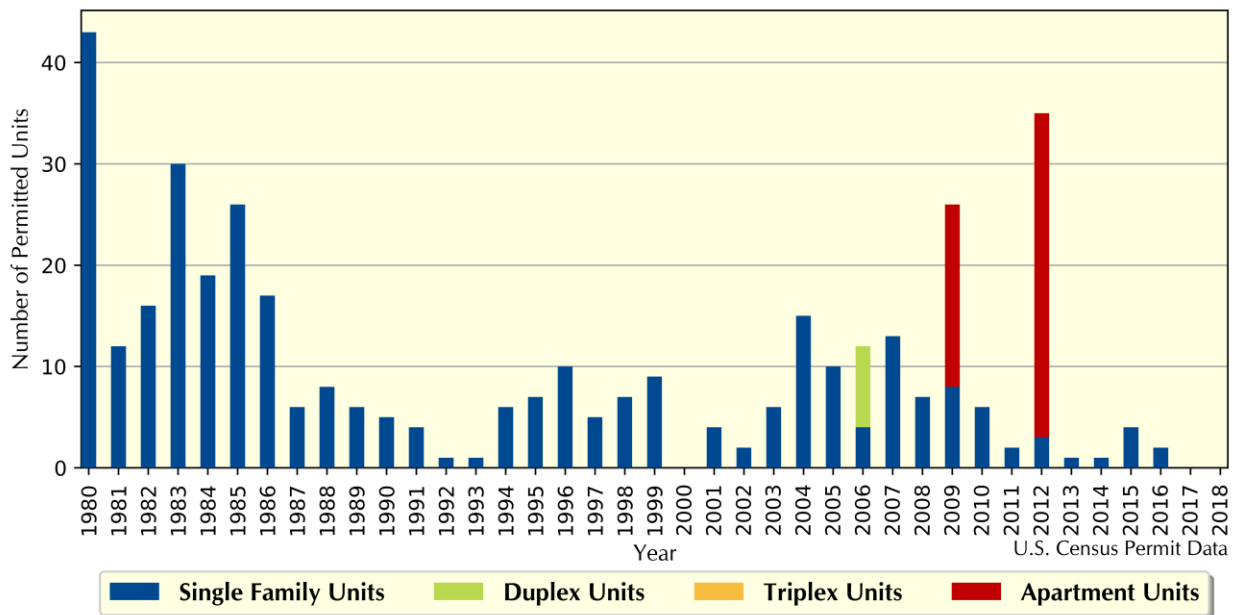


Diagram III.24.10
Total Permits by Unit Type
 City of Torrington



Housing Characteristics

Households by type and tenure are shown in Table III.24.20. Family households represented 65.5 percent of households, while non-family households accounted for 34.5 percent. These changed from 59.6 percent and 40.4 percent, respectively.

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	1,506	59.6%	1,662	65.5%
Married-Couple Family	1,132	75.2%	1,349	81.2%
Owner-Occupied	958	84.6%	1,075	79.7%
Renter-Occupied	174	15.4%	274	20.3%
Other Family	374	24.8%	313	22.5%
Male Householder, No Spouse Present	117	31.3%	53	37.4%
Owner-Occupied	55	47.0%	29	54.7%
Renter-Occupied	62	53.0%	24	45.3%
Female Householder, No Spouse Present	257	68.7%	260	82.1%
Owner-Occupied	126	49.0%	134	51.5%
Renter-Occupied	131	51.0%	126	48.5%
Non-Family Households	1,021	40.4%	875	34.5%
Owner-Occupied	518	50.7%	460	52.6%
Renter-Occupied	503	49.3%	415	47.4%
Total	2,527	100.0%	2,537	100.0%

Table III.24.21 below shows housing units by type in 2010 and 2017. In 2010, there were 2,834 housing units, compared with 2,671 in 2017. Single-family units accounted for 78.5 percent of units in 2017, compared to 80.4 in 2010. Apartment units accounted for 9.8 percent in 2017, compared to 6.1 percent in 2010.

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,278	80.4%	2,098	78.5%
Duplex	90	3.2%	15	0.6%
Tri- or Four-Plex	136	4.8%	95	3.6%
Apartment	173	6.1%	262	9.8%
Mobile Home	151	5.3%	201	7.5%
Boat, RV, Van, Etc.	6	0.2%	0	0%
Total	2,834	100.0%	2,671	100.0%

Table III.24.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 2,671 housing units. An estimated 66.9 percent were owner-occupied, and 5.0 percent were vacant.

Table III.24.22				
Housing Units by Tenure				
City of Torrington				
2010 Census & 2017 Five-Year ACS Data				
Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,527	93.0%	2,537	95.0%
Owner-Occupied	1,657	65.6%	1,698	66.9%
Renter-Occupied	870	34.4%	839	33.1%
Vacant Housing Units	190	7.0%	134	5.0%
Total Housing Units	2,717	100.0%	2,671	100.0%

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.24.23. Households earning more than 100,000 dollars per year represented 17.5 percent of households in 2017, compared to 8.4 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 12.1 percent of households in 2017, compared to 13.7 percent in 2010.

Table III.24.23				
Households by Income				
City of Torrington				
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	361	13.7%	306	12.1%
\$15,000 to \$19,999	247	9.3%	199	7.8%
\$20,000 to \$24,999	211	8.0%	132	5.2%
\$25,000 to \$34,999	288	10.9%	264	10.4%
\$35,000 to \$49,999	481	18.2%	550	21.7%
\$50,000 to \$74,999	574	21.7%	329	13.0%
\$75,000 to \$99,999	260	9.8%	312	12.3%
\$100,000 or More	222	8.4%	445	17.5%
Total	2,644	100.0%	2,537	100.0%

Table III.24.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 4.3 percent of households in 2010 and 7.6 percent of households in 2017. Housing units built in 1939 or earlier represented 13.0 percent of households in 2017 and 17.2 percent of households in 2010.

Table III.24.24				
Households by Year Home Built				
City of Torrington				
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	455	17.2%	331	13.0%
1940 to 1949	285	10.8%	305	12.0%
1950 to 1959	431	16.3%	346	13.6%
1960 to 1969	298	11.3%	289	11.4%
1970 to 1979	633	23.9%	540	21.3%
1980 to 1989	298	11.3%	260	10.2%
1990 to 1999	129	4.9%	224	8.8%
2000 to 2009	115	4.3%	192	7.6%
2010 or Later	.	.	50	2.0%
Total	2,644	100.0%	2,537	100.0%

The distribution of unit types by race are shown in Table III.24.25. An estimated 77.4 percent of white households occupy single-family homes, while 0 percent of black households do. Some 10.1 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.24.25							
Distribution of Units in Structure by Race							
City of Torrington							
2017 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	77.4%	0%	0%	0%	0%	83.3%	100.0%
Duplex	0.6%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	3.5%	0%	0%	100.0%	0%	0%	0%
Apartment	10.1%	0%	0%	0%	0%	16.7%	0%
Mobile Home	8.4%	0%	0%	0%	0%	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.24.26. By 2017, for rent units accounted for 8.2 percent of vacant units, while for sale units accounted for 22.4 percent. “Other” vacant units accounted for 62.7 percent of vacant units, representing a total of 84 “other” vacant units.

Table III.24.26				
Disposition of Vacant Housing Units				
City of Torrington				
2010 Census & 2017 Five-Year ACS Data				
Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	54	28.4%	11	8.2%
For Sale	52	27.4%	30	22.4%
Rented Not Occupied	3	1.6%	9	6.7%
Sold Not Occupied	5	2.6%	0	0%
For Seasonal, Recreational, or Occasional Use	15	7.9%	0	0%
For Migrant Workers	0	0%	0	0%
Other Vacant	61	32.1%	84	62.7%
Total	190	100.0%	134	100.0%

Table III.24.27, below shows the number of households in the county by number of bedrooms and tenure. There were 9 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 6.6 percent of total households in City of Torrington. In City of Torrington the 884 households with three bedrooms accounted for 32.7 percent of all households, and there were only 178 five-bedroom or more households, which accounted for 19.7 percent of all households.

Table III.24.27				
Households by Number of Bedrooms				
City of Torrington				
2017 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	9	33	100.0
One	0	153	176	1.2
Two	406	418	874	6.6
Three	674	173	884	32.7
Four	463	63	526	33.1
Five or more	155	23	178	19.7
Total	2,537	839	2,671	100.0

The age of a structure influences its value. As shown in Table III.24.28, structures built in 1939 or earlier had a median value of, 100,000 while structures built between 1950 and 1959 had a median value of 120,100 and those built between 1990 to 1999 had a median value of 219,200. 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 Torrington was 137,900.

Table III.24.28 Owner Occupied Median Value by Year Structure Built City of Torrington 2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	100,000
1940 to 1949	105,700
1950 to 1959	120,100
1960 to 1969	135,600
1970 to 1979	140,900
1980 to 1989	179,300
1990 to 1999	219,200
2000 to 2009	232,200
2010 to 2013	0
2014 or later	0
Median Value	137,900

Household mortgage status is reported in Table III.24.29. In, City of Torrington households with a mortgage accounted for 59.0 percent of all households or 1,001 housing units, and the remaining 49.4 percent or 838 units had no mortgage. Of those units with a mortgage, 163 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 838 or 49.4 percent had no second mortgage or no home equity loan.

Table III.24.29 Mortgage Status City of Torrington 2017 5-Year ACS Data		
Mortgage Status	City of Torrington	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,001	59.0
With either a second mortgage or home equity loan, but not both	163	9.6
Second mortgage only	60	3.5
Home equity loan only	103	6.1
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	838	49.4
Housing units without a mortgage	697	41.0
Total	1,698	100.0%

Table III.24.30 lists the City of Torrington median rent as \$524 and the median home value as \$137,900.

Table III.24.30 Median Rent City of Torrington 2017 5-Year ACS Data	
Place	Rent
Median Rent	\$524
Median Home Value	\$137,900

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.24.31. In 2017, an estimated 1.1 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table III.24.31 Overcrowding and Severe Overcrowding City of Torrington 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	1,755	99.1%	16	0.9%	0	0%	1,771
2017 Five-Year ACS	1,676	98.7%	22	1.3%	0	0%	1,698
Renter							
2010 Five-Year ACS	783	89.7%	76	8.7%	14	1.6%	873
2017 Five-Year ACS	833	99.3%	6	0.7%	0	0%	839
Total							
2010 Five-Year ACS	2,538	96.0%	92	3.5%	14	0.5%	2,644
2017 Five-Year ACS	2,509	98.9%	28	1.1%	0	0%	2,537

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

Table III.24.32 Households with Incomplete Plumbing Facilities City of Torrington 2010 and 2017 Five-Year ACS Data		
Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	2,644	2,537
Lacking Complete Plumbing Facilities	0	0
Total Households	2,644	2,537
Percent Lacking	0%	0%

There were 8 households lacking complete kitchen facilities in 2017, compared to 80 households in 2010. This was a change from 3.0 percent of households in 2010 to 0.3 percent in 2017.

Table III.24.33 Households with Incomplete Kitchen Facilities City of Torrington 2010 and 2017 Five-Year ACS Data		
Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	2,564	2,529
Lacking Complete Kitchen Facilities	80	8
Total Households	2,644	2,537
Percent Lacking	3.0%	0.3%

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 Torrington 14.2 percent of households had a cost burden and 9.1 percent had a severe cost burden. Some 23.4 percent of renters were cost burdened, and 7.4 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 9.8 percent and a severe cost burden rate of 3.7 percent. Owner occupied households with a mortgage had a cost burden rate of 9.7 percent, and severe cost burden at 14.3 percent.

Table III.24.34
Cost Burden and Severe Cost Burden by Tenure

City of Torrington
 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	640	62.0%	312	30.2%	80	7.8%	0	0%	1,032
2017 Five-Year ACS	761	76.0%	97	9.7%	143	14.3%	0	0%	1,001
Owner Without a Mortgage									
2010 Five-Year ACS	677	91.6%	57	7.7%	5	0.7%	0	0%	739
2017 Five-Year ACS	603	86.5%	68	9.8%	26	3.7%	0	0%	697
Renter									
2010 Five-Year ACS	451	51.7%	207	23.7%	172	19.7%	43	4.9%	873
2017 Five-Year ACS	562	67.0%	196	23.4%	62	7.4%	19	2.3%	839
Total									
2010 Five-Year ACS	1,768	66.9%	576	21.8%	257	9.7%	43	1.6%	2,644
2017 Five-Year ACS	1,926	75.9%	361	14.2%	231	9.1%	19	0.7%	2,537

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.24.35 shows that the HUD estimated MFI for Goshen County was \$60,000 in 2018. This compared to Wyoming’s MFI of \$79,600. Diagram III.24.11, illustrates the estimated MFI for 2000 through 2018 in Goshen County.

Table III.24.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 193 owner-occupied and 125 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 225 owner-occupied 75 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 1,980 households without a housing problem.

Year	MFI	State of Wyoming MFI
2000	35,100	44,700
2001	35,600	45,500
2002	37,000	47,200
2003	45,600	51,600
2004	47,600	54,500
2005	48,600	55,250
2006	51,600	58,800
2007	51,100	58,800
2008	52,500	59,450
2009	56,400	63,900
2010	58,300	66,100
2011	55,300	66,800
2012	56,000	67,700
2013	55,200	70,000
2014	54,400	71,400
2015	52,200	72,400
2016	53,300	73,300
2017	57,000	74,700
2018	60,000	79,600

**Diagram III.24.11
Estimated Median Family Income
Goshen County vs. Wyoming
HUD Data: 2000 - 2019**

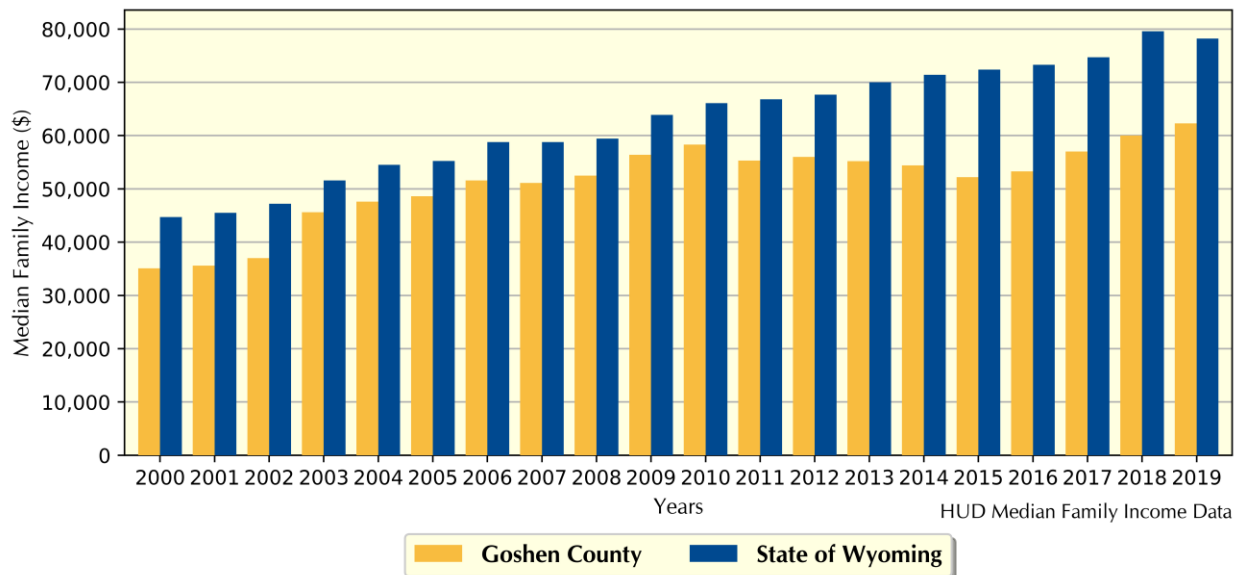


Table III.24.36
Housing Problems by Income and Tenure

City of Torrington
 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	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	170	25	20	0	10	225
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	85	75	4	25	4	193
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	40	120	340	165	710	1,375
Total	295	220	364	190	724	1,793
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	10	0	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	65	10	0	0	0	75
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	40	50	35	0	0	125
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	95	95	265	30	120	605
Total	200	165	300	30	120	815
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	10	0	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	235	35	20	0	10	300
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	125	125	39	25	4	318
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	135	215	605	195	830	1,980
Total	495	385	664	220	844	2,608

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.24.37 presents some basic statistics about the completed surveys.

Table III.24.37 Survey of Rental Properties City of Torrington 2019 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	27	398	7.3	29

Table III.24.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 71 single-family units in City of Torrington, with 4 of them available. This translates into a vacancy rate of 5.6 percent in City of Torrington, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 280 apartment units reported in the survey, with 21 of them available, which resulted in a vacancy rate of 7.5 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

Table III.24.38 Rental Vacancy Survey by Type City of Torrington 2019 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	71	4	5.6%
Apartments	280	21	7.5%
Mobile Homes	5	0	0%
“Other” Units	0	0	0%
Don’t Know	18	3	16.7%
Total	398	29	7.3%

Table III.24.39, reports units by bedroom size. As can be seen there were 95 two bedroom apartment units and 13 three bedroom units. Overall, the 134 two bedroom units accounted for 33.7 percent of all units, and the 26 three bedroom units accounted for 6.5 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 65 units listed as “Don’t Know”. Additional details for additional unit types are reported.

Table III.24.39 Rental Units by Bedroom Size City of Torrington 2019 Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	3	0	0	.	3
One	3	161	0	0	.	164
Two	24	95	2	0	.	134
Three	6	13	2	0	.	26
Four	6	0	0	0	.	6
Don’t Know	32	8	1	0	18	65
Total	71	280	5	0	18	398

Table III.24.40 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 8.3 percent.

Table III.24.40 Single-Family Units by Bedroom Size City of Torrington 2019 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	3	0	0%
Two	24	2	8.3%
Three	6	0	0%
Four	6	0	0%
Don't know	32	2	6.2%
Total	71	4	5.6%

Table III.24.41 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 3.7 percent.

Table III.24.41 Apartment Units by Bedroom Size City of Torrington 2019 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	3	3	100.0%
One	161	6	3.7%
Two	95	8	8.4%
Three	13	3	23.1%
Four	0	0	0%
Don't know	8	1	12.5%
Total	280	21	7.5%

Average market-rate rents by unit type are shown in Table III.24.42. 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.24.42 Average Market Rate Rents by Bedroom Size City of Torrington 2019 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$.	\$350	\$.	\$.	\$350
One	\$375	\$414	\$.	\$.	\$416
Two	\$506	\$556	\$575	\$.	\$569
Three	\$633	\$625	\$550	\$.	\$663
Four	\$775	\$.	\$.	\$.	\$775
Total	\$594.0	\$522.9	\$562.5	\$0	\$562.7

Table III.24.43 shows vacancy rates for single-family units by average rental rates for City of Torrington. 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 6.7 percent.

Table III.24.43			
Single-Family Market Rate Rents by Vacancy Status			
City of Torrington			
2019 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	12	0	0%
\$500 to \$749	27	2	7.4%
\$750 to \$999	30	2	6.7%
\$1,000 to \$1,249	0	0	0%
\$1,250 to \$1,499	0	0	0%
Above \$1,500	0	0	0%
Missing	2	0	0%
Total	71	4	5.6%

The average rent and availability of apartment units is displayed in Table III.24.44. 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 9.7 percent.

Table III.24.44			
Apartment Market Rate Rents by Vacancy Status			
City of Torrington			
2019 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	35	7	20.0%
\$500 to \$749	72	7	9.7%
\$750 to \$999	0	0	0%
\$1,000 to \$1,249	0	0	0%
\$1,250 to \$1,499	0	0	0%
Above \$1,500	0	0	0%
Missing	173	7	4.0%
Total	280	21	7.5%

Respondents were asked if utilities are included in the rent and as shown in Table III.24.45, 13 respondents, or 61.9 percent, included some sort of utility in the rent.

Table III.24.45 Are there any utilities included with the rent? City of Torrington 2019 Survey of Rental Properties	
Period	Respondent
Yes	13
No	8
% Offering Utilities	61.9%

The type of utility included in the rent is shown in Table III.24.46. There were 106 respondents who included electricity, 98 respondents who included natural gas, 278 respondents who included water and sewer and 281 respondents included trash collection in the rent.

Table III.24.46 Which utilities are included with the rent? City of Torrington 2019 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	106
Natural Gas	98
Water/Sewer	278
Trash Collection	281

Perceived Need for Housing Units

Table III.24.47 shows the number of survey respondents who keep a waiting list. As can be seen 7 respondents said they keep a waitlist, with an estimated 18 number of persons on the wait list.

Table III.24.47 Do you keep a waiting list? City of Torrington 2019A Survey of Rental Properties	
Period	Respondent
Yes	7
No	16
Waitlist Size	18

Table III.24.48 shows the condition of rental units by unit type for City of Torrington. 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 211 units were in good condition, or 53.0 percent and 18 units, or 4.5 percent, being in average condition. Details by unit type and condition are displayed.

Table III.24.48 Condition by Unit Type City of Torrington 2019A Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	2	0.5%
Average	18	4.5%
Good	211	53.0%
Excellent	142	35.7%
Don't Know	0	0%
Total	398	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.24.49, 0 respondents said they would prefer more single family units, 1 respondent wanted more apartment units, and 4 respondents indicated they would prefer more units of any type.

Table III.24.49 If you had the opportunity to own/manage more units, how many would you prefer City of Torrington 2019A Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	0
Duplex Units	1
Apartments	1
Mobile homes	0
Other	0
All types	4
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.24.50 shows the current CHAS housing problem estimates for the period of 2011-2015. Both the income distribution and the percentage share of households experiencing housing problems were derived from this data and assumed to remain constant throughout the forecast

Table III.24.50			
Households with Housing Problems by Income			
City of Torrington			
2011-2015 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	250	105	355
30.1-50% HAMFI	95	65	160
50.1-80% HAMFI	25	35	60
80.1-95% HAMFI	15	0	15
95 – 115% HAMFI	10	0	10
115.1% HAMFI or more	14	0	14
Total	409	205	614
Without Housing Problems			
30% HAMFI or less	35	95	130
30.1-50% HAMFI	120	95	215
50.1-80% HAMFI	345	265	610
80.1-95% HAMFI	155	30	185
95 – 115% HAMFI	105	65	170
115.1% HAMFI or more	610	55	665
Total	1,370	605	1,975
Not Computed			
30% HAMFI or less	0	0	0
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	0	0	0
Total			
30% HAMFI or less	285	200	485
30.1-50% HAMFI	215	160	375
50.1-80% HAMFI	370	300	670
80.1-95% HAMFI	170	30	200
95 – 115% HAMFI	115	65	180
115.1% HAMFI or more	624	55	679
Total	1,779	810	2,589

horizon. As can be seen there were a total of 409 owner occupied and 205 renter occupied households experiencing a housing problem.

Table III.24.51 shows the total estimated housing by tenure for City of Torrington. As can be seen, in 2030 there are estimated to be a total of 1,947 owner and 767 renter occupied households or a total of 2,714 households. By 2050 there are estimated to be 1,980 owner, 771 renter for a total of 2,751 households in City of Torrington.

Year	Owner	Renter	Total
2017	1,960	654	2,614
2020	1,891	752	2,643
2025	1,921	760	2,681
2030	1,947	767	2,714
2035	1,965	772	2,737
2040	1,976	774	2,750
2045	1,980	773	2,753
2050	1,980	771	2,751

Table III.24.52, below shows the incremental housing demand for City of Torrington. 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 0 owner-occupied and 113 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 Torrington will see an additional 137 households, of which 32 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 47 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.24.52 Incremental Housing Demand Forecast City of Torrington Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	0	0	0	1	3	3	3
30.1-50%	0	0	0	0	1	2	2	2
50.1-80%	0	0	0	0	1	3	4	4
80.1-95%	0	0	0	0	0	2	2	2
95.1-115%	0	0	0	0	0	1	1	1
115+%	0	0	0	0	2	6	7	7
Total	0	0	0	0	0	16	20	20
Renter								
0-30%	0	24.0	26	28	29	30	29	29
30.1-50%	0	19.0	21	22	23	24	24	23
50.1-80%	0	36.0	39	42	44	44	44	43
80.1-95%	0	4.0	4.0	4.0	4	4	4	4
95.1-115%	0	8.0	9.0	9.0	9	10	10	9
115+%	0	7.0	7	8	8	8	8	8
Total	0	98	106	113	118	120	119	117
Total								
0-30%	0	24.0	26	28	30	32	33	32
30.1-50%	0	19.0	21	22	24	26	26	26
50.1-80%	0	36	39	42	45	48	48	47
80.1-95%	0	4.0	4	4	5	6	6	6
95.1-115%	0	8.0	9	9	10	11	11	11
115+%	0	7	7	8	10	14	15	15
Total	0	98	106	113	118	136	139	137

Table III.24.53 shows the Incremental Total Housing Need Forecast for City of Torrington. 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 616 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 471 owner and 283 renter occupied households for a total of 753 quality households.

Table III.24.53 Incremental Total Housing Need Forecast City of Torrington Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	275	266	270	274	276	278	279	279
30.1-50%	105	101	103	104	105	107	107	107
50.1-80%	28	27	27	27	29	31	32	32
80.1-95%	17	16	16	16	17	18	18	18
95.1-115%	11	11	11	11	11	12	12	12
115+%	15	15	15	15	17	21	22	22
Total	451	435	442	448	451	467	471	471
Renter								
0-30%	85	109	111	113	114	114	114	114
30.1-50%	52	72	73	75	76	76	76	76
50.1-80%	28	65	68	70	72	73	72	72
80.1-95%	0	4.0	4	4	4	4	4	4
95.1-115%	0	8.0	9.0	9	9	10	10	9
115+%	0	7	7	8	8	8	8	8
Total	166	264	272	279	284	286	285	283
Total								
0-30%	360	375	381	386	390	392	393	392
30.1-50%	157	173	176	179	181	183	183	183
50.1-80%	56	91	95	97	101	104	104	103
80.1-95%	17	20	20	21	21	22	23	23
95.1-115%	11	18	19	20	21	22	22	22
115+%	15	22	22	23	25	29	31	30
Total	616	698	713	726	734	752	755	753