

City of Wheatland

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

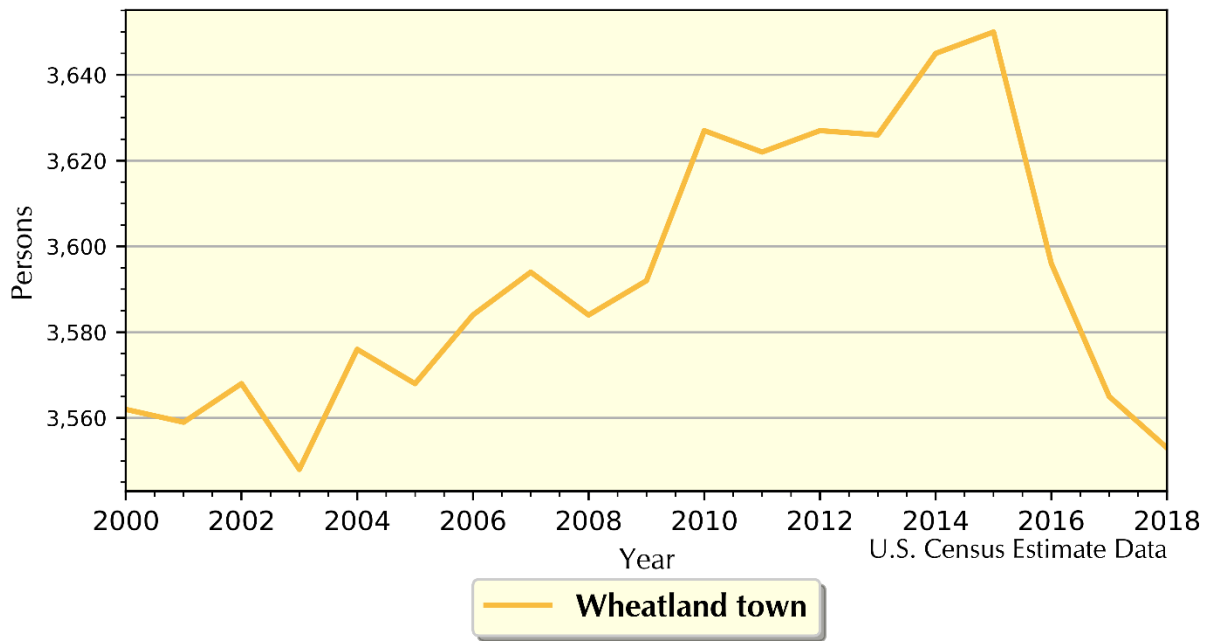
Population Estimates

Table III.25.1 shows the population estimates for the City of Wheatland. In 2018, the city’s population was 3,553, a -0.3% change from 2017. The population decreased -2.0 percent since 2010, from 3,627 people to 3,553 people in 2018. This data is also displayed in Diagram III.25.1 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 Wheatland. Although a city may span several counties, for the county level data pieces, Platte County was selected. For a more in-depth county level view, please refer to Platte County in Volume II of this profile.

Table III.25.1 Population Estimates City of Wheatland Census Population Estimates		
Year	Population	Percent Yearly Change
2000	3,562	.
2001	3,559	-0.1%
2002	3,568	0.3%
2003	3,548	-0.6%
2004	3,576	0.8%
2005	3,568	-0.2%
2006	3,584	0.4%
2007	3,594	0.3%
2008	3,584	-0.3%
2009	3,592	0.2%
2010	3,627	1.0%
2011	3,622	-0.1%
2012	3,627	0.1%
2013	3,626	0%
2014	3,645	0.5%
2015	3,650	0.1%
2016	3,596	-1.5%
2017	3,565	-0.9%
2018	3,553	-0.3%

Diagram III.25.1
Population Estimates
City of Wheatland



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

Table III.25.2									
In-Migration by Age Cohort									
City of Wheatland Wyoming DOT Data									
Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019- First Half
In									
14-17	1	3	5	2	1	4	2	1	0
18-22	6	12	15	11	18	13	15	12	12
23-25	18	11	6	19	16	11	16	15	5
26-35	15	37	36	44	34	49	42	43	26
36-45	13	27	31	32	27	23	21	28	11
46-55	15	33	24	28	30	27	23	24	11
56-65	9	20	15	28	25	24	32	34	13
66 +	3	14	16	15	18	16	18	18	4
Total	68	157	148	179	169	167	169	175	82

The shaded areas in Diagram III.25.2 and Diagram III.25.3 represents in and out-migration, with the white line depicting net migration. The maximum net migration occurred in 2010 with 151 people entering and the lowest net migration occurred in 2018 with 59 leaving Platte County.

Diagram III.25.2

In-Migration

City of Wheatland
2011 – 2019 First Half

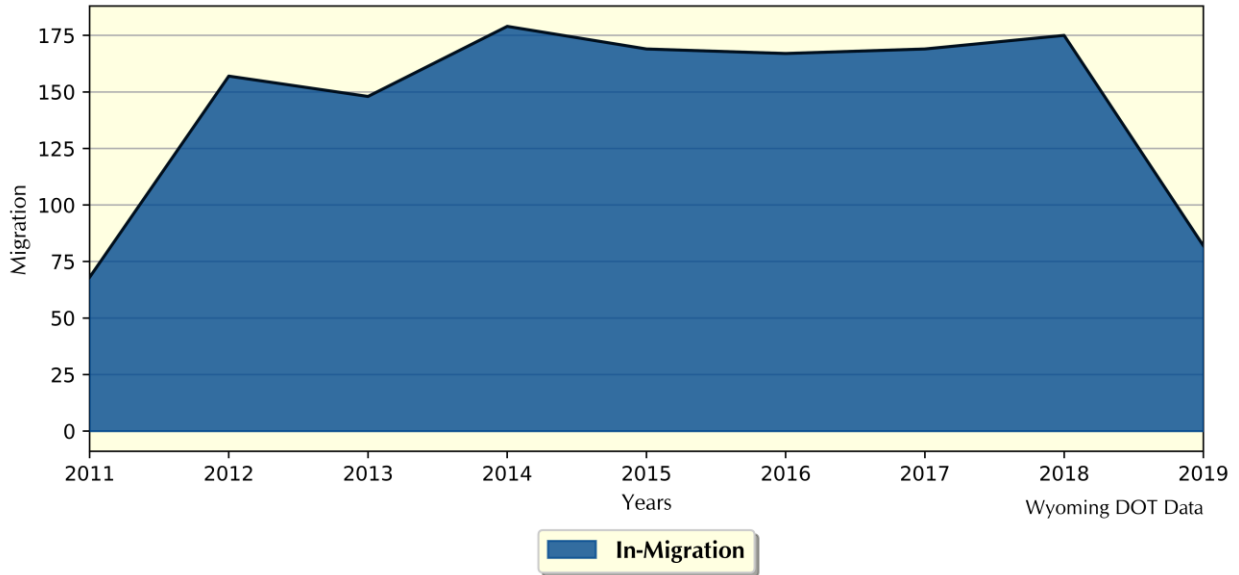


Diagram III.25.3

Migration Trends

Platte County
2000 – 2019 First Half

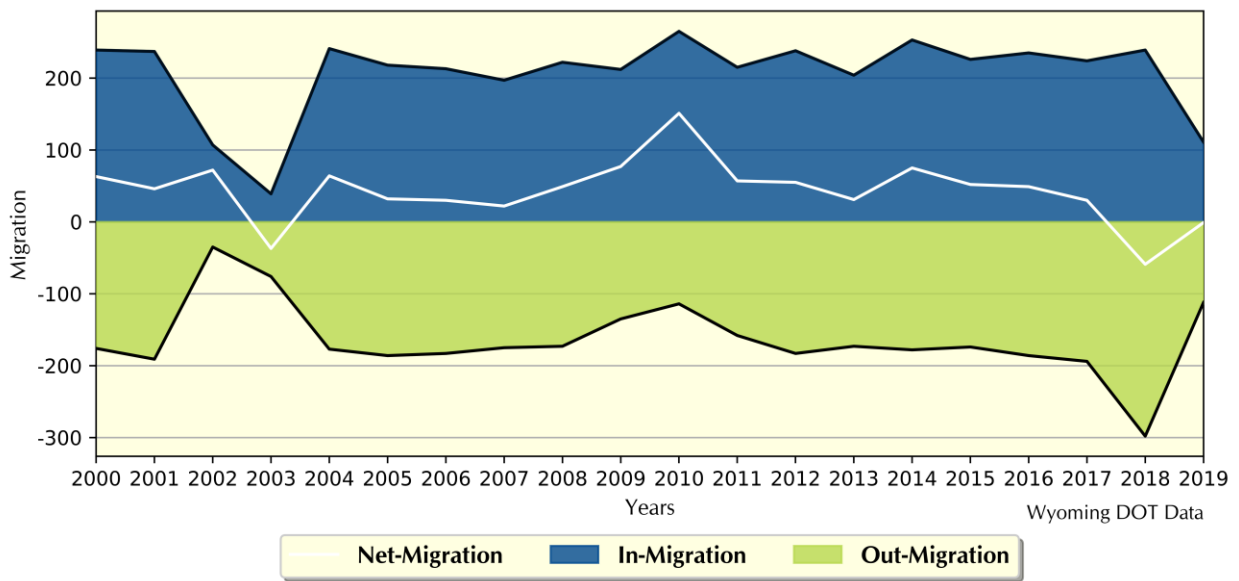


Table III.25.3 shows net-migration for Platte County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 18 to 22, with 5.0 persons entering Platte County. Those in the age range of 23 to 25 had the lowest levels of net migration, with 3 persons leaving Platte County.

Table III.25.3 Net-Migration by Age Range Platte County Wyoming DOT Data												
Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
	Net											
14-17	0	-2	4	1	2	5	-1	0	1	-2	-2	0
18-22	-12	-2	13	-14	-2	1	-3	1	5	-5	-19	5
23-25	1	11	7	2	-1	7	6	9	-4	5	-6	-3
26-35	20	9	34	35	18	13	27	2	23	8	-11	0
36-45	20	19	30	11	4	11	26	8	6	4	-4	5
46-55	14	22	36	20	18	13	21	12	11	2	-14	5
56-65	7	15	17	7	6	-10	2	16	13	13	11	-4
66 +	-1	5	10	-5	10	-9	-3	4	-6	5	-14	-9
Total	49	77	151	57	55	31	75	52	49	30	-59	-1

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 data²⁵, 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 Wheatland population by race and ethnicity is shown in Table III.25.4. The white population decreased by 3.3 percent, representing 89.4 percent of the population in 2017, compared with the black population, which increased by 107.1 percent and accounted for 0.1 percent of the population. The Hispanic population represented 10.6 percent of the population, which increased from 580 to 726 people between 2010 and 2017, or by 25.2 percent.

Table III.25.4				
Population by Race and Ethnicity				
City of Wheatland				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	3,449	95.1%	3,234	89.4%
Black	5	0.1%	2	0.1%
American Indian	16	0.4%	3	0.1%
Asian	24	0.7%	29	0.8%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	75	2.1%	128	3.5%
Two or More Races	58	1.6%	221	6.1%
Total	3,627	100.0%	3,617	100.0%
Non-Hispanic	3,359	92.6%	3,235	89.4%
Hispanic	268	7.4%	382	10.6%

The change in race and ethnicity between 2010 and 2017 is shown in Table III.25.5. During this time, the total non-Hispanic population was 3,235 persons in 2017. The Hispanic population was 382.

Table III.25.5				
Population by Race and Ethnicity				
City of Wheatland				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	3,279	97.6%	3,002	92.8%
Black	4	0.1%	2	0.1%
American Indian	15	0.4%	3	0.1%
Asian	24	0.7%	29	0.9%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	2	0.1%	0	0%
Two or More Races	35	1.0%	199	6.2%
Total Non-Hispanic	3,359	100.0%	3,235	100.0%
Hispanic				
White	170	63.4%	232	60.7%
Black	1	0.4%	0	0%
American Indian	1	0.4%	0	0%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	73	27.2%	128	33.5%
Two or More Races	23	8.6%	22	5.8%
Total Non-Hispanic	268	100.0%	382	100.0%
Total Population	3,627	100.0%	3,617	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.25.6, between 2000 and 2010, the institutionalized population changed 12.6 percent in City of Wheatland, from 87 people in 2000 to 98 in 2010. The non-institutionalized population changed -16.7%, from 6 in 2000 to 5 in 2010.

Table III.25.6					
Group Quarters Population					
City of Wheatland					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	9	10.3%	60	61.2%	566.7%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	78	89.7%	8	8.2%	-89.7%
Other Institutions	0	0%	30	30.6%	inf%
Total	87	100.0%	98	100.0%	12.6%
Non-Institutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	6	100.0%	5	100.0%	-16.7%
Total	6	100.0%	5	100.0%	-16.7%
Group Quarters Population	93	100.0%	103	100.0%	10.8%

Foreign Born Populations

The number of foreign born persons is shown in Table III.25.7. An estimated 2.4 percent of the population was born in Mexico, some 0.6 percent were born in Belgium, and another 0.3 percent were born in Korea .

Table III.25.7			
Place of Birth for the Foreign-Born Population			
City of Wheatland 2017 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	87	2.4%
#2 country of origin	Belgium	21	0.6%
#3 country of origin	Korea	11	0.3%
#4 country of origin	Afghanistan	0	0%
#5 country of origin	Africa n.e.c	0	0%
#6 country of origin	Albania	0	0%
#7 country of origin	Argentina	0	0%
#8 country of origin	Armenia	0	0%
#9 country of origin	Asia n.e.c	0	0%
#10 country of origin	Australia	0	0%

Limited English Proficiency and the language spoken at home are shown in Table III.25.8. An estimated 3.0 percent (103 people) of the population speaks Spanish at home, followed by 0 percent (0 people) speaking Arabic

Table III.25.8			
Limited English Proficiency and Language Spoken at Home			
City of Wheatland 2017 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	103	3.0%
#2 LEP Language	Arabic	0	0%
#3 LEP Language	Chinese	0	0%
#4 LEP Language	French, Haitian, or Cajun	0	0%
#5 LEP Language	German or other West Germanic languages	0	0%
#6 LEP Language	Korean	0	0%
#7 LEP Language	Other Asian and Pacific Island languages	0	0%
#8 LEP Language	Other Indo-European languages	0	0%
#9 LEP Language	Other and unspecified languages	0	0%
#10 LEP Language	Russian, Polish, or other Slavic languages	0	0%

Disability

Disability by age, as estimated by the 2017 ACS, is shown in Table III.25.9. The disability rate for females was 14.9 percent, compared to 14.3 percent for males. The disability rate grew precipitously higher with age, with 55.9 percent of those over 75 experiencing a disability.

Table III.25.9						
Disability by Age						
City of Wheatland						
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	13	3.4%	0	0%	13	2.4%
18 to 34	0	0%	26	7.3%	26	3.6%
35 to 64	113	18.9%	39	5.2%	152	11.3%
65 to 74	26	21.5%	88	37.6%	114	32.1%
75 or Older	103	61.3%	104	51.5%	207	55.9%
Total	255	14.3%	257	14.9%	512	14.6%

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.25.10. Some 5.6 percent have an ambulatory disability, 3.7 percent have an independent living disability, and 1.9 percent have a self-care disability.

Table III.25.10		
Total Disabilities Tallied: Aged 5 and Older		
City of Wheatland		
2017 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	318	9.0%
Vision disability	133	3.8%
Cognitive disability	98	3.0%
Ambulatory disability	185	5.6%
Self-Care disability	62	1.9%
Independent living disability	104	3.7%

Education and Employment

Education and employment data from the City of Wheatland 2017 Five-Year ACS is presented in Table III.25.11, Table III.25.12, and Table III.25.13. In 2017, 1,912 people were in the labor force, including 1,862 employed and 50 unemployed people. The unemployment rate for City of Wheatland was estimated at 2.6 percent in 2017.

Table III.25.11	
Employment, Labor Force and Unemployment	
City of Wheatland 2017 Five-Year ACS Data	
Employment Status	2017 Five-Year ACS
Employed	1,862
Unemployed	50
Labor Force	1,912
Unemployment Rate	2.6%

Table III.25.12 and Table III.25.13 show educational attainment in City of Wheatland. In 2017, 92.3 percent of households had a high school education or greater, including 32.1 percent with a high school diploma or equivalent, 43.2 percent with some college, 8.8 percent with a Bachelor's Degree, and 7.8 percent with a graduate or professional degree.

Table III.25.12	
High School or Greater Education	
City of Wheatland 2017 Five-Year ACS Data	
Education Level	Households
High School or Greater	1,438
Total Households	1,558
Percent High School or Above	92.3%

Table III.25.13		
Educational Attainment		
City of Wheatland 2017 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	234	8.1%
High School or Equivalent	926	32.1%
Some College or Associates Degree	1,246	43.2%
Bachelor's Degree	255	8.8%
Graduate or Professional Degree	226	7.8%
Total Population Above 18 years	2,887	100.0%

ECONOMICS

Labor Force

Table III.25.14 shows the labor force statistics for Platte County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2017 with a rate of 3.7 percent. The highest level of unemployment occurred during 2009 rising to a rate of 6.0 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 Platte County increased from 3.7 percent in 2017 to 3.8 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.25.14 Labor Force Statistics Platte County 1990 - 2018 BLS Data					
Year	City of Wheatland				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	196	3,669	3,865	5.1%	5.3%
1991	195	3,618	3,813	5.1%	5.2%
1992	222	3,693	3,915	5.7%	5.6%
1993	209	3,765	3,974	5.3%	5.3%
1994	203	3,876	4,079	5.0%	5.0%
1995	180	4,020	4,200	4.3%	4.8%
1996	164	4,087	4,251	3.9%	4.9%
1997	174	4,155	4,329	4.0%	4.8%
1998	213	4,234	4,447	4.8%	4.7%
1999	198	4,462	4,660	4.2%	4.6%
2000	179	4,174	4,353	4.1%	3.9%
2001	174	3,995	4,169	4.2%	3.8%
2002	192	3,930	4,122	4.7%	4.0%
2003	206	3,872	4,078	5.1%	4.3%
2004	206	3,895	4,101	5.0%	3.8%
2005	193	3,819	4,012	4.8%	3.6%
2006	175	3,788	3,963	4.4%	3.2%
2007	156	3,757	3,913	4.0%	2.8%
2008	160	3,785	3,945	4.1%	3.1%
2009	250	3,888	4,138	6.0%	6.3%
2010	275	4,690	4,965	5.5%	6.4%
2011	249	4,714	4,963	5.0%	5.8%
2012	234	4,553	4,787	4.9%	5.3%
2013	211	4,593	4,804	4.4%	4.7%
2014	183	4,591	4,774	3.8%	4.1%
2015	194	4,722	4,916	3.9%	4.3%
2016	230	4,548	4,778	4.8%	5.3%
2017	177	4,598	4,775	3.7%	4.2%
2018	178	4,502	4,680	3.8%	4.1%

Diagram III.25.4 shows the employment and labor force for Platte County. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 4,502 persons, with the labor force reaching 4,680, indicating there were a total of 178 unemployed persons.

Diagram III.25.4
Employment and Labor Force
Platte County
1990 – 2017 BLS Data

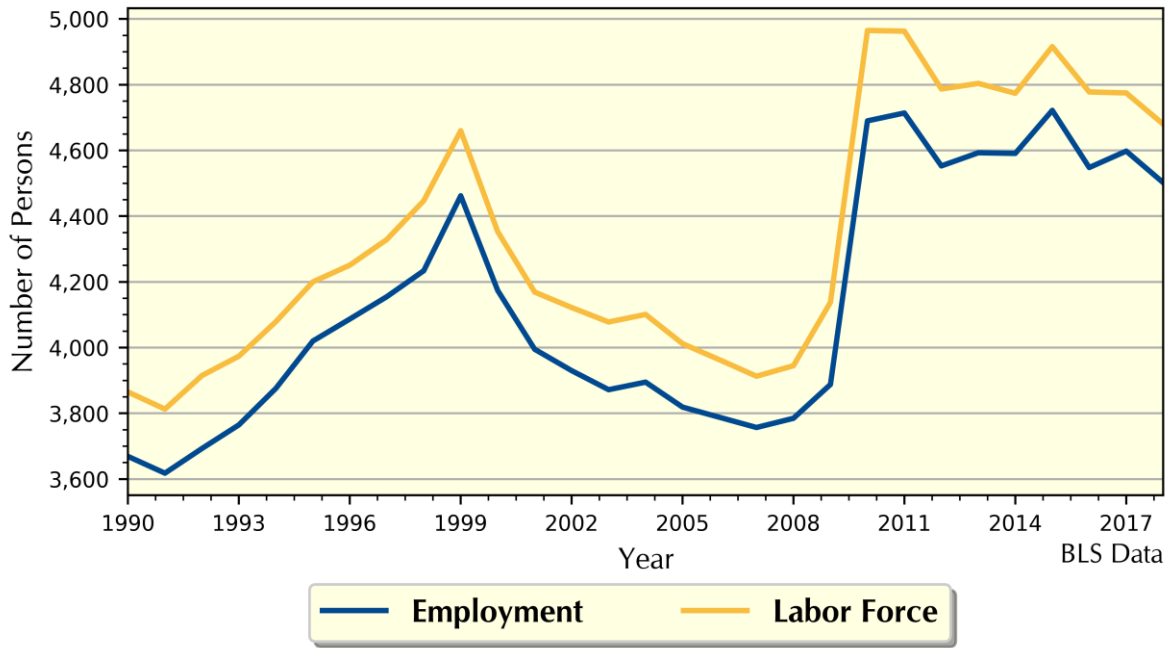
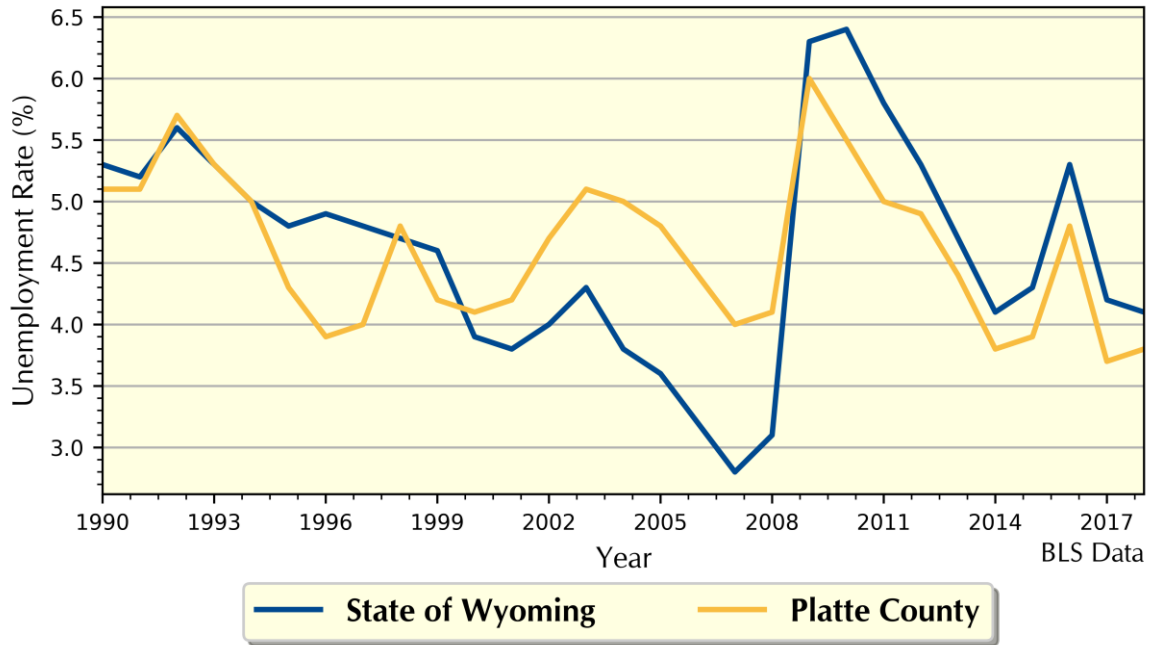


Diagram III.25.5 shows the unemployment rate for both the State and Platte County. During the 1990's the average rate for Platte County was 4.7 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.6 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 4.4 percent. Over the course of the entire period the Platte County had an average unemployment rate that lower than the State, 4.6 percent for Platte County, versus 4.6 statewide.

Diagram III.25.5
Annual Unemployment Rate
 Platte 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.25.15 shows the total employment by industry for the Platte County. The most recent estimates show the government and government enterprises industry was the largest employer in Platte County, with employment reaching 1,008 jobs in 2017. Between 2016 and 2017 the construction industry saw the largest percentage increase, rising by 18.3 percent to 466 jobs.

Table III.25.15
Employment by Industry
Platte County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	593	619	631	629	631	651	654	675	3.2
Forestry, fishing, related activities, and other	0	0	0	0	0	116	120	117.0	-2.5
Mining	0	104	125	0	0	117	125	132	5.6
Utilities	0	0	0	0	0	0	0	0	0
Construction	337	357	403	482	582	552	394	466	18.3
Manufacturing	96	94	102	109	117	127	104	103	-1.0
Wholesale trade	0	0	0	0	0	0	0	0	0
Retail trade	497	532	533	537	543	553	564	557	-1.2
Transportation and warehousing	299	334	330	321	317	376	321	310	-3.4
Information	38	41	41	39	38	35	34	34	0
Finance and insurance	234	239	213	192	186	188	203	205	1.0
Real estate and rental and leasing	247	271	248	236	227	265	251	255	1.6
Professional and technical services	186	201	191	194	177	204	186	190	2.2
Management of companies and enterprises	38	35	41	35	0	0	0	0	0
Administrative and waste services	134	136	137	205	0	0	0	0	0
Educational services	27	0	0	0	26	23	0	0	0
Health care and social assistance	383	0	0	0	374	360	0	0	0
Arts, entertainment, and recreation	62	81	83	81	82	72	71	76	7.0
Accommodation and food services	492	467	447	417	423	459	465	498	7.1
Other services, except public administration	229	246	259	233	243	247	249	253	1.6
Government and government enterprises	1,044	1,009	998	1,006	985	971	998	1,008	1.0
Total	5,649	5,829	5,761	5,793	5,799	5,960	5,778	5,904	2.2

Table III.25.16 shows the real average earnings per job by industry for Platte County. In 2017, the transportation and warehousing industry had the highest average earnings reaching 74,290 dollars. Between 2016 and 2017 the forestry, fishing, and related activities industry saw the largest percentage increase, rising by 22.7 percent to 34,716 dollars.

Table III.25.16
Real Earnings Per Job by Industry
 Platte County
 BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	35,528	71,243	35,488	36,753	54,080	39,308	24,758	22,588	-8.8
Forestry, fishing, related activities, and other	0	0	0	0	0	23,629	28,290	34,716	22.7
Mining	0	64,135	53,092	0	0	52,760	49,049	47,961	-2.2
Utilities	0	0	0	0	0	0	0	0	0
Construction	64,493	58,764	68,539	64,746	66,303	61,792	57,146	58,551	2.5
Manufacturing	26,439	21,925	31,720	29,838	34,905	29,686	30,158	29,864	-1.0
Wholesale trade	0	0	0	0	0	0	0	0	0
Retail trade	23,465	23,130	26,829	26,549	29,068	29,417	27,735	25,418	-8.4
Transportation and warehousing	75,747	73,936	79,522	87,709	90,624	86,477	76,822	74,290	-3.3
Information	37,024	33,256	41,786	44,311	32,583	42,528	40,975	41,536	1.4
Finance and insurance	38,956	33,279	36,837	41,286	41,526	40,517	38,944	37,407	-3.9
Real estate and rental and leasing	13,982	20,586	23,253	22,064	20,143	19,733	20,275	17,444	-14.0
Professional and technical services	40,272	37,611	36,757	34,245	39,698	50,181	55,959	62,954	12.5
Management of companies and enterprises	41,497	42,492	24,689	38,930	0	0	0	0	0
Administrative and waste services	13,019	12,904	16,365	35,477	0	0	0	0	0
Educational services	35,306	0	0	0	58,677	70,670	0	0	0
Health care and social assistance	48,789	0	0	0	46,473	52,237	0	0	0
Arts, entertainment, and recreation	8,651	6,861	11,039	8,933	12,568	5,647	5,621	6,687	19.0
Accommodation and food services	16,035	16,940	16,252	16,319	17,623	19,567	17,972	17,080	-5.0
Other services, except public administration	23,502	23,286	25,227	26,767	28,552	24,761	23,522	21,123	-10.2
Government and government enterprises	56,425	56,854	56,971	59,282	60,453	63,196	61,604	62,858	2.0
Total	47,126	50,866	47,071	49,317	52,609	52,395	48,745	47,742	-2.1

Diagram III.25.6 shows real average earnings per job for Platte County from 1990 to 2017. Over this period the average earning per job for Platte County was 41,847 dollars, which was lower than the statewide average of 46,885 dollars over the same period.

Diagram III.25.6
Real Average Earnings Per Job
 Platte County

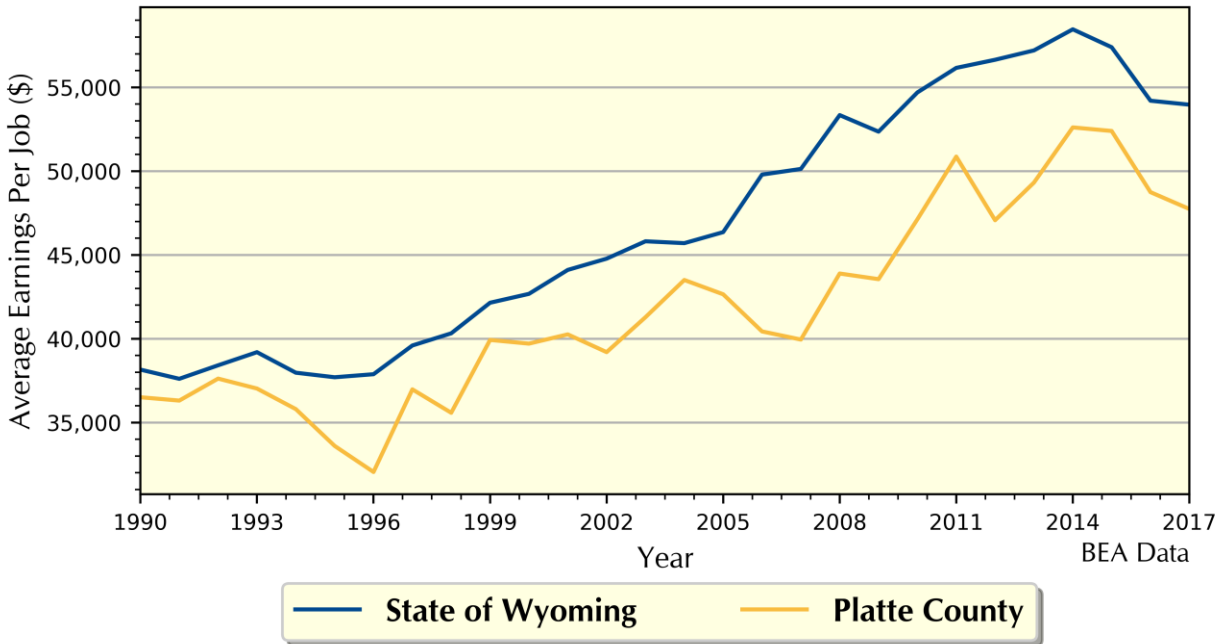
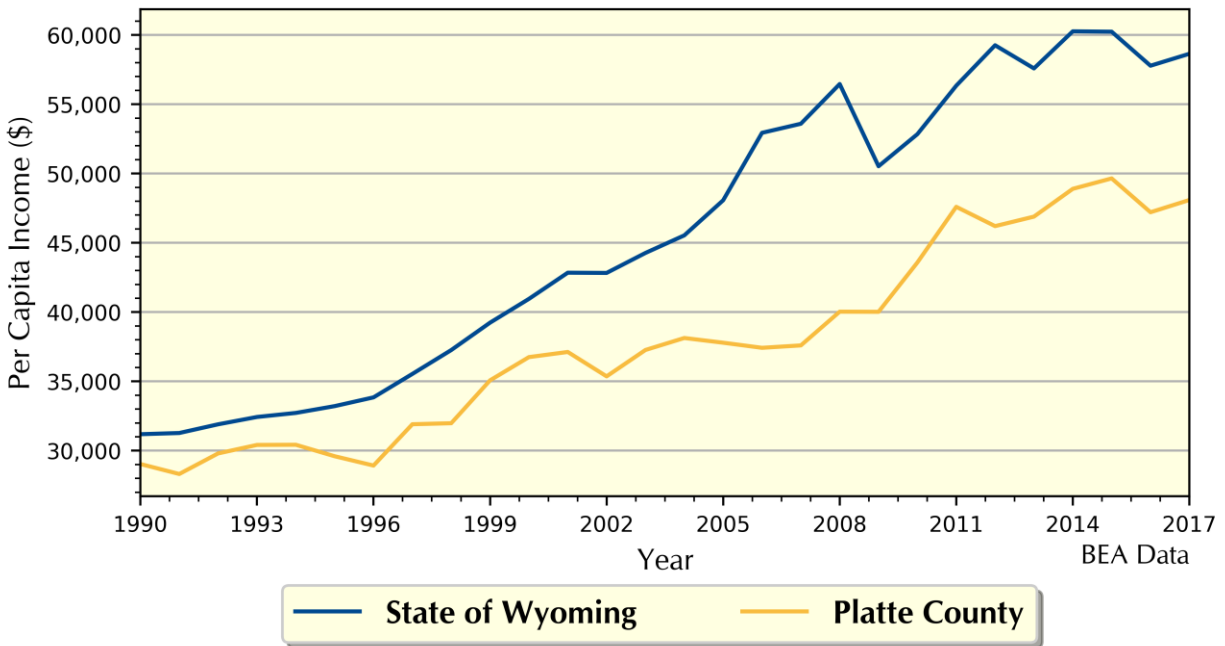


Diagram III.25.7 shows real per capita income for the Platte County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Platte County was 37,896 dollars, which was lower than the statewide average of 45,699 dollars over the same period.

Diagram III.25.7
Real Per Capita Income
 Platte County



Poverty

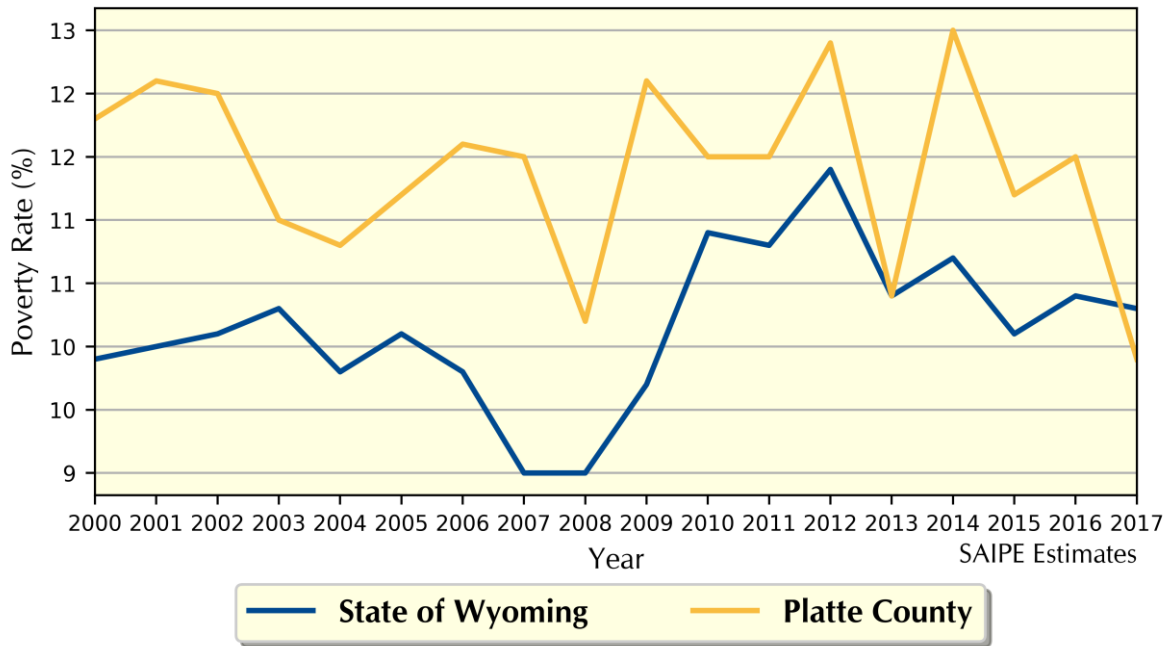
Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 1,026 in 2010 to 881.0 in 2017, with the poverty rate reaching 10.4 percent in 2017. This compared to a state poverty rate of 10.8 percent and a national rate of 13.4 percent in 2017. Table III.25.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.25.8 on the following page.

The rate of poverty for Platte County is shown in Table III.25.18. In 2017, there were an estimated 169 people (4.8 percent) living in poverty, compared to 8.9 percent living in poverty in 2000. In 2017, some 36.7 percent of those in poverty were under age 6 and 23.1 percent were 65 or older.

Table III.25.17 Persons in Poverty Platte County 2000–2017 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	1,071	12.3%
2001	1,093	12.6%
2002	1,072	12.5%
2003	989	11.5%
2004	964	11.3%
2005	994	11.7%
2006	1,025	12.1%
2007	991	12.0%
2008	880	10.7%
2009	1,022	12.6%
2010	1,026	12.0%
2011	1,046	12.0%
2012	1,116	12.9%
2013	942	10.9%
2014	1,130	13.0%
2015	1,021	11.7%
2016	1,031	12.0%
2017	881	10.4%

Table III.25.18 Poverty by Age City of Wheatland 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	26	8.4%	62	36.7%
6 to 17	53	17.2%	0	0%
18 to 64	166	53.7%	68	40.2%
65 or Older	64	20.7%	39	23.1%
Total	309	100.0%	169	100.0%
Poverty Rate	8.9%	.	4.8%	.

Diagram III.25.8
Poverty Rates
Platte 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 Wheatland remained unchanged from 2 authorizations in 2017 to 2 in 2018.

The real value of single-family building permits decreased from 133,135 dollars in 2016 to 195,572 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.25.19, as well as in Diagram III.25.9 and Diagram III.25.10.

Table III.25.19 Building Permits and Valuation City of Wheatland 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	12	0	0	0	12	155,798	0
1981	3	0	0	0	3	100,032	0
1982	3	0	0	0	3	207,871	0
1983	4	0	0	0	4	156,757	0
1984	4	0	0	0	4	130,606	0
1985	1	0	0	0	1	40,453	0
1986	2	0	0	0	2	95,562	0
1987	4	0	0	0	4	103,522	0
1988	2	0	0	0	2	149,065	0
1989	2	0	0	0	2	109,712	0
1990	2	0	0	0	2	105,756	0
1991	2	0	0	0	2	102,298	0
1992	3	0	0	0	3	100,016	0
1993	12	2	0	0	14	111,011	0
1994	9	0	0	0	9	146,011	0
1995	10	0	0	0	10	106,742	0
1996	7	12	0	0	19	151,907	0
1997	6	6	0	0	12	128,321	0
1998	3	2	0	0	5	100,684	0
1999	2	2	0	0	4	112,010	0
2000	4	2	0	0	6	81,295	0
2001	8	2	0	0	10	110,665	0
2002	11	0	0	0	11	141,755	0
2003	12	0	0	0	12	139,178	0
2004	7	0	0	0	7	125,418	0
2005	6	0	0	0	6	14,731	0
2006	6	0	0	0	6	163,948	0
2007	6	0	0	0	6	156,302	0
2008	1	0	0	0	1	169,749	0
2009	0	0	0	0	0	0	0
2010	0	0	0	0	0	0	0
2011	1	0	0	0	1	12,937	0
2012	15	0	0	6	21	126,001	102,498
2013	6	0	0	0	6	101,581	0
2014	6	0	0	0	6	137,562	0
2015	8	0	0	0	8	147,344	0
2016	13	0	0	12	25	133,135	121,566
2017	2	0	0	0	2	195,572	0
2018	2	0	0	0	2	191,250	0

Diagram III.25.9
Single-Family Permits
 City of Wheatland

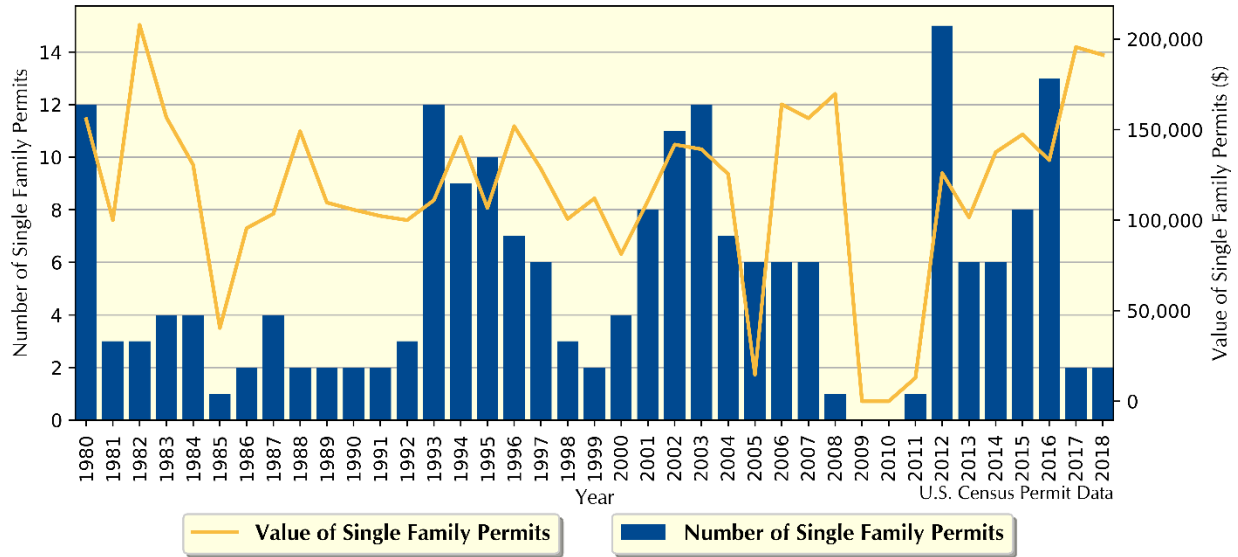
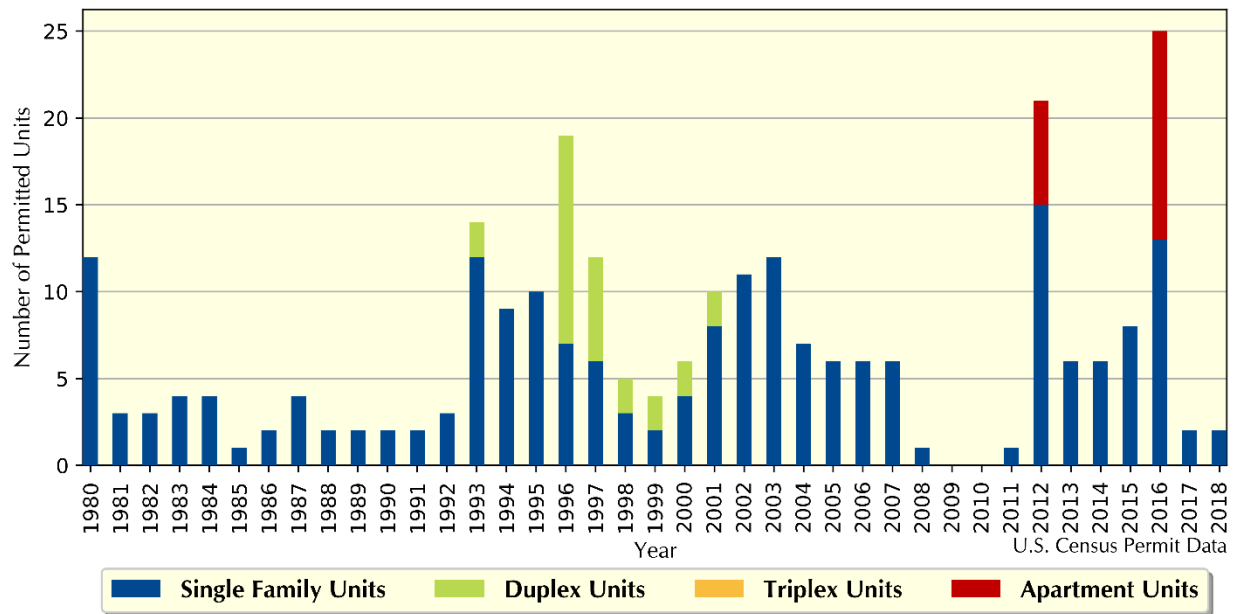


Diagram III.25.10
Total Permits by Unit Type
 City of Wheatland



Housing Characteristics

Households by type and tenure are shown in Table III.25.20. Family households represented 62.4 percent of households, while non-family households accounted for 37.6 percent. These changed from 58.8 percent and 41.2 percent, respectively.

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	974	58.8%	972	62.4%
Married-Couple Family	763	78.3%	811	83.4%
Owner-Occupied	671	87.9%	698	86.1%
Renter-Occupied	92	12.1%	113	13.9%
Other Family	211	21.7%	161	21.7%
Male Householder, No Spouse Present	65	30.8%	35	40.4%
Owner-Occupied	28	43.1%	35	100.0%
Renter-Occupied	37	56.9%	0	0%
Female Householder, No Spouse Present	146	69.2%	126	90.7%
Owner-Occupied	69	47.3%	18	14.3%
Renter-Occupied	77	52.7%	108	85.7%
Non-Family Households	683	41.2%	586	37.6%
Owner-Occupied	391	57.2%	330	56.3%
Renter-Occupied	292	42.8%	256	43.7%
Total	1,657	100.0%	1,558	100.0%

Table III.25.21 below shows housing units by type in 2010 and 2017. In 2010, there were 1,842 housing units, compared with 1,875 in 2017. Single-family units accounted for 78.2 percent of units in 2017, compared to 58.0 in 2010. Apartment units accounted for 7.7 percent in 2017, compared to 3.3 percent in 2010.

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,069	58.0%	1,466	78.2%
Duplex	57	3.1%	36	1.9%
Tri- or Four-Plex	158	8.6%	90	4.8%
Apartment	61	3.3%	144	7.7%
Mobile Home	497	27.0%	139	7.4%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	1,842	100.0%	1,875	100.0%

Table III.25.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 1,875 housing units. An estimated 69.4 percent were owner-occupied, and 16.9 percent were vacant.

Table III.25.22				
Housing Units by Tenure				
City of Wheatland				
2010 Census & 2017 Five-Year ACS Data				
Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	1,657	88.2%	1,558	83.1%
Owner-Occupied	1,159	69.9%	1,081	69.4%
Renter-Occupied	498	30.1%	477	30.6%
Vacant Housing Units	222	11.8%	317	16.9%
Total Housing Units	1,879	100.0%	1,875	100.0%

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.25.23. Households earning more than 100,000 dollars per year represented 20.9 percent of households in 2017, compared to 12.4 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 11.2 percent of households in 2017, compared to 14.6 percent in 2000.

Table III.25.23				
Households by Income				
City of Wheatland				
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	238	14.6%	175	11.2%
\$15,000 to \$19,999	113	6.9%	87	5.6%
\$20,000 to \$24,999	131	8.0%	108	6.9%
\$25,000 to \$34,999	280	17.2%	207	13.3%
\$35,000 to \$49,999	260	16.0%	274	17.6%
\$50,000 to \$74,999	313	19.2%	219	14.1%
\$75,000 to \$99,999	91	5.6%	162	10.4%
\$100,000 or More	202	12.4%	326	20.9%
Total	1,628	100.0%	1,558	100.0%

Table III.25.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 2.2 percent of households in 2010 and 3.9 percent of households in 2017. Housing units built in 1939 or earlier represented 18.5 percent of households in 2017 and 18.2 percent of households in 2010.

Table III.25.24				
Households by Year Home Built				
City of Wheatland				
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	296	18.2%	289	18.5%
1940 to 1949	117	7.2%	45	2.9%
1950 to 1959	129	7.9%	244	15.7%
1960 to 1969	178	10.9%	112	7.2%
1970 to 1979	524	32.2%	378	24.3%
1980 to 1989	186	11.4%	351	22.5%
1990 to 1999	162	10.0%	55	3.5%
2000 to 2009	36	2.2%	61	3.9%
2010 or Later	.	.	23	1.5%
Total	1,628	100.0%	1,558	100.0%

The distribution of unit types by race are shown in Table III.25.25. An estimated 83.0 percent of white households occupy single-family homes, while 0 percent of black households do. Some 6.7 percent of white households occupied apartments, while 0 percent of black households do. An estimated 100.0 percent of Asian, and 0 percent of American Indian households occupy single-family homes.

Table III.25.25							
Distribution of Units in Structure by Race							
City of Wheatland							
2017 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	83.0%	0%	0%	100.0%	0%	0%	100.0%
Duplex	2.5%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	2.2%	0%	0%	0%	0%	0%	0%
Apartment	6.7%	0%	0%	0%	0%	0%	0%
Mobile Home	5.6%	0%	0%	0%	0%	100.0%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant units between 2010 and 2017 are shown in Table III.25.26. By 2017, for rent units accounted for 18.3 percent of vacant units, while for sale units accounted for 0 percent. “Other” vacant units accounted for 73.8 percent of vacant units, representing a total of 234 “other” vacant units.

Table III.25.26				
Disposition of Vacant Housing Units				
City of Wheatland				
2010 Census & 2017 Five-Year ACS Data				
Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	64	28.8%	58	18.3%
For Sale	35	15.8%	0	0%
Rented Not Occupied	1	0.5%	25	7.9%
Sold Not Occupied	7	3.2%	0	0%
For Seasonal, Recreational, or Occasional Use	39	17.6%	0	0%
For Migrant Workers	3	1.4%	0	0%
Other Vacant	73	32.9%	234	73.8%
Total	222	100.0%	317	100.0%

Table III.25.27, below shows the number of households in the county by number of bedrooms and tenure. There were 0 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 16.9 percent of total households in City of Wheatland. In City of Wheatland the 492 households with three bedrooms accounted for 22.8 percent of all households, and there were only 146 five-bedroom or more households, which accounted for 26.3 percent of all households.

Table III.25.27				
Households by Number of Bedrooms				
City of Wheatland				
2017 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	0	0	100.0
One	54	137	316	0
Two	143	226	427	16.9
Three	384	50	492	22.8
Four	430	64	494	26.2
Five or more	70	0	146	26.3
Total	1,558	477	1,875	100.0

The age of a structure influences its value. As shown in Table III.25.28, structures built in 1939 or earlier had a median value of, 115,800 while structures built between 1950 and 1959 had a median value of 156,300 and those built between 1990 to 1999 had a median value of 0. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of 0 and, 0 respectively. The total median value in City of Wheatland was 166,200.

Table III.25.28 Owner Occupied Median Value by Year Structure Built City of Wheatland 2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	115,800
1940 to 1949	154,900
1950 to 1959	156,300
1960 to 1969	215,000
1970 to 1979	161,900
1980 to 1989	251,500
1990 to 1999	0
2000 to 2009	214,600
2010 to 2013	0
2014 or later	0
Median Value	166,200

Household mortgage status is reported in Table III.25.29. In, City of Wheatland households with a mortgage accounted for 53.0 percent of all households or 573 housing units, and the remaining 42.1 percent or 455 units had no mortgage. Of those units with a mortgage, 118 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 455 or 42.1 percent had no second mortgage or no home equity loan.

Table III.25.29 Mortgage Status City of Wheatland 2017 5-Year ACS Data		
Mortgage Status	City of Wheatland	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	573	53.0
With either a second mortgage or home equity loan, but not both	118	10.9
Second mortgage only	34	3.1
Home equity loan only	84	7.8
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	455	42.1
Housing units without a mortgage	508	47.0
Total	1,081	100.0%

Table III.25.30 lists the City of Wheatland median rent as \$574 and the median home value as \$166,200.

Table III.25.30 Median Rent City of Wheatland 2017 5-Year ACS Data	
Place	Rent
Median Rent	\$574
Median Home Value	\$166,200

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

Table III.25.31 Overcrowding and Severe Overcrowding City of Wheatland 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	1,141	97.2%	33	2.8%	0	0%	1,174
2017 Five-Year ACS	1,081	100.0%	0	0%	0	0%	1,081
Renter							
2010 Five-Year ACS	454	100.0%	0	0%	0	0%	454
2017 Five-Year ACS	477	100.0%	0	0%	0	0%	477
Total							
2010 Five-Year ACS	1,595	98.0%	33	2.0%	0	0%	1,628
2017 Five-Year ACS	1,558	100.0%	0	0%	0	0%	1,558

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 Wheatland. This is compared to 0.9 percent of households lacking complete plumbing facilities in 2010.

Table III.25.32 Households with Incomplete Plumbing Facilities City of Wheatland 2010 and 2017 Five-Year ACS Data		
Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	1,613	1,558
Lacking Complete Plumbing Facilities	15	0
Total Households	1,628	1,558
Percent Lacking	0.9%	0%

There were 0 households lacking complete kitchen facilities in 2017, compared to 18 households in 2010. This was a change from 1.1 percent of households in 2010 to 0 percent in 2017.

Table III.25.33 Households with Incomplete Kitchen Facilities City of Wheatland 2010 and 2017 Five-Year ACS Data		
Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	1,610	1,558
Lacking Complete Kitchen Facilities	18	0
Total Households	1,628	1,558
Percent Lacking	1.1%	0%

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

In City of Wheatland 13.5 percent of households had a cost burden and 7.3 percent had a severe cost burden. Some 19.9 percent of renters were cost burdened, and 21.0 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 2.8 percent and a severe cost burden rate of 0 percent. Owner occupied households with a mortgage had a cost burden rate of 17.6 percent, and severe cost burden at 2.4 percent.

Table III.25.34
Cost Burden and Severe Cost Burden by Tenure

City of Wheatland
 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	432	73.5%	102	17.3%	54	9.2%	0	0%	588
2017 Five-Year ACS	458	79.9%	101	17.6%	14	2.4%	0	0%	573
Owner Without a Mortgage									
2010 Five-Year ACS	544	92.8%	35	6.0%	7	1.2%	0	0%	586
2017 Five-Year ACS	494	97.2%	14	2.8%	0	0%	0	0%	508
Renter									
2010 Five-Year ACS	315	69.4%	56	12.3%	46	10.1%	37	8.1%	454
2017 Five-Year ACS	204	42.8%	95	19.9%	100	21.0%	78	16.4%	477
Total									
2010 Five-Year ACS	1,291	79.3%	193	11.9%	107	6.6%	37	2.3%	1,628
2017 Five-Year ACS	1,156	74.2%	210	13.5%	114	7.3%	78	5.0%	1,558

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.25.35 shows that the HUD estimated MFI for Platte County was \$61,600 in 2018. This compared to Wyoming’s MFI of \$79,600. Diagram III.25.11, illustrates the estimated MFI for 2000 through 2018 in Platte County.

Year	MFI	State of Wyoming MFI
2000	35,800	44,700
2001	36,500	45,500
2002	38,800	47,200
2003	46,400	51,600
2004	48,400	54,500
2005	49,950	55,250
2006	53,100	58,800
2007	52,600	58,800
2008	53,700	59,450
2009	58,000	63,900
2010	59,900	66,100
2011	54,200	66,800
2012	54,900	67,700
2013	55,000	70,000
2014	59,200	71,400
2015	64,600	72,400
2016	64,200	73,300
2017	58,800	74,700
2018	61,600	79,600

Table III.25.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 135 owner-occupied and 80 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 70 owner-occupied 70 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 1,290 households without a housing problem.

**Diagram III.25.11
Estimated Median Family Income
Platte County vs. Wyoming
HUD Data: 2000 - 2019**

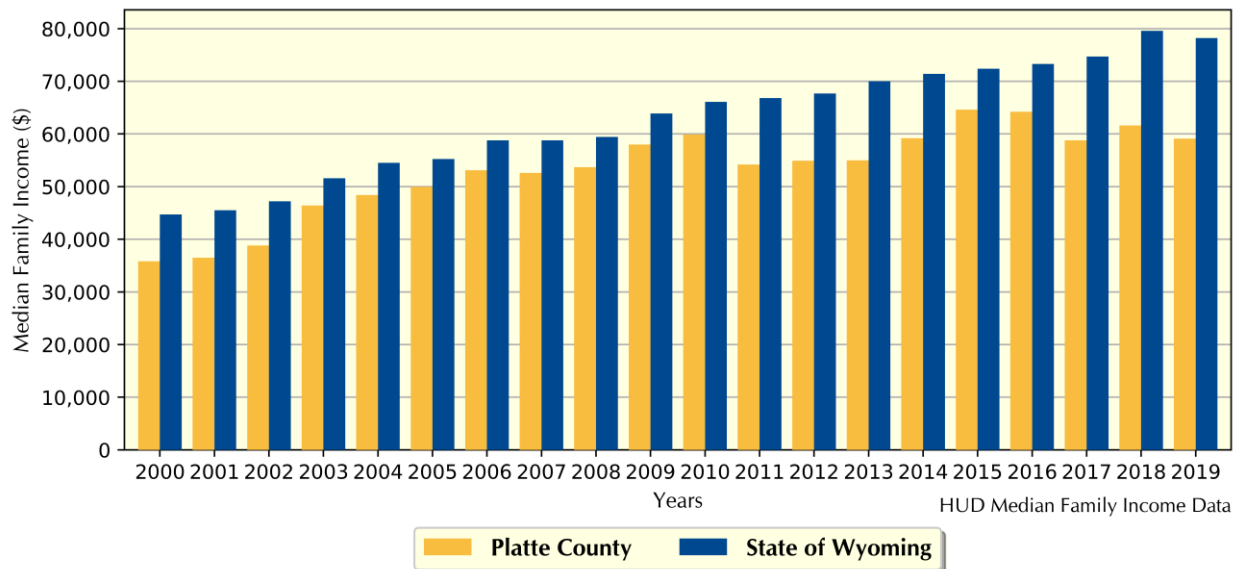


Table III.25.36
Housing Problems by Income and Tenure

City of Wheatland
 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)	30	40	0	0	0	70
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	15	60	30	30	0	135
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	20	230	160	85	460	955
Total	65	330	190	115	460	1,160
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	55	15	0	0	0	70
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	60	20	0	0	0	80
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	70	100	90	55	20	335
Total	185	135	90	55	20	485
Total						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	85	55	0	0	0	140
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	75	80	30	30	0	215
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	90	330	250	140	480	1,290
Total	250	465	280	170	480	1,645

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.25.37 presents some basic statistics about the completed surveys.

Table III.25.37 Survey of Rental Properties City of Wheatland 2019 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	8	119	8.4	10

Table III.25.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 5 single-family units in City of Wheatland, with 0 of them available. This translates into a vacancy rate of 0 percent in City of Wheatland, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 95 apartment units reported in the survey, with 8 of them available, which resulted in a vacancy rate of 8.4 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

Table III.25.38 Rental Vacancy Survey by Type City of Wheatland 2019 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	5	0	0%
Apartments	95	8	8.4%
Mobile Homes	15	0	0%
“Other” Units	0	0	0%
Don’t Know	4	2	50.0%
Total	119	10	8.4%

Table III.25.39, reports units by bedroom size. As can be seen there were 10 two bedroom apartment units and 8 three bedroom units. Overall, the 16 two bedroom units accounted for 13.4 percent of all units, and the 22 three bedroom units accounted for 18.5 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 24 units listed as “Don’t Know”. Additional details for additional unit types are reported.

Table III.25.39 Rental Units by Bedroom Size City of Wheatland 2019 Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	.	0
One	0	57	0	0	.	57
Two	0	10	6	0	.	16
Three	5	8	9	0	.	22
Four	0	0	0	0	.	0
Don’t Know	0	20	0	0	4	24
Total	5	95	15	0	4	119

Table III.25.40 displays the vacancy rate of single-family units by the number of bedrooms. Three-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table III.25.40 Single-Family Units by Bedroom Size City of Wheatland 2019 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	0	0	0%
Two	0	0	0%
Three	5	0	0%
Four	0	0	0%
Don't know	0	0	0%
Total	5	0	0%

Table III.25.41 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 5.3 percent.

Table III.25.41 Apartment Units by Bedroom Size City of Wheatland 2019 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	57	3	5.3%
Two	10	0	0%
Three	8	3	37.5%
Four	0	0	0%
Don't know	20	2	10.0%
Total	95	8	8.4%

Average market-rate rents by unit type are shown in Table III.25.42. 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.25.42 Average Market Rate Rents by Bedroom Size City of Wheatland 2019 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$.	\$.	\$.	\$.	\$.
One	\$.	\$443	\$.	\$.	\$443
Two	\$.	\$700	\$475	\$.	\$588
Three	\$600	\$.	\$550	\$.	\$575
Four	\$.	\$.	\$.	\$.	\$.
Total	\$600.0	\$467.7	\$512.5	\$0	\$487.6

Table III.25.43 shows vacancy rates for single-family units by average rental rates for City of Wheatland. The most common rent for single-family units was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 0 percent.

Table III.25.43			
Single-Family Market Rate Rents by Vacancy Status			
City of Wheatland			
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	4	0	0%
\$750 to \$999	0	0	0%
\$1,000 to \$1,249	0	0	0%
\$1,250 to \$1,499	0	0	0%
Above \$1,500	0	0	0%
Missing	1	0	0%
Total	5	0	0%

The average rent and availability of apartment units is displayed in Table III.25.44. 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 5.3 percent.

Table III.25.44			
Apartment Market Rate Rents by Vacancy Status			
City of Wheatland			
2019 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	6	0	0%
\$500 to \$749	57	3	5.3%
\$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	32	5	15.6%
Total	95	8	8.4%

Respondents were asked if utilities are included in the rent and as shown in Table III.25.45, 4 respondents, or 66.7 percent, included some sort of utility in the rent.

Table III.25.45 Are there any utilities included with the rent? City of Wheatland 2019 Survey of Rental Properties	
Period	Respondent
Yes	4
No	2
% Offering Utilities	66.7%

The type of utility included in the rent is shown in Table III.25.46. There were 69 respondents who included electricity, 57 respondents who included natural gas, 75 respondents who included water and sewer and 75 respondents included trash collection in the rent.

Table III.25.46 Which utilities are included with the rent? City of Wheatland 2019 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	69
Natural Gas	57
Water/Sewer	75
Trash Collection	75

Perceived Need for Housing Units

Table III.25.47 shows the number of survey respondents who keep a waiting list. As can be seen 4 respondents said they keep a waitlist, with an estimated 20 number of persons on the wait list.

Table III.25.47 Do you keep a waiting list? City of Wheatland 2019A Survey of Rental Properties	
Period	Respondent
Yes	4
No	2
Waitlist Size	20

Table III.25.48 shows the condition of rental units by unit type for City of Wheatland. 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 38 units were in good condition, or 31.9 percent and 11 units, or 9.2 percent, being in average condition. Details by unit type and condition are displayed.

Table III.25.48 Condition by Unit Type City of Wheatland 2019A Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	11	9.2%
Good	38	31.9%
Excellent	46	38.7%
Don't Know	0	0%
Total	119	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.25.49, 0 respondents said they would prefer more single family units, 1 respondent wanted more apartment units, and 2 respondents indicated they would prefer more units of any type.

Table III.25.49 If you had the opportunity to own/manage more units, how many would you prefer City of Wheatland 2019A Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	0
Duplex Units	0
Apartments	1
Mobile homes	0
Other	0
All types	2
Total	3

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.25.50 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.25.50			
Households with Housing Problems by Income			
City of Wheatland			
2011-2015 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	45	120	165
30.1-50% HAMFI	100	35	135
50.1-80% HAMFI	30	0	30
80.1-95% HAMFI	10	0	10
95 – 115% HAMFI	20	0	20
115.1% HAMFI or more	0	0	0
Total	205	155	360
Without Housing Problems			
30% HAMFI or less	20	70	90
30.1-50% HAMFI	230	100	330
50.1-80% HAMFI	160	90	250
80.1-95% HAMFI	70	20	90
95 – 115% HAMFI	130	35	165
115.1% HAMFI or more	345	20	365
Total	955	335	1,290
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	65	190	255
30.1-50% HAMFI	330	135	465
50.1-80% HAMFI	190	90	280
80.1-95% HAMFI	80	20	100
95 – 115% HAMFI	150	35	185
115.1% HAMFI or more	345	20	365
Total	1,160	490	1,650

horizon. As can be seen there were a total of 205 owner occupied and 155 renter occupied households experiencing a housing problem.

Table III.25.51 shows the total estimated housing by tenure for City of Wheatland. As can be seen, in 2030 there are estimated to be a total of 1,208 owner and 523 renter occupied households or a total of 1,731 households. By 2050 there are estimated to be 1,316 owner, 564 renter for a total of 1,880 households in City of Wheatland.

Year	Owner	Renter	Total
2017	1,140	471	1,611
2020	1,125	491	1,616
2025	1,168	507	1,675
2030	1,208	523	1,731
2035	1,243	536	1,779
2040	1,272	548	1,820
2045	1,296	557	1,853
2050	1,316	564	1,880

Table III.25.52, below shows the incremental housing demand for City of Wheatland. 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 68 owner-occupied and 52 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 Wheatland will see an additional 269 households, of which 46 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 46 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.25.52 Incremental Housing Demand Forecast City of Wheatland Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	0	2.0	4	6	7	9	10
30.1-50%	0	0	8.0	19	29	38	44	50
50.1-80%	0	0	5	11	17	22	26	29
80.1-95%	0	0	2.0	5	7	9	11	12
95.1-115%	0	0	4	9	13	17	20	23
115+%	0	0	8	20	31	39	46	52
Total	0	0	28	68	103	132	156	176
Renter								
0-30%	0	8.0	14	20	25	30	33	36
30.1-50%	0	6.0	10	14	18	21	24	26
50.1-80%	0	4.0	7	10	12	14	16	17
80.1-95%	0	1.0	1.0	2.0	3	3	4	4
95.1-115%	0	1.0	3.0	4.0	5	6	6	7
115+%	0	1.0	1	2	3	3	4	4
Total	0	20	36	52	65	77	86	93
Total								
0-30%	0	8.0	16	24	31	37	42	46
30.1-50%	0	6.0	18	34	47	59	68	76
50.1-80%	0	4	11	21	29	36	41	46
80.1-95%	0	1.0	3	7	10	12	14	16
95.1-115%	0	1.0	6	13	18	23	26	29
115+%	0	1	10	22	33	42	50	56
Total	0	20	64	120	168	209	242	269

Table III.25.53 shows the Incremental Total Housing Need Forecast for City of Wheatland. 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 350 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 377 owner and 242 renter occupied households for a total of 619 quality households.

Table III.25.53
Incremental Total Housing Need Forecast
 City of Wheatland
 Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	44	44	46	48	50	52	53	54
30.1-50%	98	97	106	118	128	136	143	148
50.1-80%	29	29	34	41	46	51	55	58
80.1-95%	10	10	12	15	17	19	21	22
95.1-115%	20	19	23	28	33	37	40	42
115+%	0	0	8	20	31	39	46	52
Total	201	199	229	269	304	333	357	377
Renter								
0-30%	115	123	129	136	141	145	149	151
30.1-50%	34	39	44	48	52	55	57	59
50.1-80%	0	4	7	10	12	14	16	17
80.1-95%	0	1.0	1	2	3	3	4	4
95.1-115%	0	1.0	3.0	4	5	6	6	7
115+%	0	1	1	2	3	3	4	4
Total	149	169	185	201	214	226	235	242
Total								
0-30%	160	167	175	184	191	197	202	205
30.1-50%	132	136	150	166	179	191	200	208
50.1-80%	29	33	41	50	58	65	71	75
80.1-95%	10	11	13	17	20	22	24	26
95.1-115%	20	21	26	32	38	42	46	49
115+%	0	1	10	22	33	42	50	56
Total	350	368	414	470	518	559	592	619