

City of Worland

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

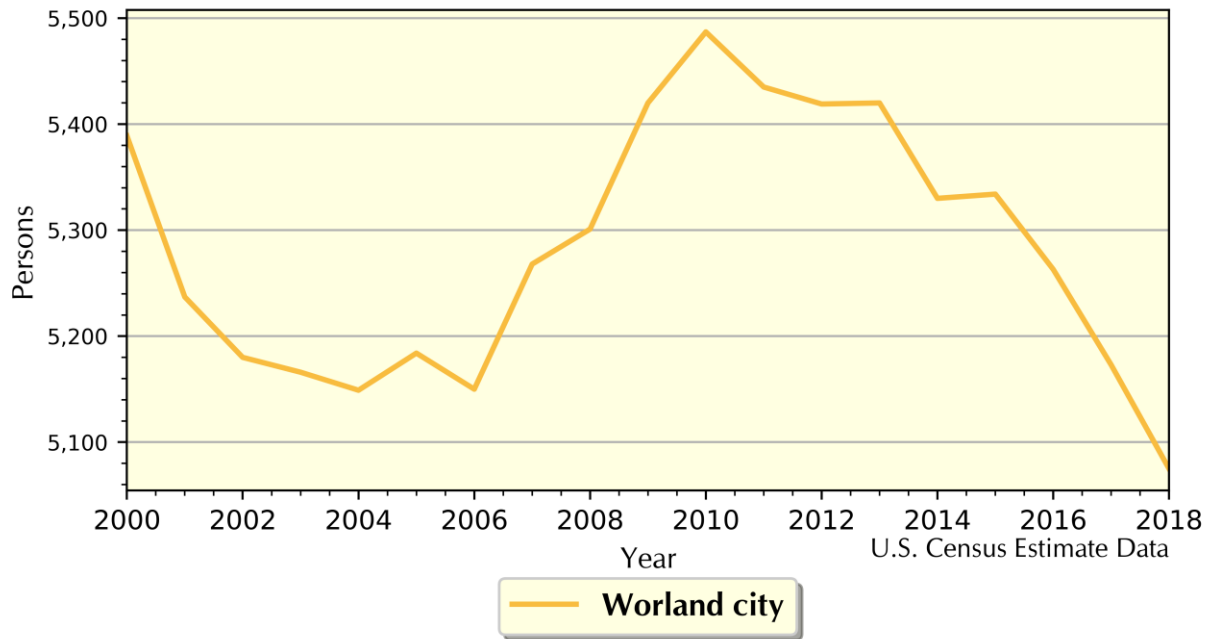
Population Estimates

Table III.26.1 shows the population estimates for the City of Worland. In 2018, the city's population was 5,075, a -1.9% change from 2017. The population decreased -7.5 percent since 2010, from 5,487 people to 5,075 people in 2018. This data is also displayed in Diagram III.26.1 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 Worland. Although a city may span several counties, for the county level data pieces, Washakie County was selected. For a more in-depth county level view, please refer to Washakie County in Volume II of this profile.

Year	Population	Percent Yearly Change
2000	5,389	.
2001	5,237	-2.8%
2002	5,180	-1.1%
2003	5,166	-0.3%
2004	5,149	-0.3%
2005	5,184	0.7%
2006	5,150	-0.7%
2007	5,268	2.3%
2008	5,301	0.6%
2009	5,420	2.2%
2010	5,487	1.2%
2011	5,435	-0.9%
2012	5,419	-0.3%
2013	5,420	0%
2014	5,330	-1.7%
2015	5,334	0.1%
2016	5,263	-1.3%
2017	5,173	-1.7%
2018	5,075	-1.9%

Diagram III.26.1
Population Estimates
City of Worland



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

Table III.26.2									
In-Migration by Age Cohort									
City of Worland									
Wyoming DOT Data									
Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019- First Half
In									
14-17	0	4	2	3	2	1	1	2	2
18-22	6	12	9	14	11	10	5	13	2
23-25	16	21	12	17	15	6	11	14	4
26-35	21	57	60	50	38	29	41	36	13
36-45	22	28	34	38	31	32	27	23	8
46-55	10	15	18	19	24	18	24	10	8
56-65	7	12	16	6	17	13	12	10	9
66 +	5	4	9	4	9	11	7	9	2
Total	77	153	160	151	147	120	128	117	48

The shaded areas in Diagram III.26.2 and Diagram III.26.3 represents in and out-migration, with the white line depicting net migration. The maximum net migration occurred in 2010 with 89 people entering and the lowest net migration occurred in 2018 with 81 leaving Washakie County.

Diagram III.26.2
In-Migration
 City of Worland
 2011 – 2019 First Half

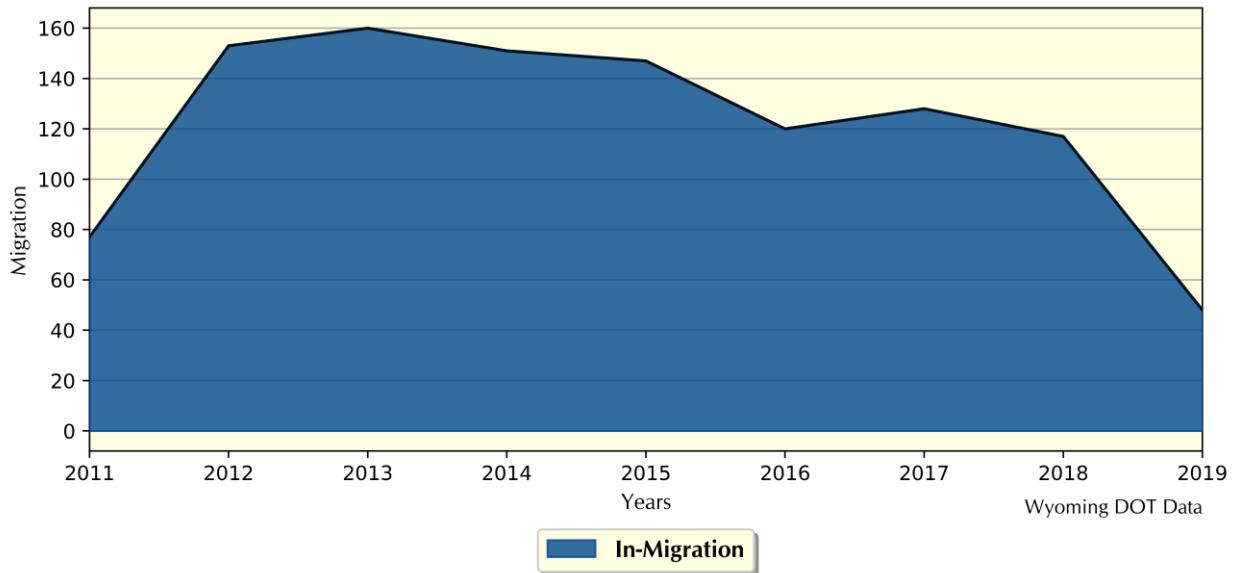


Diagram III.26.3
Migration Trends
 Washakie County
 2000 – 2019 First Half

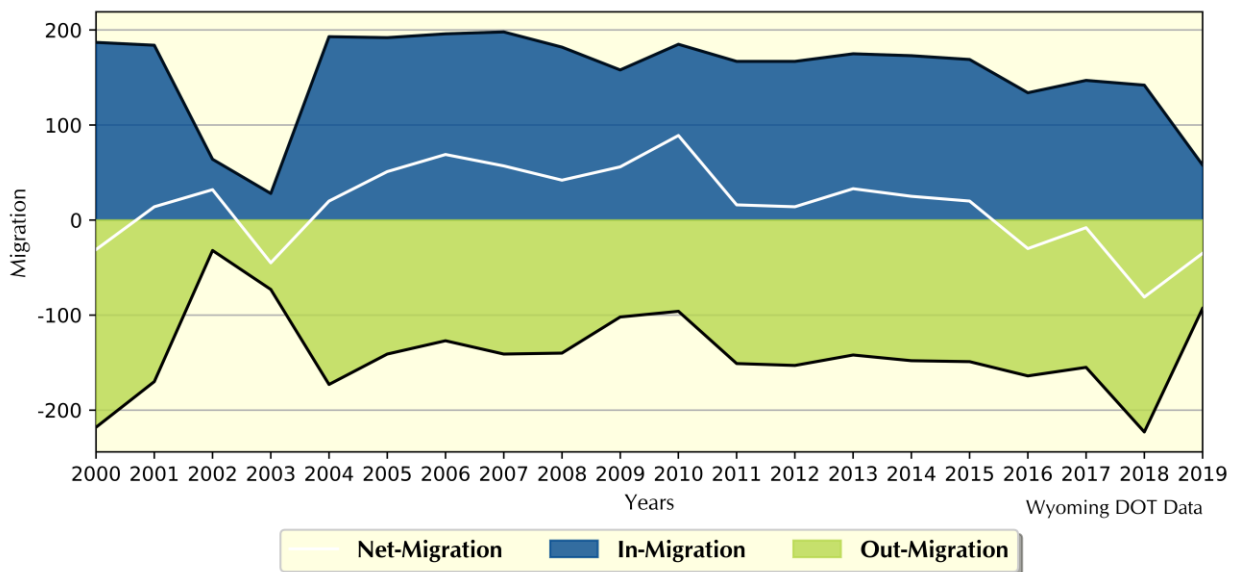


Table III.26.3 shows net-migration for Washakie County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 16 to 17, with 3.0 persons entering Washakie County. Those in the age range of 18 to 22 had the lowest levels of net migration, with 18 persons leaving Washakie County.

Table III.26.3 Net-Migration by Age Range Washakie County Wyoming DOT Data												
Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
	Net											
14-17	-1	1	2	2	2	0	1	2	-2	-3	0	3
18-22	1	5	6	-3	-9	-10	2	-5	0	-5	-10	-18
23-25	-9	-1	5	1	2	0	4	0	-7	5	-15	-4
26-35	12	24	17	3	28	36	9	-1	-13	9	-16	2
36-45	19	9	24	17	4	3	24	9	-8	-6	-8	-1
46-55	5	5	14	0	-7	5	7	10	3	9	-18	-5
56-65	12	7	17	5	-1	0	-5	3	-2	-10	-6	0
66 +	3	6	4	-9	-5	-1	-17	2	-1	-7	-8	-12
Total	42	56	89	16	14	33	25	20	-30	-8	-81	-35

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 data²⁶, 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 Worland population by race and ethnicity is shown in Table III.26.4. The white population decreased by 8.9 percent, representing 87.9 percent of the population in 2017, compared with the black population, which increased by 66.7 percent and accounted for 0 percent of the population. The Hispanic population represented 19.8 percent of the population, which decreased from 1,162 to 1,108 people between 2010 and 2017, or by 4.6 percent.

Table III.26.4				
Population by Race and Ethnicity				
City of Worland				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	4,931	89.9%	4,670	87.9%
Black	14	0.3%	0	0%
American Indian	71	1.3%	51	1.0%
Asian	34	0.6%	11	0.2%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	292	5.3%	397	7.5%
Two or More Races	144	2.6%	181	3.4%
Total	5,487	100.0%	5,310	100.0%
Non-Hispanic	4,577	83.4%	4,259	80.2%
Hispanic	910	16.6%	1,051	19.8%

The change in race and ethnicity between 2010 and 2017 is shown in Table III.26.5. During this time, the total non-Hispanic population was 4,259 persons in 2017. The Hispanic population was 1,051.

Table III.26.5				
Population by Race and Ethnicity				
City of Worland				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	4,437	96.9%	4,081	95.8%
Black	14	0.3%	0	0%
American Indian	31	0.7%	27	0.6%
Asian	32	0.7%	11	0.3%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	0	0%	0	0%
Two or More Races	62	1.4%	140	3.3%
Total Non-Hispanic	4,577	100.0%	4,259	100.0%
Hispanic				
White	494	54.3%	589	56.0%
Black	0	0%	0	0%
American Indian	40	4.4%	24	2.3%
Asian	2	0.2%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	292	32.1%	397	37.8%
Two or More Races	82	9.0%	41	3.9%
Total Non-Hispanic	910	100.0%	1,051	100.0%
Total Population	5,487	100.0%	5,310	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.26.6, between 2000 and 2010, the institutionalized population changed -27.2 percent in City of Worland, from 103 people in 2000 to 75 in 2010. The non-institutionalized population changed 0%, from 8 in 2000 to 8 in 2010.

Table III.26.6					
Group Quarters Population					
City of Worland					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	32	31.1%	10	13.3%	-68.8%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	71	68.9%	65	86.7%	-8.5%
Other Institutions	0	0%	0	0%	0%
Total	103	100.0%	75	100.0%	-27.2%
Non-Institutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	8	100.0%	8	100.0%	0%
Total	8	100.0%	8	100.0%	0%
Group Quarters Population	111	100.0%	83	100.0%	-25.2%

Foreign Born Populations

The number of foreign born persons is shown in Table III.26.7. An estimated 2.1 percent of the population was born in Mexico, some 0.4 percent were born in Moldova, and another 0.3 percent were born in Canada .

Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	114	2.1%
#2 country of origin	Moldova	23	0.4%
#3 country of origin	Canada	15	0.3%
#4 country of origin	Philippines	11	0.2%
#5 country of origin	Afghanistan	0	0%
#6 country of origin	Africa n.e.c	0	0%
#7 country of origin	Albania	0	0%
#8 country of origin	Argentina	0	0%
#9 country of origin	Armenia	0	0%
#10 country of origin	Asia n.e.c	0	0%

Limited English Proficiency and the language spoken at home are shown in Table III.26.8. An estimated 2.7 percent (131 people) of the population speaks Spanish at home, followed by 0 percent (0 people) speaking Arabic

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	131	2.7%
#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.26.9. The disability rate for females was 17.8 percent, compared to 18.0 percent for males. The disability rate grew precipitously higher with age, with 51.9 percent of those over 75 experiencing a disability.

Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	11	5.5%	0	0%	11	2.8%
5 to 17	79	14.4%	80	14.4%	159	14.4%
18 to 34	27	5.4%	27	5.9%	54	5.6%
35 to 64	184	19.7%	156	16.8%	340	18.3%
65 to 74	105	39.9%	77	28.3%	182	34.0%
75 or Older	61	43.3%	128	57.4%	189	51.9%
Total	467	18.0%	468	17.8%	935	17.9%

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.26.10. Some 8.8 percent have an ambulatory disability, 4.9 percent have an independent living disability, and 2.3 percent have a self-care disability.

Disability Type	Population with Disability	Percent with Disability
Hearing disability	293	5.6%
Vision disability	248	4.7%
Cognitive disability	388	8.0%
Ambulatory disability	424	8.8%
Self-Care disability	109	2.3%
Independent living disability	181	4.9%

Education and Employment

Education and employment data from the City of Worland 2017 Five-Year ACS is presented in Table III.26.11, Table III.26.12, and Table III.26.13. In 2017, 2,642 people were in the labor force, including 2,420 employed and 222 unemployed people. The unemployment rate for City of Worland was estimated at 8.4 percent in 2017.

Table III.26.11	
Employment, Labor Force and Unemployment	
City of Worland 2017 Five-Year ACS Data	
Employment Status	2017 Five-Year ACS
Employed	2,420
Unemployed	222
Labor Force	2,642
Unemployment Rate	8.4%

Table III.26.12 and Table III.26.13 show educational attainment in City of Worland. In 2017, 85.8 percent of households had a high school education or greater, including 29.5 percent with a high school diploma or equivalent, 38.8 percent with some college, 13.1 percent with a Bachelor's Degree, and 3.7 percent with a graduate or professional degree.

Table III.26.12	
High School or Greater Education	
City of Worland 2017 Five-Year ACS Data	
Education Level	Households
High School or Greater	1,896
Total Households	2,211
Percent High School or Above	85.8%

Table III.26.13		
Educational Attainment		
City of Worland 2017 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	570	15.0%
High School or Equivalent	1,122	29.5%
Some College or Associates Degree	1,476	38.8%
Bachelor's Degree	497	13.1%
Graduate or Professional Degree	142	3.7%
Total Population Above 18 years	3,807	100.0%

ECONOMICS

Labor Force

Table III.26.14 shows the labor force statistics for Washakie County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 3.5 percent. The highest level of unemployment occurred during 1993 rising to a rate of 6.9 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 Washakie County increased from 4.0 percent in 2017 to 4.2 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.26.14 Labor Force Statistics Washakie County 1990 - 2018 BLS Data					
Year	City of Worland				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	198	4,046	4,244	4.7%	5.3%
1991	199	4,082	4,281	4.6%	5.2%
1992	264	4,186	4,450	5.9%	5.6%
1993	312	4,208	4,520	6.9%	5.3%
1994	269	4,422	4,691	5.7%	5.0%
1995	306	4,525	4,831	6.3%	4.8%
1996	269	4,594	4,863	5.5%	4.9%
1997	253	4,552	4,805	5.3%	4.8%
1998	285	4,626	4,911	5.8%	4.7%
1999	303	4,588	4,891	6.2%	4.6%
2000	202	4,103	4,305	4.7%	3.9%
2001	183	4,039	4,222	4.3%	3.8%
2002	209	3,949	4,158	5.0%	4.0%
2003	187	4,046	4,233	4.4%	4.3%
2004	169	4,052	4,221	4.0%	3.8%
2005	174	4,086	4,260	4.1%	3.6%
2006	151	4,005	4,156	3.6%	3.2%
2007	146	4,048	4,194	3.5%	2.8%
2008	152	4,139	4,291	3.5%	3.1%
2009	267	4,137	4,404	6.1%	6.3%
2010	271	4,318	4,589	5.9%	6.4%
2011	256	4,335	4,591	5.6%	5.8%
2012	233	4,254	4,487	5.2%	5.3%
2013	216	4,146	4,362	5.0%	4.7%
2014	185	4,086	4,271	4.3%	4.1%
2015	180	4,091	4,271	4.2%	4.3%
2016	201	4,016	4,217	4.8%	5.3%
2017	165	3,947	4,112	4.0%	4.2%
2018	172	3,886	4,058	4.2%	4.1%

Diagram III.26.4 shows the employment and labor force for Washakie County. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 3,886 persons, with the labor force reaching 4,058, indicating there were a total of 172 unemployed persons.

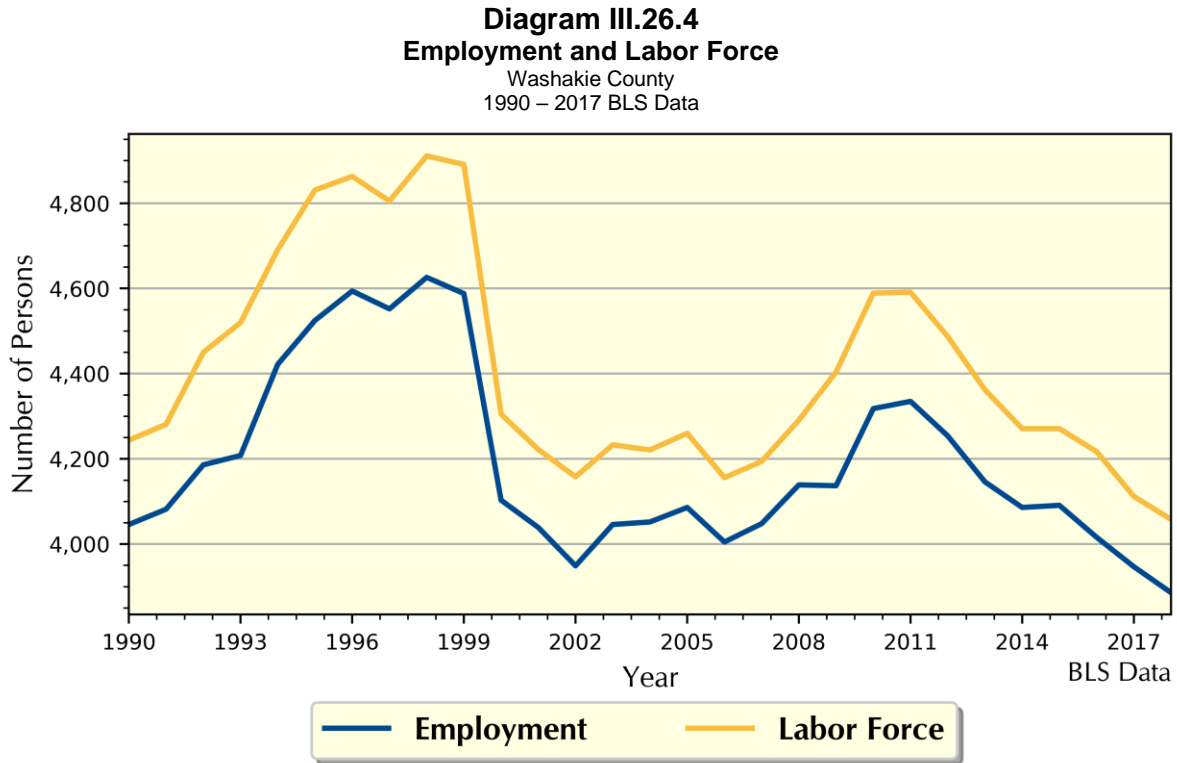
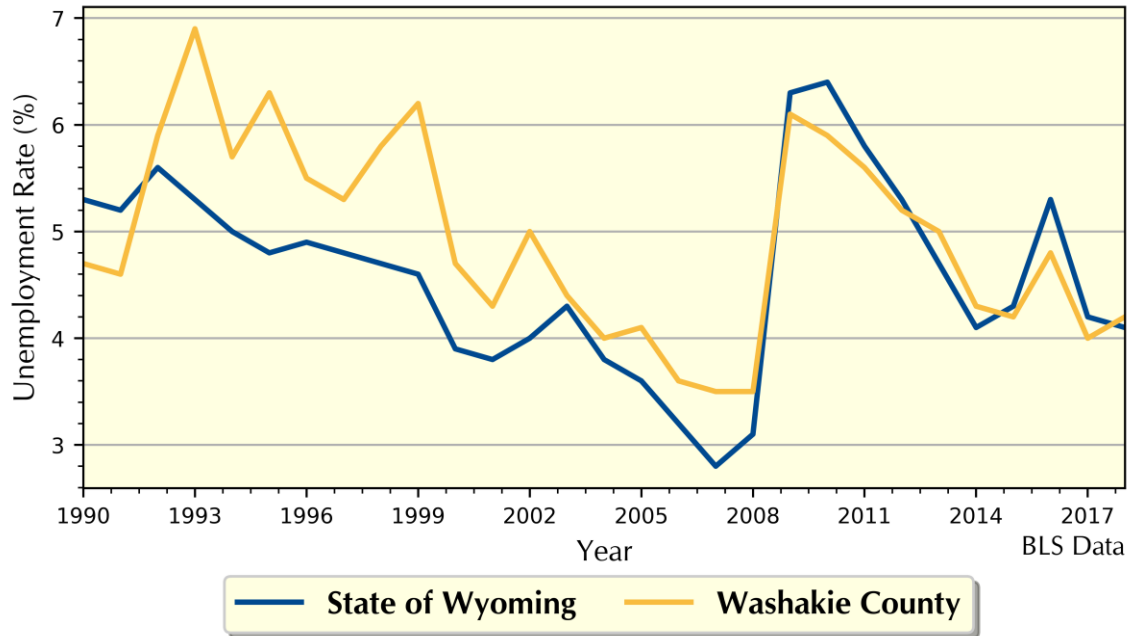


Diagram III.26.5 shows the unemployment rate for both the State and Washakie County. During the 1990's the average rate for Washakie County was 5.7 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.3 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 4.8 percent. Over the course of the entire period the Washakie County had an average unemployment rate that higher than the State, 5.0 percent for Washakie County, versus 4.6 statewide.

Diagram III.26.5
Annual Unemployment Rate
 Washakie 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.26.15 shows the total employment by industry for the Washakie County. The most recent estimates show the government and government enterprises industry was the largest employer in Washakie County, with employment reaching 930 jobs in 2017. Between 2016 and 2017 the utilities industry saw the largest percentage increase, rising by 7.0 percent to 46 jobs.

Table III.26.15
Employment by Industry
Washakie County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	279	291	300	298	297	305	307	325	5.9
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	195	209	251	243	249	228	160	139	-13.1
Utilities	46	44	44	45	45	41	43	46	7.0
Construction	395	416	428	424	417	398	353	327	-7.4
Manufacturing	483	470	441	446	447	461	469	497	6.0
Wholesale trade	128	129	121	122	140	148	156	156	0
Retail trade	492	446	441	452	446	454	452	437	-3.3
Transportation and warehousing	183	192	208	210	198	211	201	183	-9.0
Information	90	89	87	88	88	88	88	86	-2.3
Finance and insurance	184	240	169	160	161	174	173	174	0.6
Real estate and rental and leasing	263	289	271	262	265	256	243	254	4.5
Professional and technical services	229	206	218	197	196	188	158	162	2.5
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	0	0	0	0	0	0	0	0	0
Educational services	37	37	26	0	0	0	0	0	0
Health care and social assistance	630	635	615	0	0	0	0	0	0
Arts, entertainment, and recreation	71	95	99	116	87	87	83	85	2.4
Accommodation and food services	323	348	348	321	350	361	345	339	-1.7
Other services, except public administration	278	286	290	276	283	290	285	284	-0.4
Government and government enterprises	951	940	932	904	900	914	923	930	0.8
Total	5,522	5,603	5,530	5,423	5,382	5,380	5,232	5,234	0

Table III.26.16 shows the real average earnings per job by industry for Washakie County. In 2017, the transportation and warehousing industry had the highest average earnings reaching 164,527 dollars. Between 2016 and 2017 the arts, entertainment, and recreation industry saw the largest percentage increase, rising by 31.9 percent to 11,970 dollars.

Table III.26.16
Real Earnings Per Job by Industry
 Washakie County
 BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	33,957	75,687	29,102	41,377	59,106	45,210	20,969	13,684	-34.7
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	83,576	114,399	105,787	90,349	80,005	68,712	55,050	43,847	-20.4
Utilities	104,888	110,019	106,574	105,181	110,319	110,582	113,601	106,239	-6.5
Construction	49,711	53,713	54,946	51,491	55,447	55,592	53,434	50,992	-4.6
Manufacturing	65,267	63,830	64,943	63,762	69,991	67,530	66,608	65,440	-1.8
Wholesale trade	44,352	44,127	46,837	46,870	42,410	45,418	48,052	51,654	7.5
Retail trade	31,264	27,991	30,548	31,117	30,996	31,593	33,233	31,471	-5.3
Transportation and warehousing	59,226	60,732	53,246	78,279	91,025	123,498	130,918	164,527	25.7
Information	58,140	56,388	57,275	52,479	51,477	51,461	51,650	53,746	4.1
Finance and insurance	49,904	31,968	36,879	36,966	36,032	31,869	35,313	35,797	1.4
Real estate and rental and leasing	15,022	14,804	20,974	23,117	23,157	22,973	20,604	20,565	-0.2
Professional and technical services	47,460	47,692	45,345	46,499	48,875	51,656	46,171	41,586	-9.9
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	0	0	0	0	0	0	0	0	0
Educational services	10,399	21,770	18,171	0	0	0	0	0	0
Health care and social assistance	43,630	45,189	46,810	0	0	0	0	0	0
Arts, entertainment, and recreation	9,512	9,284	9,076	9,287	11,576	10,498	9,077	11,970	31.9
Accommodation and food services	15,521	17,095	16,603	17,465	17,481	16,925	15,787	15,463	-2.1
Other services, except public administration	27,861	27,865	29,538	26,802	26,777	25,543	27,169	27,056	-0.4
Government and government enterprises	61,465	61,002	61,747	65,402	65,797	64,856	65,710	65,674	-0.1
Total	46,109	49,107	47,273	47,917	49,648	49,462	47,745	47,106	-1.3

Diagram III.26.6 shows real average earnings per job for Washakie County from 1990 to 2017. Over this period the average earning per job for Washakie County was 41,151 dollars, which was lower than the statewide average of 46,885 dollars over the same period.

Diagram III.26.6
Real Average Earnings Per Job
 Washakie County

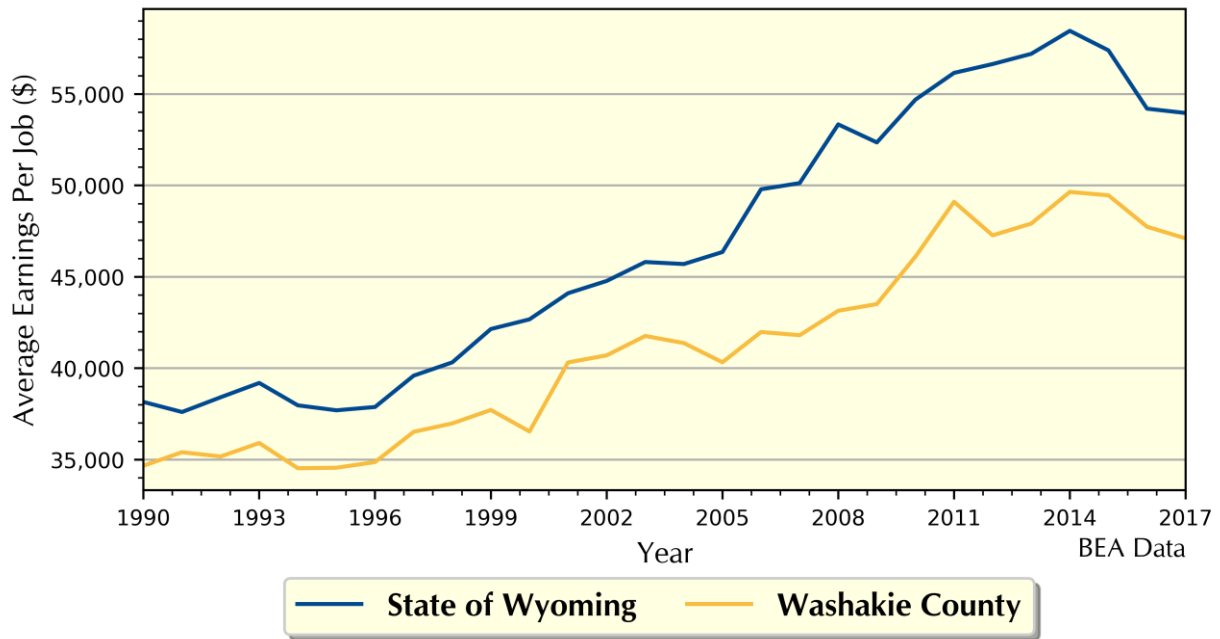
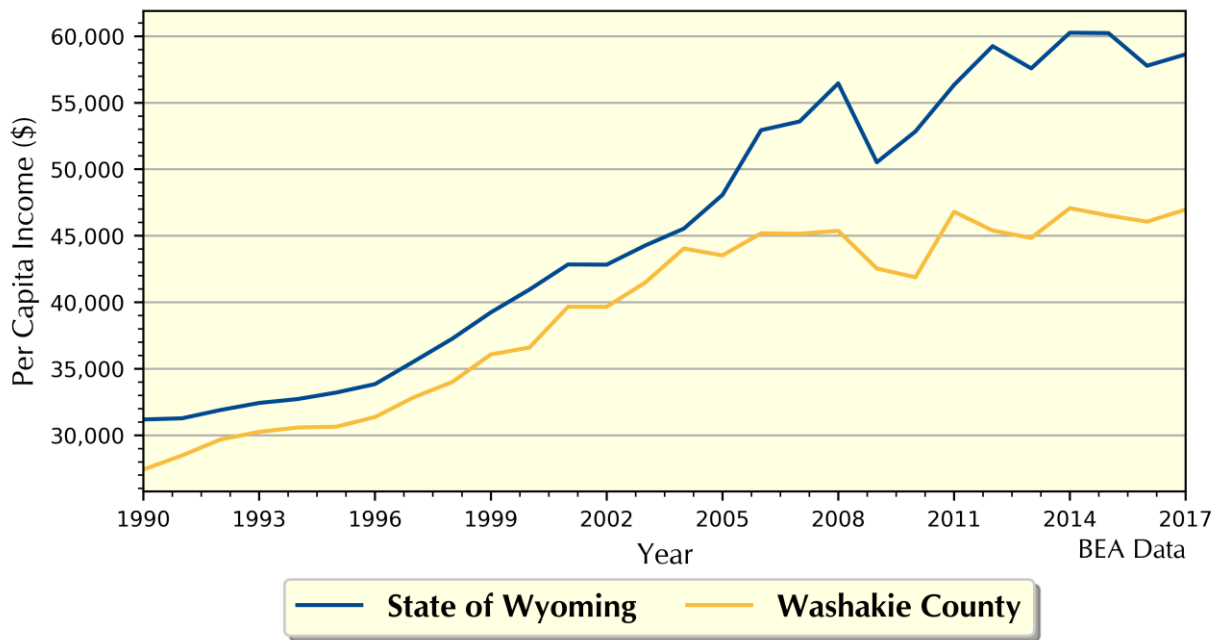


Diagram III.26.7 shows real per capita income for the Washakie County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Washakie County was 39,291 dollars, which was lower than the statewide average of 45,699 dollars over the same period.

Diagram III.26.7
Real Per Capita Income
 Washakie County



Poverty

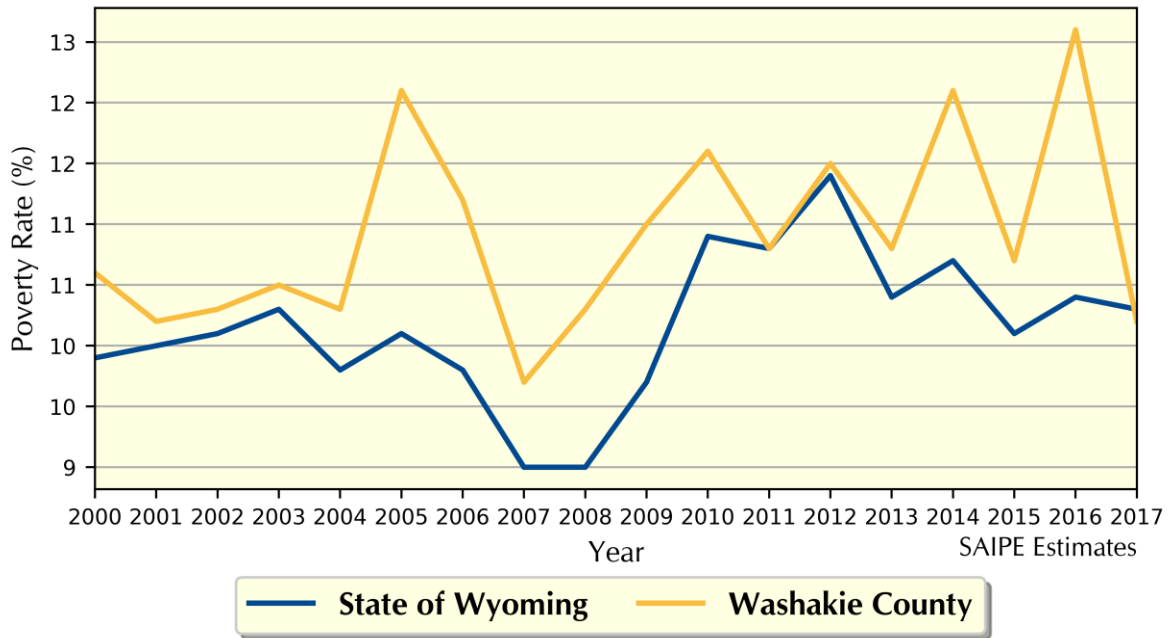
Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 1,022 in 2010 to 845.0 in 2017, with the poverty rate reaching 10.7 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.26.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.26.8 on the following page.

The rate of poverty for Washakie County is shown in Table III.26.18. In 2017, there were an estimated 869 people (16.7 percent) living in poverty, compared to 15.4 percent living in poverty in 2000. In 2017, some 9.8 percent of those in poverty were under age 6 and 3.8 percent were 65 or older.

Table III.26.17 Persons in Poverty Washakie County 2000–2017 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	877	11.1%
2001	836	10.7%
2002	836	10.8%
2003	860	11.0%
2004	837	10.8%
2005	971	12.6%
2006	893	11.7%
2007	776	10.2%
2008	825	10.8%
2009	889	11.5%
2010	1,022	12.1%
2011	945	11.3%
2012	993	12.0%
2013	941	11.3%
2014	1,030	12.6%
2015	916	11.2%
2016	1,060	13.1%
2017	845	10.7%

Table III.26.18 Poverty by Age City of Worland 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	60	7.6%	85	9.8%
6 to 17	234	29.6%	226	26.0%
18 to 64	364	46.0%	525	60.4%
65 or Older	133	16.8%	33	3.8%
Total	791	100.0%	869	100.0%
Poverty Rate	15.4%	.	16.7%	.

Diagram III.26.8
Poverty Rates
Washakie 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 Worland decreased from 2 authorizations in 2017 to 0 in 2018.

The real value of single-family building permits decreased from 0 dollars in 2016 to 409,040 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.26.19, as well as in Diagram III.26.9 and Diagram III.26.10.

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	25	0	8	24	57	143,324	69,228
1981	20	2	4	0	26	118,977	0
1982	47	0	4	0	51	92,540	0
1983	16	2	4	10	32	123,424	58,864
1984	11	0	0	0	11	152,460	0
1985	5	0	0	0	5	131,028	0
1986	3	0	0	24	27	61,471	62,711
1987	2	0	0	0	2	89,977	0
1988	0	0	0	0	0	0	0
1989	1	0	0	0	1	179,856	0
1990	0	0	0	0	0	0	0
1991	1	0	0	0	1	150,931	0
1992	2	0	0	0	2	158,223	0
1993	1	0	0	0	1	152,146	0
1994	3	0	0	0	3	175,936	0
1995	5	2	23	0	30	184,894	0
1996	2	0	0	0	2	203,469	0
1997	5	0	4	14	23	169,632	20,653
1998	3	0	0	0	3	160,967	0
1999	1	0	0	0	1	231,247	0
2000	0	0	0	0	0	0	0
2001	0	2	0	0	2	0	0
2002	0	0	0	0	0	0	0
2003	1	6	0	0	7	220,618	0
2004	3	4	0	0	7	80,719	0
2005	4	4	0	0	8	266,438	0
2006	6	2	0	0	8	142,787	0
2007	23	0	0	0	23	209,582	0
2008	5	0	0	0	5	241,770	0
2009	2	0	0	0	2	281,747	0
2010	1	0	0	0	1	149,305	0
2011	2	0	0	12	14	259,309	130,873
2012	0	0	0	0	0	0	0
2013	3	0	0	0	3	224,561	0
2014	3	0	0	0	3	264,381	0
2015	5	0	0	0	5	204,361	0
2016	0	0	0	0	0	0	0
2017	2	0	0	0	2	409,040	0
2018	0	0	0	0	0	0	0

Diagram III.26.9
Single-Family Permits
 City of Worland

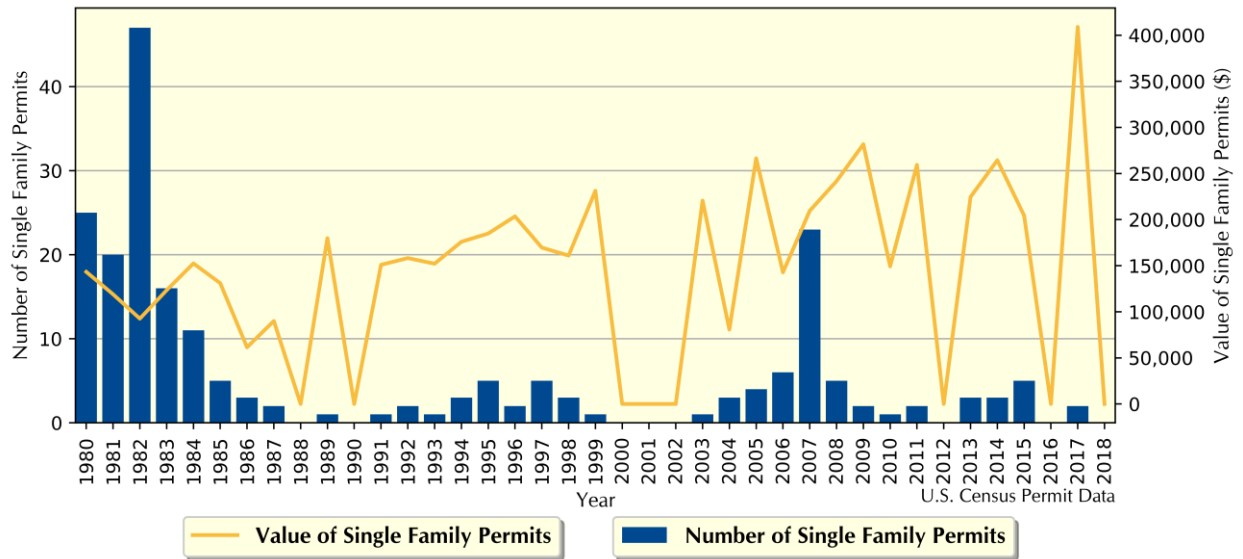
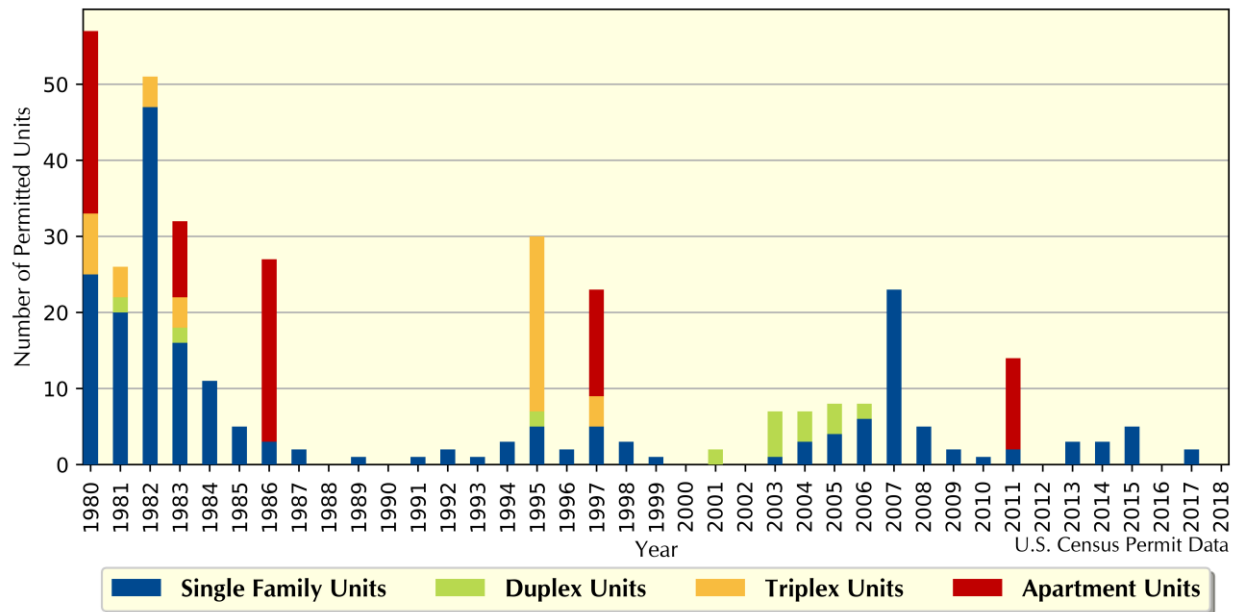


Diagram III.26.10
Total Permits by Unit Type
 City of Worland



Housing Characteristics

Households by type and tenure are shown in Table III.26.20. Family households represented 63.1 percent of households, while non-family households accounted for 36.9 percent. These changed from 64.0 percent and 36.0 percent, respectively.

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	1,479	64.0%	1,396	63.1%
Married-Couple Family	1,148	77.6%	1,049	75.1%
Owner-Occupied	980	85.4%	910	86.7%
Renter-Occupied	168	14.6%	139	13.3%
Other Family	331	22.4%	347	23.7%
Male Householder, No Spouse Present	103	31.1%	121	29.7%
Owner-Occupied	55	53.4%	66	54.5%
Renter-Occupied	48	46.6%	55	45.5%
Female Householder, No Spouse Present	228	68.9%	226	65.7%
Owner-Occupied	122	53.5%	93	41.2%
Renter-Occupied	106	46.5%	133	58.8%
Non-Family Households	831	36.0%	815	36.9%
Owner-Occupied	454	54.6%	521	63.9%
Renter-Occupied	377	45.4%	294	36.1%
Total	2,310	100.0%	2,211	100.0%

Table III.26.21 below shows housing units by type in 2010 and 2017. In 2010, there were 2,491 housing units, compared with 2,378 in 2017. Single-family units accounted for 73.8 percent of units in 2017, compared to 73.3 in 2010. Apartment units accounted for 3.6 percent in 2017, compared to 2.6 percent in 2010.

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,827	73.3%	1,756	73.8%
Duplex	73	2.9%	64	2.7%
Tri- or Four-Plex	227	9.1%	247	10.4%
Apartment	66	2.6%	86	3.6%
Mobile Home	298	12.0%	212	8.9%
Boat, RV, Van, Etc.	0	0%	13	0.5%
Total	2,491	100.0%	2,378	100.0%

Table III.26.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 2,378 housing units. An estimated 71.9 percent were owner-occupied, and 7.0 percent were vacant.

Table III.26.22				
Housing Units by Tenure				
City of Worland				
2010 Census & 2017 Five-Year ACS Data				
Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,310	93.4%	2,211	93.0%
Owner-Occupied	1,611	69.7%	1,590	71.9%
Renter-Occupied	699	30.3%	621	28.1%
Vacant Housing Units	163	6.6%	167	7.0%
Total Housing Units	2,473	100.0%	2,378	100.0%

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.26.23. Households earning more than 100,000 dollars per year represented 10.6 percent of households in 2017, compared to 12.0 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 11.8 percent of households in 2017, compared to 10.2 percent in 2010.

Table III.26.23				
Households by Income				
City of Worland				
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	230	10.2%	262	11.8%
\$15,000 to \$19,999	157	6.9%	114	5.2%
\$20,000 to \$24,999	140	6.2%	171	7.7%
\$25,000 to \$34,999	270	11.9%	302	13.7%
\$35,000 to \$49,999	434	19.2%	262	11.8%
\$50,000 to \$74,999	430	19.0%	574	26.0%
\$75,000 to \$99,999	332	14.7%	292	13.2%
\$100,000 or More	271	12.0%	234	10.6%
Total	2,264	100.0%	2,211	100.0%

Table III.26.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 1.6 percent of households in 2010 and 3.7 percent of households in 2017. Housing units built in 1939 or earlier represented 9.8 percent of households in 2017 and 9.7 percent of households in 2010.

Table III.26.24				
Households by Year Home Built				
City of Worland				
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	220	9.7%	217	9.8%
1940 to 1949	266	11.7%	135	6.1%
1950 to 1959	604	26.7%	530	24.0%
1960 to 1969	212	9.4%	340	15.4%
1970 to 1979	469	20.7%	573	25.9%
1980 to 1989	377	16.7%	153	6.9%
1990 to 1999	79	3.5%	111	5.0%
2000 to 2009	37	1.6%	81	3.7%
2010 or Later	.	.	71	3.2%
Total	2,264	100.0%	2,211	100.0%

The distribution of unit types by race are shown in Table III.26.25. An estimated 80.2 percent of white households occupy single-family homes, while 0 percent of black households do. Some 3.4 percent of white households occupied apartments, while 0 percent of black households do. An estimated 0 percent of Asian, and 100.0 percent of American Indian households occupy single-family homes.

Table III.26.25							
Distribution of Units in Structure by Race							
City of Worland							
2017 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	80.2%	0%	100.0%	0%	0%	39.4%	18.3%
Duplex	0%	0%	0%	0%	0%	0%	36.6%
Tri- or Four-Plex	8.6%	0%	0%	0%	0%	33.9%	0%
Apartment	3.4%	0%	0%	0%	0%	0%	0%
Mobile Home	7.8%	0%	0%	0%	0%	26.8%	29.3%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	15.9%
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.26.26. By 2017, for rent units accounted for 78.4 percent of vacant units, while for sale units accounted for 4.2 percent. “Other” vacant units accounted for 17.4 percent of vacant units, representing a total of 29 “other” vacant units.

Table III.26.26				
Disposition of Vacant Housing Units				
City of Worland				
2010 Census & 2017 Five-Year ACS Data				
Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	46	28.2%	131	78.4%
For Sale	17	10.4%	7	4.2%
Rented Not Occupied	3	1.8%	0	0%
Sold Not Occupied	11	6.7%	0	0%
For Seasonal, Recreational, or Occasional Use	11	6.7%	0	0%
For Migrant Workers	1	0.6%	0	0%
Other Vacant	74	45.4%	29	17.4%
Total	163	100.0%	167	100.0%

Table III.26.27, below shows the number of households in the county by number of bedrooms and tenure. There were 17 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 8.2 percent of total households in City of Worland. In City of Worland the 852 households with three bedrooms accounted for 28.2 percent of all households, and there were only 142 five-bedroom or more households, which accounted for 21.1 percent of all households.

Table III.26.27				
Households by Number of Bedrooms				
City of Worland				
2017 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	17	17	100.0
One	33	96	196	0.7
Two	291	293	670	8.2
Three	693	145	852	28.2
Four	465	36	501	35.8
Five or more	108	34	142	21.1
Total	2,211	621	2,378	100.0

The age of a structure influences its value. As shown in Table III.26.28, structures built in 1939 or earlier had a median value of, 99,600 while structures built between 1950 and 1959 had a median value of 138,600 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 Worland was 137,800.

Table III.26.28 Owner Occupied Median Value by Year Structure Built City of Worland 2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	99,600
1940 to 1949	120,000
1950 to 1959	138,600
1960 to 1969	95,800
1970 to 1979	152,500
1980 to 1989	203,700
1990 to 1999	0
2000 to 2009	236,100
2010 to 2013	0
2014 or later	0
Median Value	137,800

Household mortgage status is reported in Table III.26.29. In, City of Worland households with a mortgage accounted for 60.1 percent of all households or 955 housing units, and the remaining 55.9 percent or 889 units had no mortgage. Of those units with a mortgage, 54 had either a second mortgage or home equity loan, 12 had both a second mortgage and home equity loan, and 889 or 55.9 percent had no second mortgage or no home equity loan.

Table III.26.29 Mortgage Status City of Worland 2017 5-Year ACS Data		
Mortgage Status	City of Worland	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	955	60.1
With either a second mortgage or home equity loan, but not both	54	3.4
Second mortgage only	51	3.2
Home equity loan only	3	0.2
Both second mortgage and home equity loan	12	0.8
No second mortgage and no home equity loan	889	55.9
Housing units without a mortgage	635	39.9
Total	1,590	100.0%

Table III.26.30 lists the City of Worland median rent as \$519 and the median home value as \$137,800.

Table III.26.30 Median Rent City of Worland 2017 5-Year ACS Data	
Place	Rent
Median Rent	\$519
Median Home Value	\$137,800

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

Table III.26.31 Overcrowding and Severe Overcrowding City of Worland 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	1,510	100.0%	0	0%	0	0%	1,510
2017 Five-Year ACS	1,582	99.5%	8	0.5%	0	0%	1,590
Renter							
2010 Five-Year ACS	728	96.6%	26	3.4%	0	0%	754
2017 Five-Year ACS	605	97.4%	16	2.6%	0	0%	621
Total							
2010 Five-Year ACS	2,238	98.9%	26	1.1%	0	0%	2,264
2017 Five-Year ACS	2,187	98.9%	24	1.1%	0	0%	2,211

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 13 households with incomplete plumbing facilities in 2017, representing 0.6 percent of households in City of Worland. This is compared to 0 percent of households lacking complete plumbing facilities in 2010.

Table III.26.32		
Households with Incomplete Plumbing Facilities		
City of Worland		
2010 and 2017 Five-Year ACS Data		
Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	2,264	2,198
Lacking Complete Plumbing Facilities	0	13
Total Households	2,264	2,211
Percent Lacking	0%	0.6%

There were 13 households lacking complete kitchen facilities in 2017, compared to 12 households in 2010. This was a change from 0.5 percent of households in 2010 to 0.6 percent in 2017.

Table III.26.33		
Households with Incomplete Kitchen Facilities		
City of Worland		
2010 and 2017 Five-Year ACS Data		
Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	2,252	2,198
Lacking Complete Kitchen Facilities	12	13
Total Households	2,264	2,211
Percent Lacking	0.5%	0.6%

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 Worland 15.4 percent of households had a cost burden and 9.5 percent had a severe cost burden. Some 26.6 percent of renters were cost burdened, and 11.3 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 1.9 percent and a severe cost burden rate of 6.3 percent. Owner occupied households with a mortgage had a cost burden rate of 17.2 percent, and severe cost burden at 10.6 percent.

Table III.26.34
Cost Burden and Severe Cost Burden by Tenure

City of Worland
 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	730	72.3%	226	22.4%	54	5.3%	0	0%	1,010
2017 Five-Year ACS	690	72.3%	164	17.2%	101	10.6%	0	0%	955
Owner Without a Mortgage									
2010 Five-Year ACS	447	89.4%	34	6.8%	19	3.8%	0	0%	500
2017 Five-Year ACS	566	89.1%	12	1.9%	40	6.3%	17	2.7%	635
Renter									
2010 Five-Year ACS	532	70.6%	122	16.2%	50	6.6%	50	6.6%	754
2017 Five-Year ACS	330	53.1%	165	26.6%	70	11.3%	56	9.0%	621
Total									
2010 Five-Year ACS	1,709	75.5%	382	16.9%	123	5.4%	50	2.2%	2,264
2017 Five-Year ACS	1,586	71.7%	341	15.4%	211	9.5%	73	3.3%	2,211

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.26.35 shows that the HUD estimated MFI for Washakie County was \$69,700 in 2018. This compared to Wyoming’s MFI of \$79,600. Diagram III.26.11, illustrates the estimated MFI for 2000 through 2018 in Washakie County.

Year	MFI	State of Wyoming MFI
2000	39,400	44,700
2001	39,400	45,500
2002	39,400	47,200
2003	48,800	51,600
2004	51,000	54,500
2005	51,350	55,250
2006	54,300	58,800
2007	54,100	58,800
2008	55,600	59,450
2009	59,600	63,900
2010	61,600	66,100
2011	62,200	66,800
2012	63,100	67,700
2013	65,200	70,000
2014	67,700	71,400
2015	68,000	72,400
2016	66,300	73,300
2017	64,900	74,700
2018	69,700	79,600

Table III.26.36 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 169 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 120 owner-occupied 60 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 1,740 households without a housing problem.

**Diagram III.26.11
Estimated Median Family Income
Washakie County vs. Wyoming
HUD Data: 2000 - 2019**

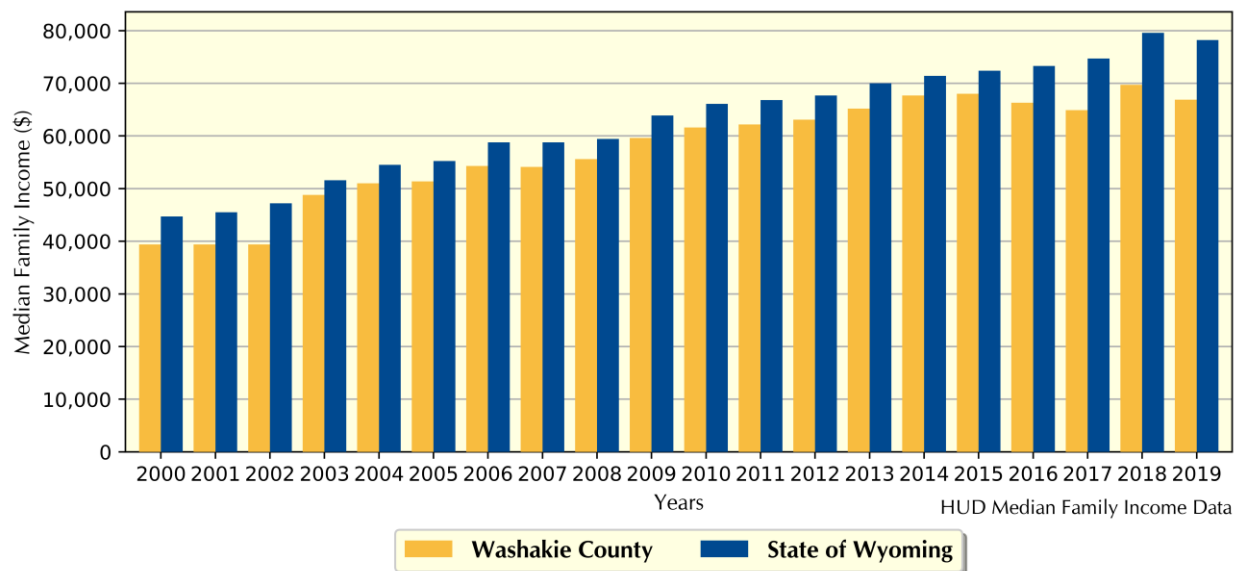


Table III.26.36
Housing Problems by Income and Tenure

City of Worland
 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)	10	0	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)	70	40	10	0	0	120
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	40	45	40	0	10	135
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	50	165	205	230	670	1,320
Total	170	250	255	230	680	1,585
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	15	0	0	15
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)	25	4	0	0	0	29
Housing cost burden greater than 50% of income (and none of the above problems)	60	0	0	0	0	60
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	25	140	4	0	0	169
Zero/negative income (and none of the above problems)	40	0	0	0	0	40
Has none of the 4 housing problems	90	70	160	55	45	420
Total	240	214	179	55	45	733
Total						
Lacking complete plumbing or kitchen facilities	0	0	15	0	0	15
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	10	0	0	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	25	4	0	0	0	29
Housing cost burden greater than 50% of income (and none of the above problems)	130	40	10	0	0	180
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	65	185	44	0	10	304
Zero/negative income (and none of the above problems)	40	0	0	0	0	40
Has none of the 4 housing problems	140	235	365	285	715	1,740
Total	410	464	434	285	725	2,318

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.26.37 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.26.37			
Households with Housing Problems by Income			
City of Worland			
2011-2015 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	125	110	235
30.1-50% HAMFI	85	150	235
50.1-80% HAMFI	50	19	69
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	10	0	10
Total	270	279	549
Without Housing Problems			
30% HAMFI or less	50	90	140
30.1-50% HAMFI	165	70	235
50.1-80% HAMFI	210	155	365
80.1-95% HAMFI	155	30	185
95 – 115% HAMFI	190	40	230
115.1% HAMFI or more	555	35	590
Total	1,325	420	1,745
Not Computed			
30% HAMFI or less	0	40.0	40
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	40.0	40
Total			
30% HAMFI or less	175	240	415
30.1-50% HAMFI	250	220	470
50.1-80% HAMFI	260	174	434
80.1-95% HAMFI	155	30	185
95 – 115% HAMFI	190	40	230
115.1% HAMFI or more	565	35	600
Total	1,595	739	2,334

horizon. As can be seen there were a total of 270 owner occupied and 279 renter occupied households experiencing a housing problem.

Table III.26.38 shows the total estimated housing by tenure for City of Worland. As can be seen, in 2030 there are estimated to be a total of 1,707 owner and 737 renter occupied households or a total of 2,444 households. By 2050 there are estimated to be 1,768 owner, 755 renter for a total of 2,523 households in City of Worland.

Year	Owner	Renter	Total
2017	1,711	652	2,363
2020	1,639	713	2,352
2025	1,675	726	2,401
2030	1,707	737	2,444
2035	1,733	746	2,479
2040	1,751	751	2,502
2045	1,761	754	2,515
2050	1,768	755	2,523

Table III.26.39, below shows the incremental housing demand for City of Worland. 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 85 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 Worland will see an additional 160 households, of which 40 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 34 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.26.39								
Incremental Housing Demand Forecast								
City of Worland								
Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	0	0	0	2	4	5	6
30.1-50%	0	0	0	0	3	6	8	9
50.1-80%	0	0	0	0	4	7	8	9
80.1-95%	0	0	0	0	2	4	5	6
95.1-115%	0	0	0	0	3	5	6	7
115+%	0	0	0	0	8	14	18	20
Total	0	0	0	0	22	40	50	57
Renter								
0-30%	0	20.0	24	28	31	32	33	33
30.1-50%	0	18.0	22	25	28	29	30	31
50.1-80%	0	14.0	17	20	22	23	24	24
80.1-95%	0	2.0	3.0	3.0	4	4	4	4
95.1-115%	0	3.0	4.0	5.0	5	5	6	6
115+%	0	3.0	4	4	4	5	5	5
Total	0	61	74	85	94	99	102	103
Total								
0-30%	0	20.0	24	28	33	37	39	40
30.1-50%	0	18.0	22	25	31	36	38	40
50.1-80%	0	14	17	20	26	30	32	34
80.1-95%	0	2.0	3	3	6	8	9	10
95.1-115%	0	3.0	4	5	8	10	11	12
115+%	0	3	4	4	12	19	23	25
Total	0	61	74	85	116	139	152	160

Table III.26.40 shows the Incremental Total Housing Need Forecast for City of Worland. 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 536 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 347 owner and 349 renter occupied households for a total of 696 quality households.

Table III.26.40
Incremental Total Housing Need Forecast
 City of Worland
 Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	134	128	131	134	137	138	140	140
30.1-50%	91	87	89	91	95	97	99	100
50.1-80%	54	51	53	54	57	60	62	63
80.1-95%	0	0	0	0	2	4	5	6
95.1-115%	0	0	0	0	3	5	6	7
115+%	11	10	11	11	19	25	28	31
Total	290	277	284	289	312	330	340	347
Renter								
0-30%	97	117	121	125	128	129	130	131
30.1-50%	132	151	154	158	160	162	163	163
50.1-80%	17	31	34	37	39	40	41	41
80.1-95%	0	2.0	3	3	4	4	4	4
95.1-115%	0	3.0	4.0	5	5	5	6	6
115+%	0	3	4	4	4	5	5	5
Total	246	307	320	331	340	345	348	349
Total								
0-30%	231	245	252	258	264	268	270	271
30.1-50%	224	238	244	249	255	259	262	263
50.1-80%	70	83	87	90	96	100	103	104
80.1-95%	0	2	3	3	6	8	9	10
95.1-115%	0	3	4	5	8	10	11	12
115+%	11	13	14	15	23	30	33	36
Total	536	585	604	620	652	675	688	696