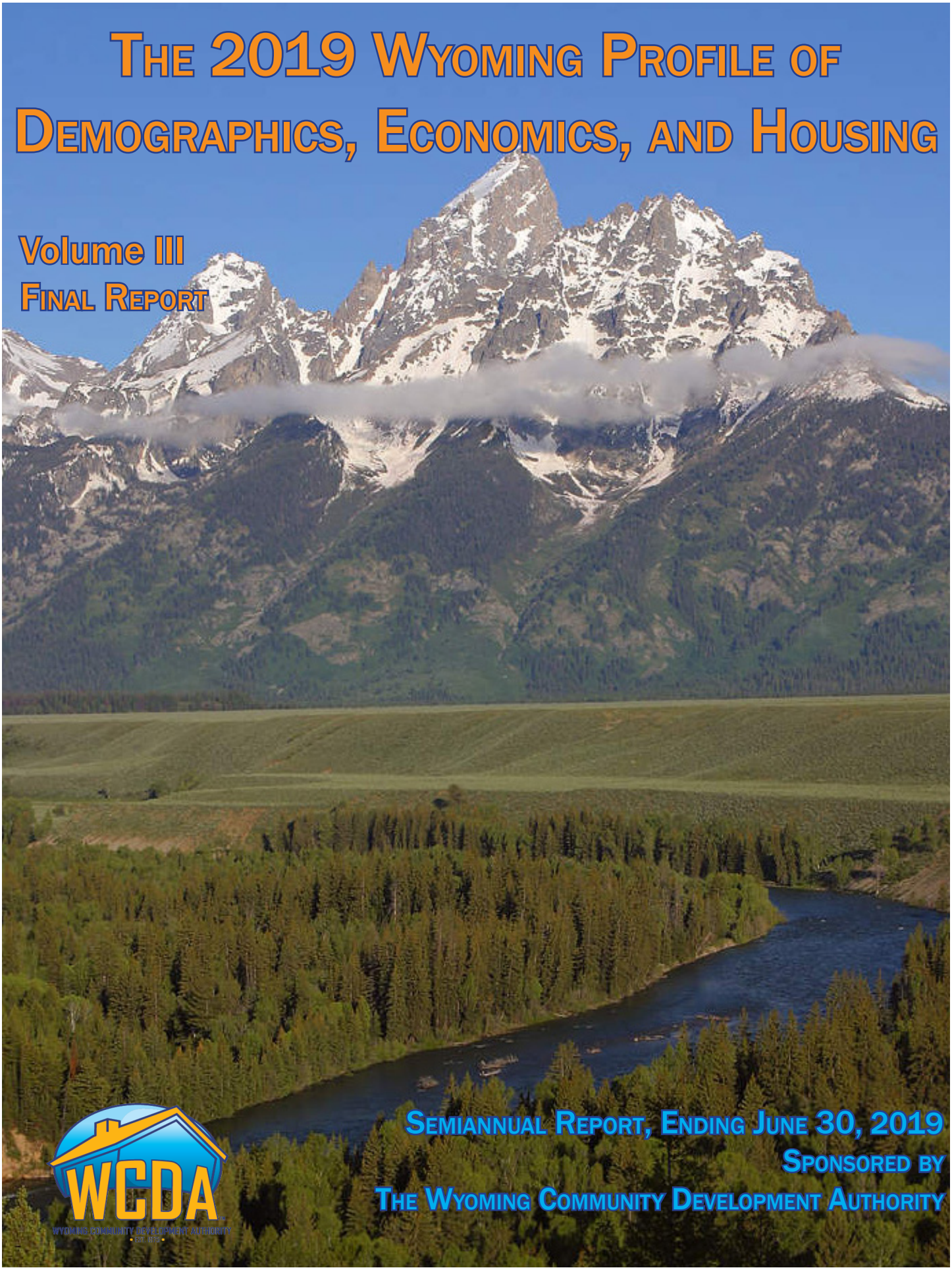
The 2019 Wyoming Profile of Demographics, Economics, and Housing

Volume III
Final Report



Semiannual Report, Ending June 30, 2019

Sponsored by

The Wyoming Community Development Authority

City of Buffalo

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

Population Estimates

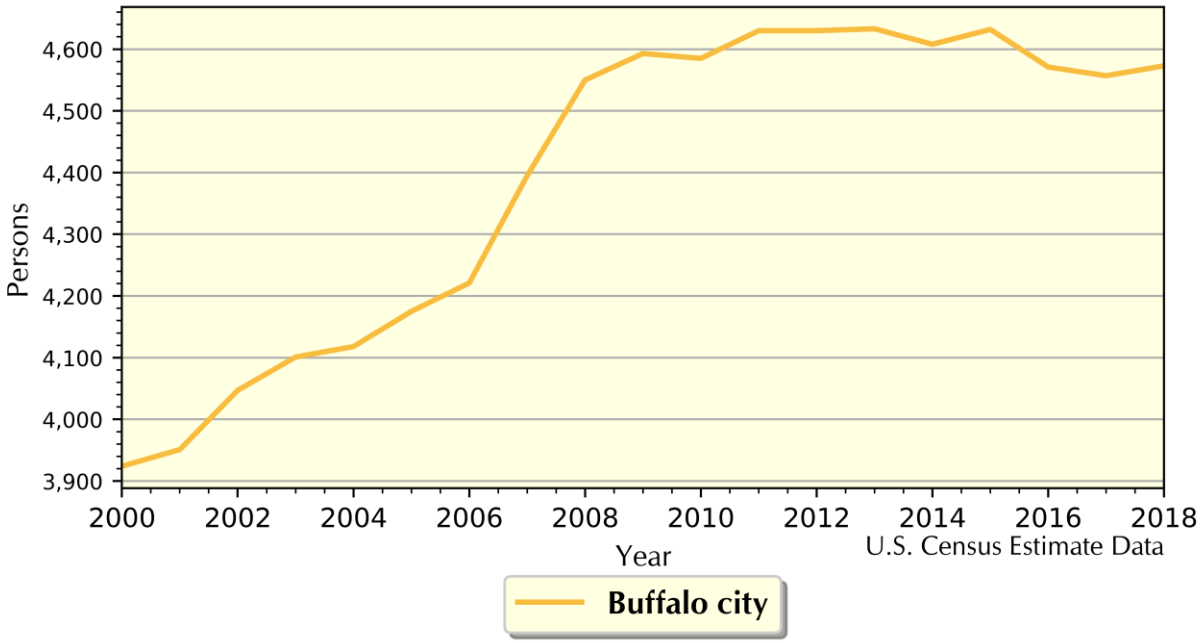
Table III.1.1 shows the population estimates for the City of Buffalo. In 2018, the city's population was 4,573, a 0.4% change from 2017. The population decreased -0.3 percent since 2010, from 4,585 people to 4,573 people in 2018. This data is also displayed in Diagram III.1.1 on the following page.

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 Buffalo. Although a city may span several counties, for the county level data pieces, Johnson County was selected. For a more in-depth county level view, please refer to Johnson County in Volume II of this profile.

Table III.1.1
Population Estimates
City of Buffalo
Census Population Estimates

Year	Population	Percent Yearly Change
2000	3,924	.
2001	3,951	0.7%
2002	4,047	2.4%
2003	4,101	1.3%
2004	4,118	0.4%
2005	4,175	1.4%
2006	4,221	1.1%
2007	4,395	4.1%
2008	4,550	3.5%
2009	4,593	0.9%
2010	4,585	-0.2%
2011	4,630	1.0%
2012	4,630	0%
2013	4,633	0.1%
2014	4,608	-0.5%
2015	4,632	0.5%
2016	4,571	-1.3%
2017	4,557	-0.3%
2018	4,573	0.4%

Diagram III.1.1
Population Estimates
City of Buffalo



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

Table III.1.2
In-Migration by Age Cohort
City of Buffalo
Wyoming DOT Data

Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
					In				
14-17	0	0	3	5	3	0	1	3	2
18-22	8	16	8	17	11	13	16	12	6
23-25	19	11	19	18	15	9	14	16	4
26-35	18	42	57	48	43	39	41	45	19
36-45	12	34	39	29	33	35	32	29	28
46-55	9	28	37	29	25	38	26	32	20
56-65	15	27	32	41	31	36	41	38	22
66 +	6	16	21	19	19	25	30	30	20
Total	**79**	**174**	**216**	**206**	**180**	**195**	**201**	**205**	**121**

The shaded areas in Diagram III.1.2 and Diagram III.1.3 represents in and out- migration, with the white line depicting net migration. The maximum net migration occurred in 2008 with 171 people entering and the lowest net migration occurred in 2018 with 43 leaving Johnson County.

Diagram III.1.2
In-Migration
City of Buffalo
2011 – 2019 First Half

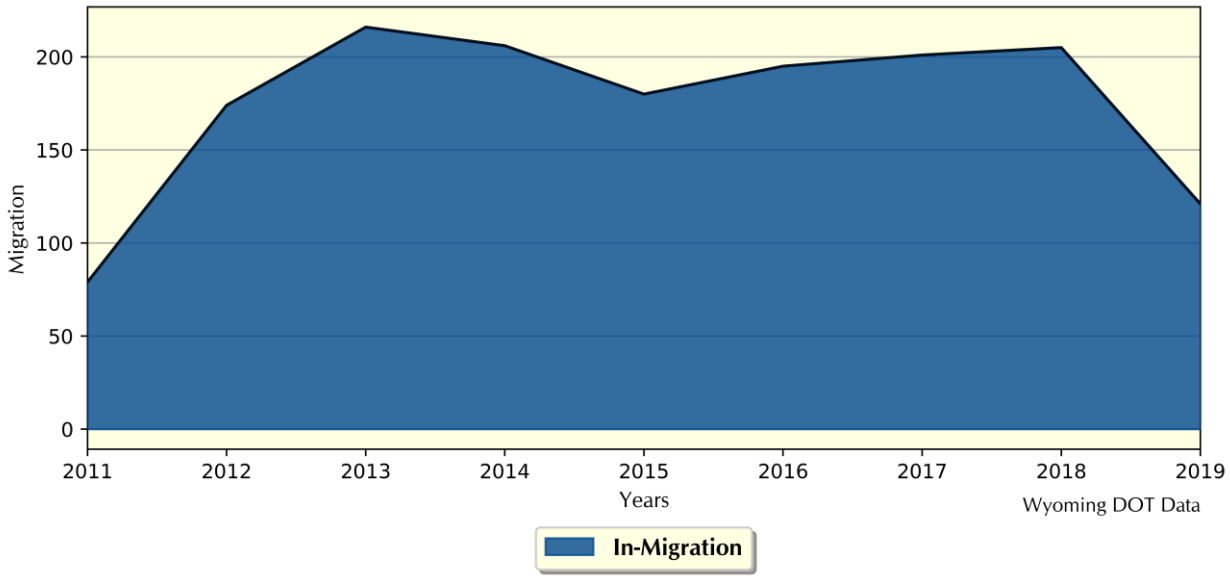


Diagram III.1.3
Migration Trends
Johnson County
2000 – 2019 First Half

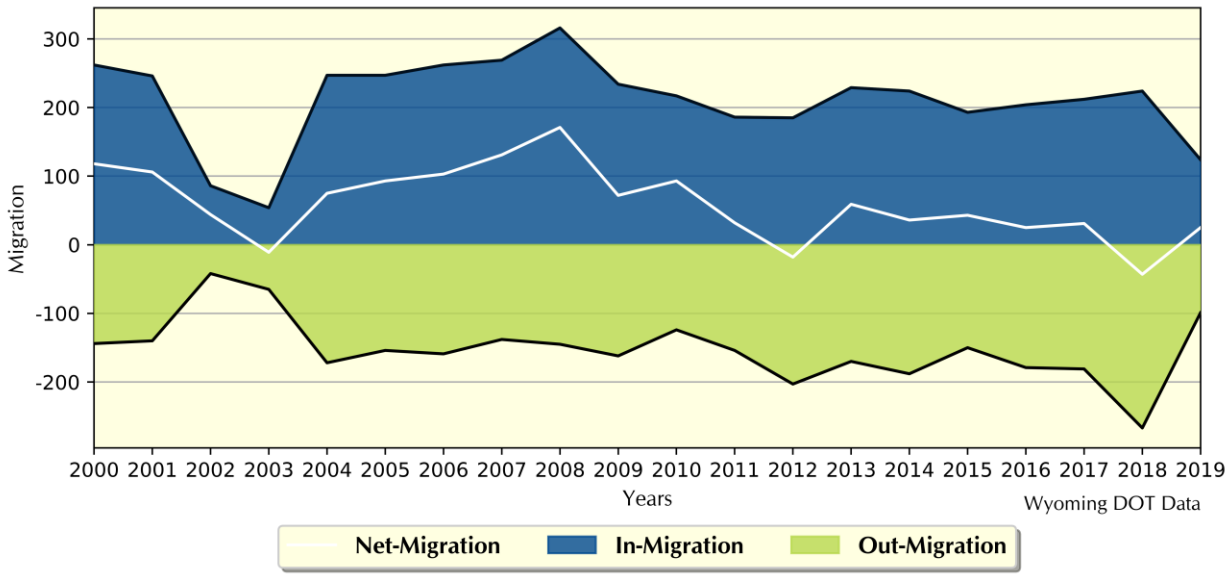


Table III.1.3 shows net-migration for Johnson County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 46 to 55, with 8.0 persons entering Johnson County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 5 persons leaving Johnson County.

Table III.1.3
Net-Migration by Age Range
Johnson County
Wyoming DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
						Net						
14-17	2	3	2	-5	-2	1	5	0	-3	-1	-1	-1
18-22	0	-1	4	-5	-5	-9	-1	3	-6	-2	-14	-1
23-25	5	5	4	3	-12	2	-2	-3	-3	3	-8	0
26-35	50	36	33	8	-1	23	6	15	11	9	10	-5
36-45	56	19	16	8	7	13	6	11	7	6	-16	7
46-55	32	3	24	-5	-1	10	2	11	10	10	-6	8
56-65	18	2	11	20	-2	13	23	10	10	2	9	5
66 +	8	5	-1	8	-2	6	-3	-4	-1	4	-17	12
Total	171	72	93	32	-18	59	36	43	25	31	-43	25

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 data[1], 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 Buffalo population by race and ethnicity is shown in Table III.1.4. The white population decreased by 3.4 percent, representing 92.3 percent of the population in 2017, compared with the black population, which increased by 306.2 percent and accounted for 2.0 percent of the population. The Hispanic population represented 1.5 percent of the population, which increased from 276 to 404 people between 2010 and 2017, or by 46.4 percent.

Table III.1.4
Population by Race and Ethnicity
City of Buffalo
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	4,378	95.5%	4,251	92.3%
Black	12	0.3%	91	2.0%
American Indian	72	1.6%	126	2.7%
Asian	30	0.7%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	36	0.8%	41	0.9%
Two or More Races	57	1.2%	97	2.1%
Total	**4,585**	**100.0%**	**4,606**	**100.0%**
Non-Hispanic	4,426	96.5%	4,538	98.5%
Hispanic	159	3.5%	68	1.5%

The change in race and ethnicity between 2010 and 2017 is shown in Table III.1.5. During this time, the total non-Hispanic population was 4,538 persons in 2017. The Hispanic population was 68.

Table III.1.5
Population by Race and Ethnicity
City of Buffalo
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	4,279	96.7%	4,251	93.7%
Black	12	0.3%	91	2.0%
American Indian	56	1.3%	126	2.8%
Asian	30	0.7%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	6	0.1%	0	0%
Two or More Races	43	1.0%	70	1.5%
Total Non-Hispanic	**4,426**	**100.0%**	**4,538**	**100.0%**
Hispanic				
White	99	62.3%	0	0%
Black	0	0%	0	0%
American Indian	16	10.1%	0	0%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	30	18.9%	41	60.3%
Two or More Races	14	8.8%	27	39.7%
Total Non-Hispanic	**159**	**100.0**	**68**	**100.0%**
Total Population	**4,585**	**100.0%**	**4,606**	**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.1.6, between 2000 and 2010, the institutionalized population changed 7.6 percent in City of Buffalo, from 66 people in 2000 to 71 in 2010. The non-institutionalized population changed -100.0%, from 29 in 2000 to 0 in 2010.

Table III.1.6
Group Quarters Population
City of Buffalo
2000 & 2010 Census SF1 Data

Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	16	24.2%	30	42.3%	87.5%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	50	75.8%	41	57.7%	-18.0%
Other Institutions	0	0%	0	0%	0%
Total	**66**	**100.0%**	**71**	**100.0%**	**7.6%**
Non-Institutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	29	100.0%	0	0%	-100.0%
Total	**29**	**100.0%**	**0**	**100.0%**	**-100.0%**
Group Quarters Population	**95**	**100.0%**	**71**	**100.0%**	**-25.3%**

Foreign Born Populations

The number of foreign born persons is shown in Table III.1.7. An estimated 1.1 percent of the population was born in Other Middle Africa, some 0.3 percent were born in U K excluding England Scotland, and another 0 percent were born in Afghanistan .

Table III.1.7
Place of Birth for the Foreign-Born Population
City of Buffalo
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Other Middle Africa	49	1.1%
#2 country of origin	U K excluding England Scotland	13	0.3%
#3 country of origin	Afghanistan	0	0%
#4 country of origin	Africa n.e.c	0	0%
#5 country of origin	Albania	0	0%
#6 country of origin	Argentina	0	0%
#7 country of origin	Armenia	0	0%
#8 country of origin	Asia n.e.c	0	0%
#9 country of origin	Australia	0	0%
#10 country of origin	Austria	0	0%

Limited English Proficiency and the language spoken at home are shown in Table III.1.8. An estimated 0 percent (0 people) of the population speaks Arabic at home, followed by 0 percent (0 people) speaking Chinese.

Table III.1.8
Limited English Proficiency and Language Spoken at Home
City of Buffalo
2017 Five-Year ACS

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

Disability

Disability by age, as estimated by the 2017 ACS, is shown in Table III.1.9. The disability rate for females was 17.6 percent, compared to 15.3 percent for males. The disability rate grew precipitously higher with age, with 67.7 percent of those over 75 experiencing a disability.

Table III.1.9
Disability by Age
City of Buffalo
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	41	6.7%	30	12.4%	71	8.3%
18 to 34	0	0%	28	13.3%	28	4.6%
35 to 64	113	12.0%	109	12.2%	222	12.1%
65 to 74	101	29.4%	46	18.3%	147	24.7%
75 or Older	148	69.8%	122	65.2%	270	67.7%
Total	**403**	**15.3%**	**335**	**17.6%**	**738**	**16.2%**

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.1.10. Some 5.1 percent have an ambulatory disability, 6.4 percent have an independent living disability, and 2.3 percent have a self-care disability.

Table III.1.10
Total Disabilities Tallied: Aged 5 and Older
City of Buffalo
2017 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	289	6.4%
Vision disability	79	1.7%
Cognitive disability	285	6.6%
Ambulatory disability	218	5.1%
Self-Care disability	100	2.3%
Independent living disability	220	6.4%

Education and Employment

Education and employment data from the City of Buffalo 2017 Five-Year ACS is presented in Table III.1.11, Table III.1.12, and Table III.1.13. In 2017, 2,318 people were in the labor force, including 2,167 employed and 151 unemployed people. The unemployment rate for City of Buffalo was estimated at 6.5 percent in 2017.

Table III.1.11
Employment, Labor Force and Unemployment
City of Buffalo
2017 Five-Year ACS Data

Employment Status	2017 Five-Year ACS
Employed	2,167
Unemployed	151
Labor Force	**2,318**
Unemployment Rate	6.5%

Table III.1.12 and Table III.1.13 show educational attainment in City of Buffalo. In 2017, 96.1 percent of households had a high school education or greater, including 36.9 percent with a high school diploma or equivalent, 34.4 percent with some college, 15.9 percent with a Bachelor's Degree, and 8.9 percent with a graduate or professional degree.

Table III.1.12
High School or Greater Education
City of Buffalo
2017 Five-Year ACS Data

Education Level	Households
High School or Greater	2,051
Total Households	2,135
Percent High School or Above	**96.1%**

Table III.1.13
Educational Attainment
City of Buffalo
2017 Five-Year ACS Data

Education Level	Population	Percent
Less Than High School	135	3.9%
High School or Equivalent	1,290	36.9%
Some College or Associates Degree	1,200	34.4%
Bachelor's Degree	557	15.9%
Graduate or Professional Degree	311	8.9%
Total Population Above 18 years	**3,493**	**100.0%**

ECONOMICS

Labor Force

Table III.1.14 shows the labor force statistics for Johnson County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2006 with a rate of 3.1 percent. The highest level of unemployment occurred during 2009 rising to a rate of 7.5 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 Johnson County decreased from 4.2 percent in 2017 to 4.0 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.1.14
Labor Force Statistics
Johnson County
1990 - 2018 BLS Data

Year	City of Buffalo				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	165	3,250	3,415	4.8%	5.3%
1991	177	3,182	3,359	5.3%	5.2%
1992	191	3,104	3,295	5.8%	5.6%
1993	155	3,186	3,341	4.6%	5.3%
1994	140	3,476	3,616	3.9%	5.0%
1995	135	3,455	3,590	3.8%	4.8%
1996	140	3,601	3,741	3.7%	4.9%
1997	161	3,558	3,719	4.3%	4.8%
1998	150	3,593	3,743	4.0%	4.7%
1999	130	3,788	3,918	3.3%	4.6%
2000	135	3,438	3,573	3.8%	3.9%
2001	137	3,388	3,525	3.9%	3.8%
2002	139	3,436	3,575	3.9%	4.0%
2003	160	3,492	3,652	4.4%	4.3%
2004	134	3,578	3,712	3.6%	3.8%
2005	142	3,641	3,783	3.8%	3.6%
2006	119	3,696	3,815	3.1%	3.2%
2007	129	3,759	3,888	3.3%	2.8%
2008	133	3,919	4,052	3.3%	3.1%
2009	308	3,792	4,100	7.5%	6.3%
2010	309	4,226	4,535	6.8%	6.4%
2011	284	4,233	4,517	6.3%	5.8%
2012	238	4,234	4,472	5.3%	5.3%
2013	227	4,251	4,478	5.1%	4.7%
2014	201	4,273	4,474	4.5%	4.1%
2015	207	3,999	4,206	4.9%	4.3%
2016	226	3,985	4,211	5.4%	5.3%
2017	175	4,020	4,195	4.2%	4.2%
2018	168	4,043	4,211	4.0%	4.1%

Diagram III.1.4 shows the employment and labor force for Johnson County. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 4,043 persons, with the labor force reaching 4,211, indicating there were a total of 168 unemployed persons.

Diagram III.1.4
Employment and Labor Force
Johnson County
1990 – 2017 BLS Data

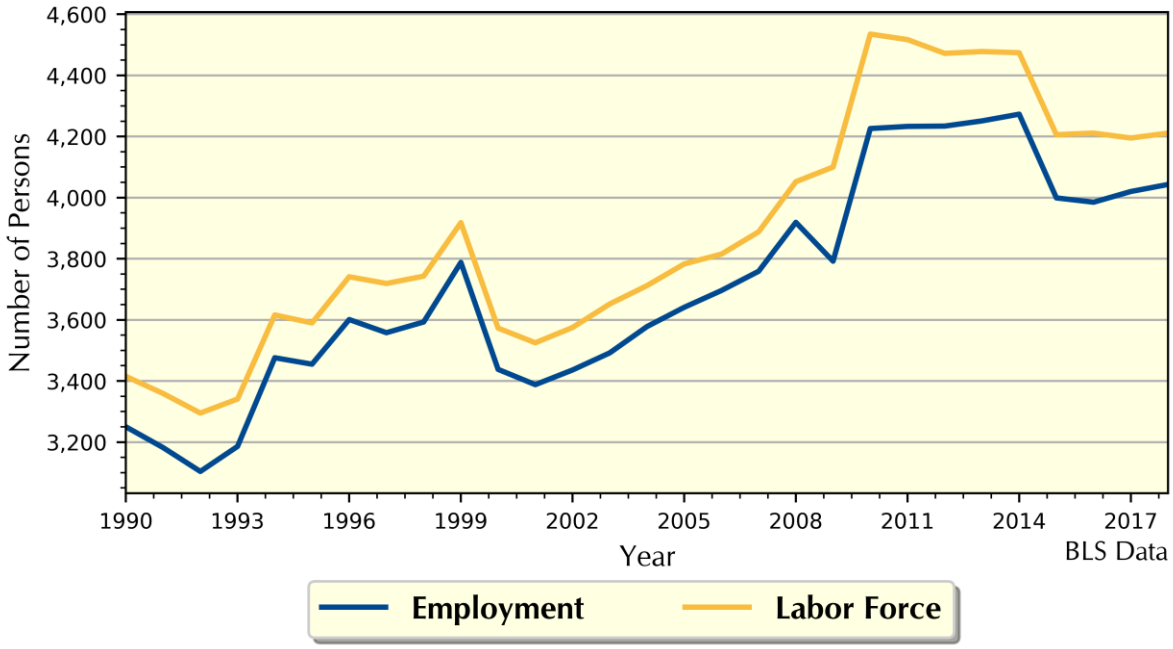
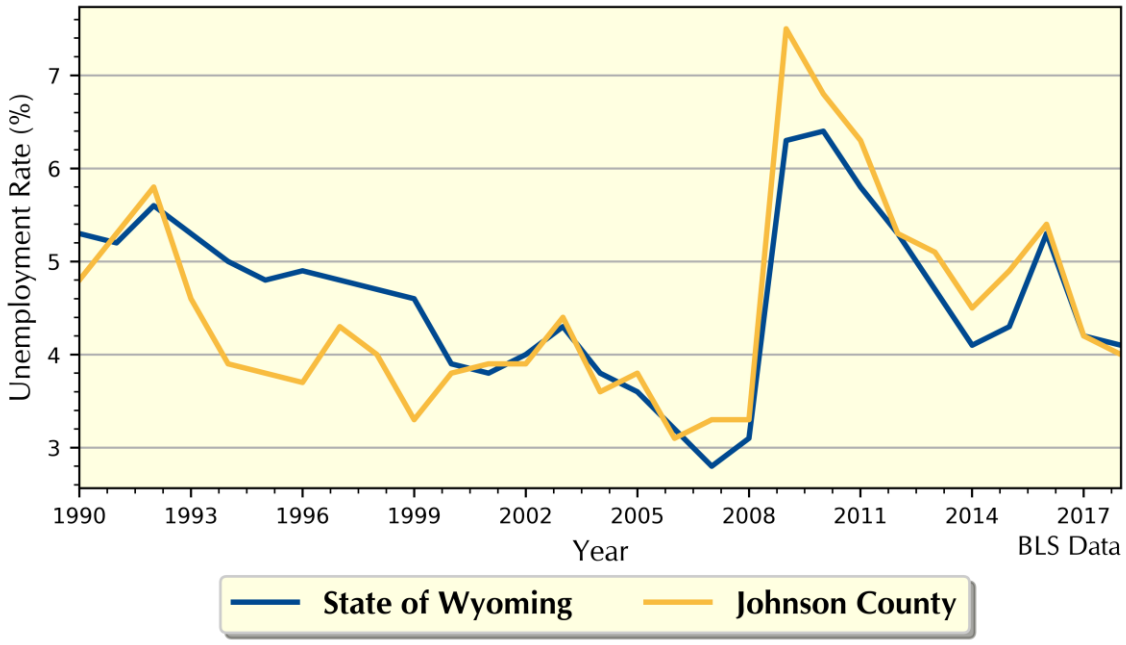


Diagram III.1.5 shows the unemployment rate for both the State and Johnson County. During the 1990's the average rate for Johnson County was 4.3 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.1 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 5.2 percent. Over the course of the entire period the Johnson County had an average unemployment rate that lower than the State, 4.5 percent for Johnson County, versus 4.6 statewide.

Diagram III.1.5
Annual Unemployment Rate
Johnson 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.1.15 shows the total employment by industry for the Johnson County. The most recent estimates show the government and government enterprises industry was the largest employer in Johnson County, with employment reaching 1,038 jobs in 2017. Between 2016 and 2017, the mining industry saw the largest percentage increase, rising by 20.4 percent to 449 jobs.

Table III.1.15
Employment by Industry
Johnson County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	406	432	449	447	448	463	464	484	4.3
Forestry, fishing, related activities, and other	137	148	144	125	141	123	146	139.0	-4.8
Mining	420	400	507	474	466	384	373	449	20.4
Utilities	16	13	12	10	11	11	12	12	0
Construction	536	504	525	589	701	441	410	385	-6.1
Manufacturing	77	78	92	101	108	115	120	139	15.8
Wholesale trade	101	90	91	79	80	96	95	95	0
Retail trade	501	507	498	493	509	535	567	589	3.9
Transportation and warehousing	166	162	157	156	152	151	148	0	-100.0
Information	53	53	60	53	50	56	68	69	1.5
Finance and insurance	309	313	330	313	316	324	405	416	2.7
Real estate and rental and leasing	465	471	513	538	555	579	636	651	2.4
Professional and technical services	240	221	254	257	290	291	363	376	3.6
Management of companies and enterprises	0	13	17	18	19	20	30	0	-100.0
Administrative and waste services	0	174	163	160	120	122	128	133	3.9
Educational services	0	0	0	0	0	0	62	64	3.2
Health care and social assistance	0	0	0	0	0	0	249	246	-1.2
Arts, entertainment, and recreation	150	142	164	170	173	165	179	180	0.6
Accommodation and food services	553	550	532	556	564	570	549	531	-3.3
Other services, except public administration	245	251	249	252	274	281	284	283	-0.4
Government and government enterprises	1,059	1,045	1,053	1,048	1,038	1,032	1,039	1,038	-0.1
Total	**5,916**	**5,862**	**6,120**	**6,157**	**6,355**	**6,072**	**6,327**	**6,458**	**2.1**

Table III.1.16 shows the real average earnings per job by industry for Johnson County. In 2017, the utilities industry had the highest average earnings reaching 129,018 dollars. Between 2016 and 2017, the manufacturing industry saw the largest percentage increase, rising by 44.9 percent to 21,107 dollars.

Table III.1.16
Real Earnings Per Job by Industry
Johnson County
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	1,307	28,617	11,577	28,594	62,383	33,559	19,757	15,893	-19.6
Forestry, fishing, related activities, and other	22,098	18,296	17,570	27,451	27,778	35,773	22,396	14,088	-37.1
Mining	29,686	46,369	46,955	56,414	32,805	32,870	34,313	44,641	30.1
Utilities	99,991	124,527	110,111	130,180	132,207	135,890	125,560	129,018	2.8
Construction	51,927	53,060	63,074	70,827	78,490	65,419	46,087	37,260	-19.2
Manufacturing	18,376	22,875	19,894	17,486	17,202	15,792	14,571	21,107	44.9
Wholesale trade	30,714	36,175	39,776	38,834	28,372	32,996	39,519	40,592	2.7
Retail trade	20,960	21,641	20,597	20,456	20,253	20,048	18,475	20,028	8.4
Transportation and warehousing	40,848	52,770	51,031	58,338	53,763	65,793	57,014	0	0
Information	60,220	45,636	25,187	25,586	27,063	27,765	28,072	39,704	41.4
Finance and insurance	30,541	28,484	29,022	27,627	26,312	26,052	20,914	21,012	0.5
Real estate and rental and leasing	21,513	27,630	24,475	22,154	24,436	25,535	19,021	9,109	-52.1
Professional and technical services	41,174	43,304	39,553	45,246	45,944	36,735	27,129	28,149	3.8
Management of companies and enterprises	0	15,663	7,338	7,292	6,836	5,899	-10,212	0	0
Administrative and waste services	0	12,737	17,885	25,317	38,584	44,675	32,684	25,204	-22.9
Educational services	0	0	0	0	0	0	12,655	11,520	-9.0
Health care and social assistance	0	0	0	0	0	0	31,662	30,133	-4.8
Arts, entertainment, and recreation	11,523	8,960	10,494	10,338	7,520	9,762	12,376	15,112	22.1
Accommodation and food services	19,730	20,687	21,905	18,194	19,873	22,327	24,038	20,371	-15.3
Other services, except public administration	29,102	29,622	33,883	35,412	33,240	32,258	29,036	29,048	0
Government and government enterprises	63,489	62,081	63,815	69,189	72,130	72,331	72,206	70,773	-2.0
Total	**33,520**	**37,045**	**36,716**	**40,690**	**42,992**	**38,910**	**33,761**	**31,688**	**-6.1**

Diagram III.1.6 shows real average earnings per job for Johnson County from 1990 to 2017. Over this period, the average earning per job for Johnson County was 32,457 dollars, which was lower than the statewide average of 46,885 dollars over the same period.

Diagram III.1.6
Real Average Earnings Per Job
Johnson County

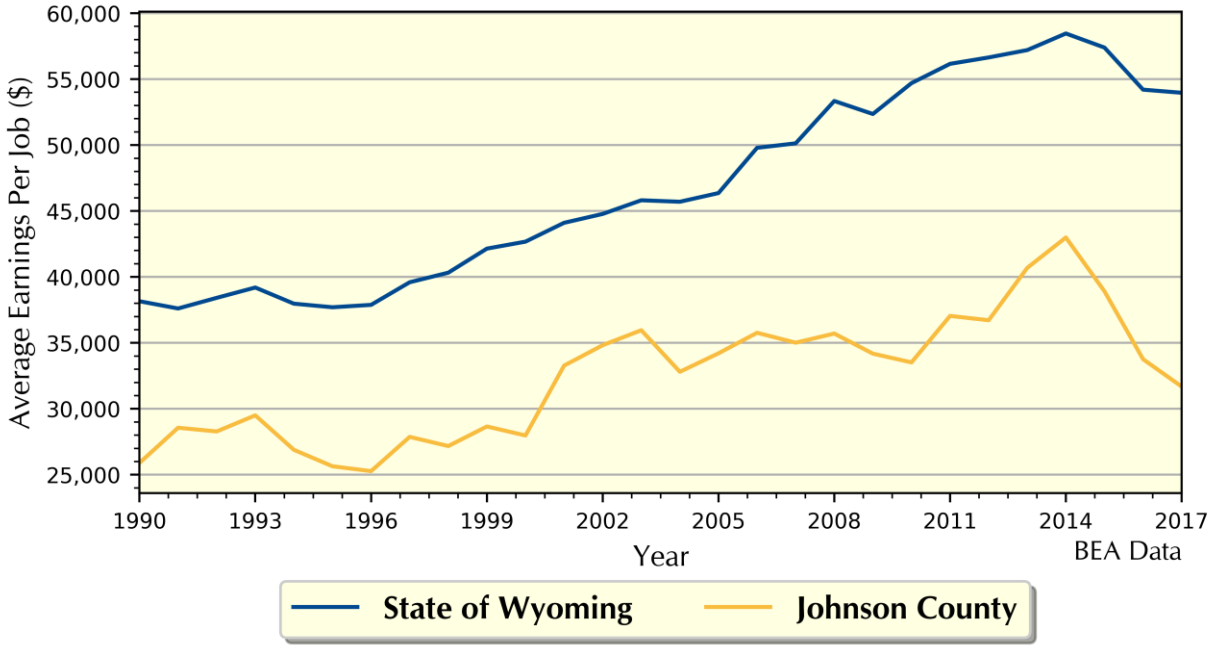
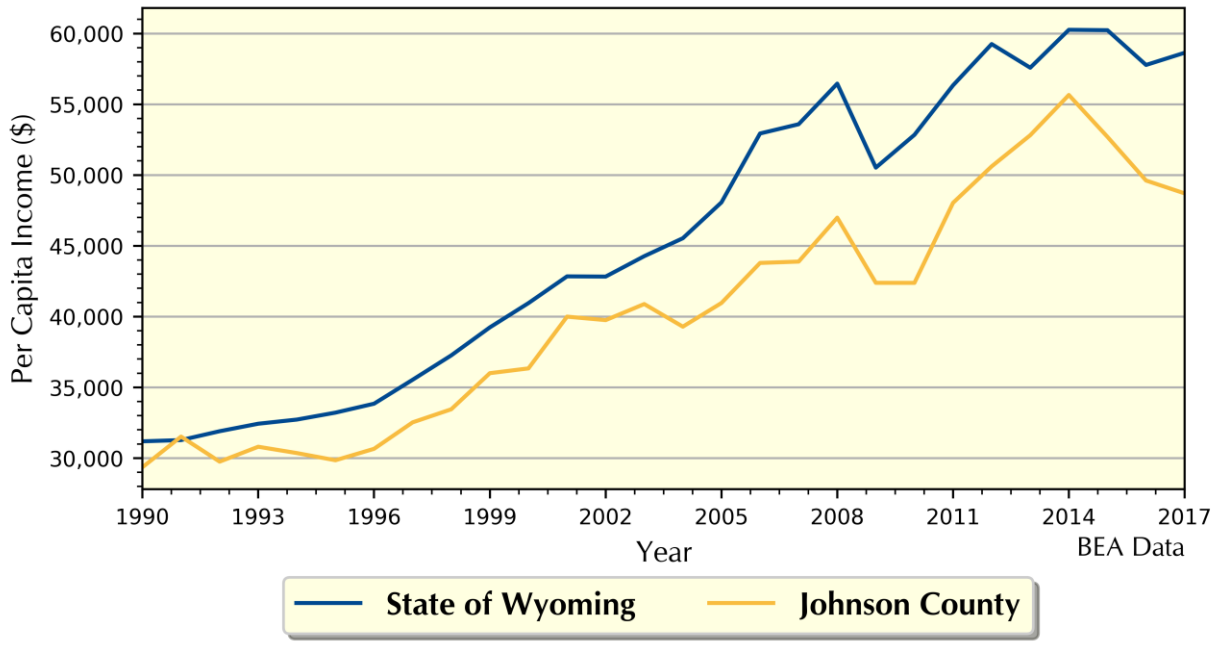


Diagram III.1.7 shows real per capita income for the Johnson County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Johnson County was 40,324 dollars, which was lower than the statewide average of 45,699 dollars over the same period.

Diagram III.1.7
Real Per Capita Income
Johnson 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 827 in 2010 to 792.0 in 2017, with the poverty rate reaching 9.5 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.1.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.1.8 on the following page.

The rate of poverty for Johnson County is shown in Table III.1.18. In 2017, there were an estimated 660 people (14.6 percent) living in poverty, compared to 10.4 percent living in poverty in 2000. In 2017, some 3.5 percent of those in poverty were under age 6 and 16.2 percent were 65 or older.

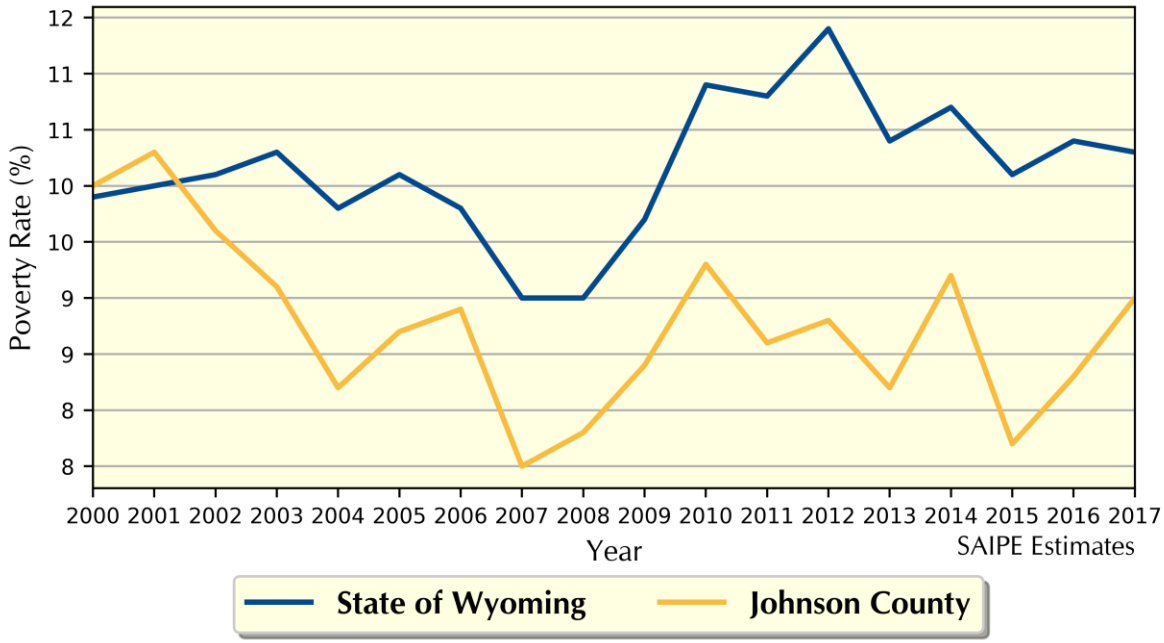
Table III.1.17
Persons in Poverty
Johnson County
2000–2017 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	750	10.5%
2001	791	10.8%
2002	760	10.1%
2003	733	9.6%
2004	669	8.7%
2005	698	9.2%
2006	744	9.4%
2007	643	8.0%
2008	693	8.3%
2009	754	8.9%
2010	827	9.8%
2011	778	9.1%
2012	794	9.3%
2013	745	8.7%
2014	824	9.7%
2015	693	8.2%
2016	737	8.8%
2017	792	9.5%

Table III.1.18
Poverty by Age
City of Buffalo
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	16	4.2%	23	3.5%
6 to 17	58	15.1%	151	22.9%
18 to 64	215	55.8%	379	57.4%
65 or Older	96	24.9%	107	16.2%
Total	**385**	**100.0%**	**660**	**100.0%**
Poverty Rate	**10.4%**	**.**	**14.6%**	**.**

Diagram III.1.8
Poverty Rates
Johnson 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 Buffalo increased from 6 authorizations in 2017 to 16 in 2018.

The real value of single-family building permits decreased from 253,986 dollars in 2016 to 297,629 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.1.19, as well as in Diagram III.1.9 and Diagram III.1.10.

Table III.1.19
Building Permits and Valuation
City of Buffalo
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	19	4	3	0	26	124,845	0
1981	18	8	0	0	26	111,716	0
1982	8	2	4	0	14	79,707	0
1983	10	0	0	0	10	106,573	0
1984	10	0	0	0	10	80,595	0
1985	7	0	0	0	7	68,192	0
1986	1	0	0	0	1	63,454	0
1987	0	0	0	0	0	0	0
1988	0	0	0	0	0	0	0
1989	1	0	0	0	1	77,338	0
1990	0	0	0	0	0	0	0
1991	0	0	0	0	0	0	0
1992	0	0	0	0	0	0	0
1993	0	0	0	0	0	0	0
1994	0	0	0	0	0	0	0
1995	0	0	0	0	0	0	0
1996	17	24	0	0	41	106,468	0
1997	26	0	0	0	26	184,780	0
1998	28	0	0	0	28	182,721	0
1999	21	0	0	0	21	169,726	0
2000	9	0	0	0	9	206,823	0
2001	12	6	4	0	22	130,493	0
2002	23	2	4	38	67	104,824	32,465
2003	22	0	0	0	22	93,595	0
2004	9	2	4	0	15	167,368	0
2005	25	0	0	0	25	153,458	0
2006	41	2	0	0	43	174,837	0
2007	45	2	0	0	47	159,134	0
2008	14	2	8	0	24	220,972	0
2009	5	0	0	0	5	266,295	0
2010	1	0	0	11	12	126,335	100,755
2011	3	0	0	0	3	303,746	0
2012	4	0	0	0	4	188,763	0
2013	5	0	4	0	9	243,003	0
2014	8	0	4	0	12	240,551	0
2015	13	2	0	0	15	307,160	0
2016	8	0	0	0	8	253,986	0
2017	6	0	0	0	6	297,629	0
2018	16	0	0	0	16	285,178	0

Diagram III.1.9
Single-Family Permits
City of Buffalo

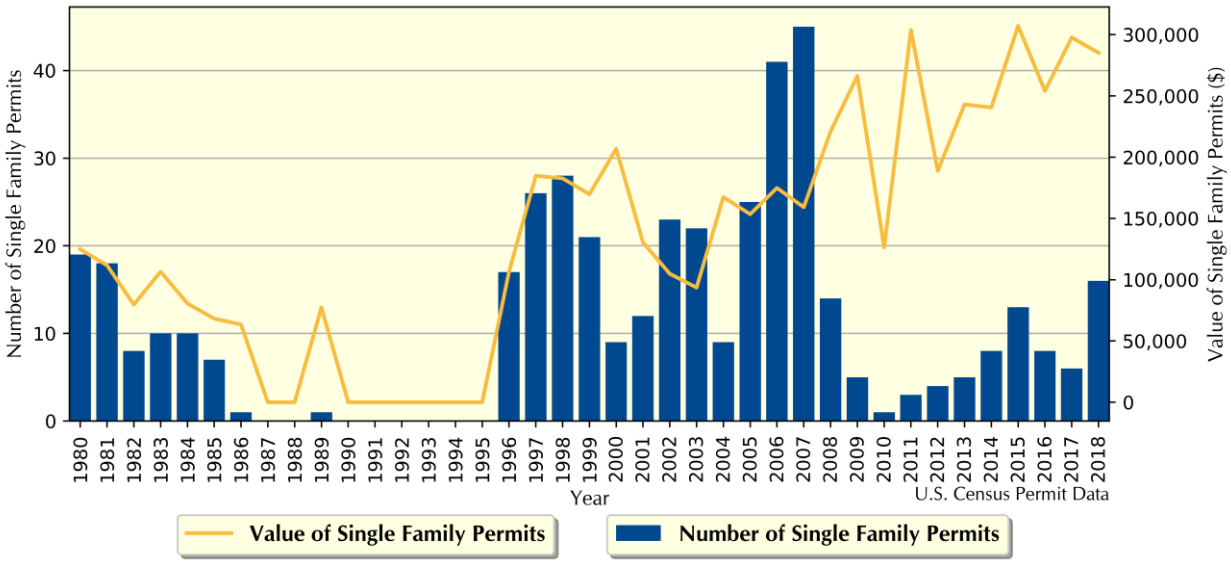
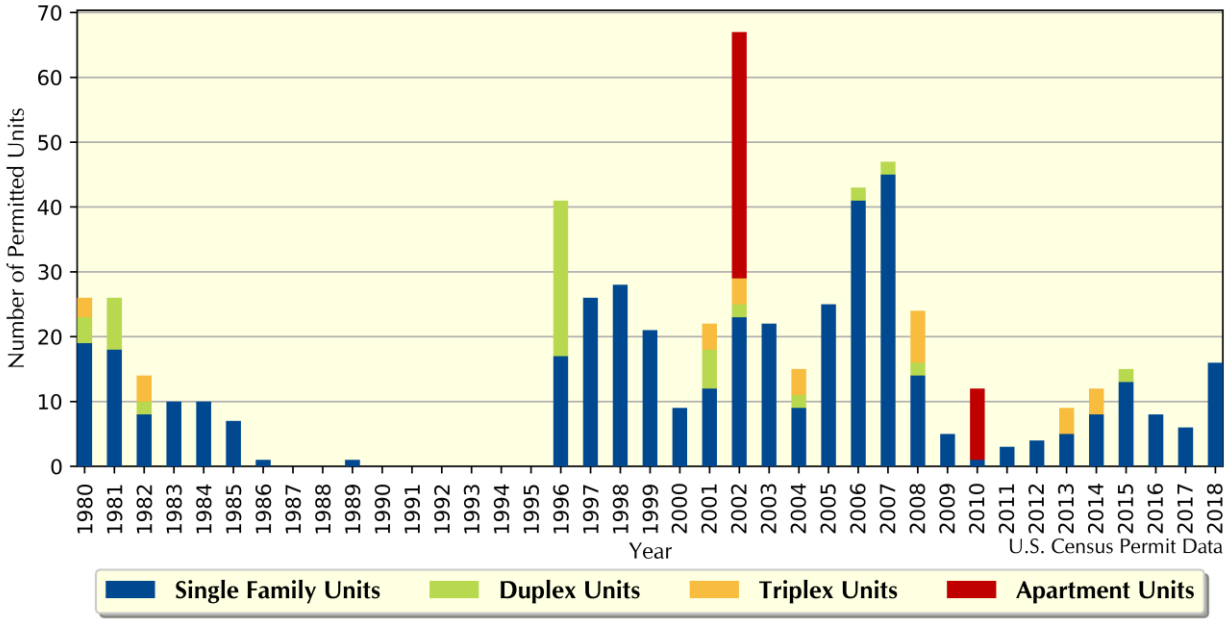


Diagram III.1.10
Total Permits by Unit Type
City of Buffalo



Housing Characteristics

Households by type and tenure are shown in Table III.1.20. Family households represented 53.2 percent of households, while non-family households accounted for 46.8 percent. These changed from 57.6 percent and 42.4 percent, respectively.

Table III.1.20
Household Type by Tenure
City of Buffalo
2010 Census SF1 & 2017 Five-Year ACS Data

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	1,198	57.6%	1,136	53.2%
Married-Couple Family	944	78.8%	810	71.3%
Owner-Occupied	773	81.9%	761	94.0%
Renter-Occupied	171	18.1%	49	6.0%
Other Family	254	21.2%	326	22.4%
Male Householder, No Spouse Present	74	29.1%	146	22.7%
Owner-Occupied	45	60.8%	53	36.3%
Renter-Occupied	29	39.2%	93	63.7%
Female Householder, No Spouse Present	180	70.9%	180	55.2%
Owner-Occupied	89	49.4%	60	33.3%
Renter-Occupied	91	50.6%	120	66.7%
Non-Family Households	882	42.4%	999	46.8%
Owner-Occupied	427	48.4%	564	56.5%
Renter-Occupied	455	51.6%	435	43.5%
Total	**2,080**	**100.0%**	**2,135**	**100.0%**

Table III.1.21 below shows housing units by type in 2010 and 2017. In 2010, there were 2,105 housing units, compared with 2,424 in 2017. Single-family units accounted for 69.6 percent of units in 2017, compared to 63.2 in 2010. Apartment units accounted for 11.0 percent in 2017, compared to 13.1 percent in 2010.

Table III.1.21
Housing Units by Type
City of Buffalo
2010 & 2017 Five-Year ACS Data

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,330	63.2%	1,687	69.6%
Duplex	90	4.3%	78	3.2%
Tri- or Four-Plex	165	7.8%	91	3.8%
Apartment	276	13.1%	267	11.0%
Mobile Home	244	11.6%	301	12.4%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	**2,105**	**100.0%**	**2,424**	**100.0%**

Table III.1.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 2,424 housing units. An estimated 67.4 percent were owner-occupied, and 11.9 percent were vacant.

Table III.1.22
Housing Units by Tenure
City of Buffalo
2010 Census & 2017 Five-Year ACS Data

Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,080	90.4%	2,135	88.1%
Owner-Occupied	1,334	64.1%	1,438	67.4%
Renter-Occupied	746	35.9%	697	32.6%
Vacant Housing Units	220	9.6%	289	11.9%
Total Housing Units	**2,300**	**100.0%**	**2,424**	**100.0%**

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.1.23. Households earning more than 100,000 dollars per year represented 17.0 percent of households in 2017, compared to 13.7 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 14.8 percent of households in 2017, compared to 12.8 percent in 2000.

Table III.1.23
Households by Income
City of Buffalo
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	248	12.8%	315	14.8%
$15,000 to $19,999	80	4.1%	127	5.9%
$20,000 to $24,999	149	7.7%	75	3.5%
$25,000 to $34,999	135	7.0%	266	12.5%
$35,000 to $49,999	460	23.7%	281	13.2%
$50,000 to $74,999	468	24.1%	428	20.0%
$75,000 to $99,999	136	7.0%	279	13.1%
$100,000 or More	265	13.7%	364	17.0%
Total	**1,941**	**100.0%**	**2,135**	**100.0%**

Table III.1.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 9.7 percent of households in 2010 and 12.8 percent of households in 2017. Housing units built in 1939 or earlier represented 21.9 percent of households in 2017 and 21.9 percent of households in 2010.

Table III.1.24
Households by Year Home Built
City of Buffalo
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	425	21.9%	468	21.9%
1940 to 1949	91	4.7%	111	5.2%
1950 to 1959	219	11.3%	179	8.4%
1960 to 1969	252	13.0%	152	7.1%
1970 to 1979	471	24.3%	446	20.9%
1980 to 1989	185	9.5%	247	11.6%
1990 to 1999	110	5.7%	213	10.0%
2000 to 2009	188	9.7%	273	12.8%
2010 or Later	.	.	46	2.2%
Total	**1,941**	**100.0%**	**2,135**	**100.0%**

The distribution of unit types by race are shown in Table III.1.25. An estimated 74.1 percent of white households occupy single-family homes, while 100.0 percent of black households do. Some 10.9 percent of white households occupied apartments, while 0 percent of black households do. An estimated 0 percent of Asian, and 0 percent of American Indian households occupy single-family homes.

Table III.1.25
Distribution of Units in Structure by Race
City of Buffalo
2017 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	74.1%	100.0%	0%	0%	0%	100.0%	0%
Duplex	3.8%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	1.4%	0%	0%	0%	0%	0%	0%
Apartment	10.9%	0%	0%	0%	0%	0%	0%
Mobile Home	9.9%	0%	0%	0%	0%	0%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

The disposition of vacant units between 2010 and 2017 are shown in Table III.1.26. By 2017, for rent units accounted for 15.2 percent of vacant units, while for sale units accounted for 0 percent. "Other" vacant units accounted for 38.1 percent of vacant units, representing a total of 110 "other" vacant units.

Table III.1.26
Disposition of Vacant Housing Units
City of Buffalo
2010 Census & 2017 Five-Year ACS Data

Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	98	44.5%	44	15.2%
For Sale	31	14.1%	0	0%
Rented Not Occupied	2	0.9%	40	13.8%
Sold Not Occupied	5	2.3%	0	0%
For Seasonal, Recreational, or Occasional Use	36	16.4%	95	32.9%
For Migrant Workers	2	0.9%	0	0%
Other Vacant	46	20.9%	110	38.1%
Total	**220**	**100.0%**	**289**	**100.0%**

Table III.1.27, below shows the number of households in the county by number of bedrooms and tenure. There were 16 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 14.1 percent of total households in City of Buffalo. In City of Buffalo the 1,052 households with three bedrooms accounted for 21.8 percent of all households, and there were only 195 five-bedroom or more households, which accounted for 12.0 percent of all households.

Table III.1.27
Households by Number of Bedrooms
City of Buffalo
2017 5-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	16	16	100.0
One	33	265	342	0.7
Two	226	170	528	14.1
Three	719	220	1,052	21.8
Four	291	0	291	43.4
Five or more	169	26	195	12.0
Total	**2,135**	**697**	**2,424**	**100.0**

The age of a structure influences its value. As shown in Table III.1.28, structures built in 1939 or earlier had a median value of, 166,900 while structures built between 1950 and 1959 had a median value of 228,700 and those built between 1990 to 1999 had a median value of 302,700. 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 Buffalo was 226,600.

Table III.1.28 Owner Occupied Median Value by Year Structure Built City of Buffalo 2017 5-Year ACS Data	
Year Structure Built	**Median Value**
1939 or earlier	166,900
1940 to 1949	0
1950 to 1959	228,700
1960 to 1969	0
1970 to 1979	246,200
1980 to 1989	257,600
1990 to 1999	302,700
2000 to 2009	313,000
2010 to 2013	0
2014 or later	0
Median Value	**226,600**

Household mortgage status is reported in Table III.1.29. In, City of Buffalo households with a mortgage accounted for 50.6 percent of all households or 727 housing units, and the remaining 49.4 percent or 710 units had no mortgage. Of those units with a mortgage, 17 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 710 or 49.4 percent had no second mortgage or no home equity loan.

Table III.1.29 Mortgage Status City of Buffalo 2017 5-Year ACS Data		
Mortgage Status	**City of Buffalo**	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	727	50.6
With either a second mortgage or home equity loan, but not both	17	1.2
Second mortgage only	17	1.2
Home equity loan only	0	0
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	710	49.4
Housing units without a mortgage	711	49.4
Total	1,438	100.0%

Table III.1.30 lists the City of Buffalo median rent as $748 and the median home value as $226,600.

Table III.1.30 Median Rent City of Buffalo 2017 5-Year ACS Data	
Place	**Rent**
Median Rent	$748
Median Home Value	$226,600

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.1.31. In 2017, an estimated 1.3 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table III.1.31
Overcrowding and Severe Overcrowding
City of Buffalo
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	1,226	98.2%	23	1.8%	0	0%	1,249
2017 Five-Year ACS	1,438	100.0%	0	0%	0	0%	1,438
Renter							
2010 Five-Year ACS	663	95.8%	29	4.2%	0	0%	692
2017 Five-Year ACS	669	96.0%	28	4.0%	0	0%	697
Total							
2010 Five-Year ACS	1,889	97.3%	52	2.7%	0	0%	1,941
2017 Five-Year ACS	2,107	98.7%	28	1.3%	0	0%	2,135

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 Buffalo. This is compared to 4.1 percent of households lacking complete plumbing facilities in 2010.

Table III.1.32
Households with Incomplete Plumbing Facilities
City of Buffalo
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	1,862	2,135
Lacking Complete Plumbing Facilities	79	0
Total Households	**1,941**	**2,135**
Percent Lacking	**4.1%**	**0%**

There were 132 households lacking complete kitchen facilities in 2017, compared to 79 households in 2010. This was a change from 4.1 percent of households in 2010 to 6.2 percent in 2017.

Table III.1.33
Households with Incomplete Kitchen Facilities
City of Buffalo
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	1,862	2,003
Lacking Complete Kitchen Facilities	79	132
Total Households	**1,941**	**2,135**
Percent Lacking	**4.1%**	**6.2%**

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

In City of Buffalo 14.3 percent of households had a cost burden and 14.5 percent had a severe cost burden. Some 17.6 percent of renters were cost burdened, and 22.2 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 5.8 percent and a severe cost burden rate of 10.5 percent. Owner occupied households with a mortgage had a cost burden rate of 19.5 percent, and severe cost burden at 11.0 percent.

Table III.1.34
Cost Burden and Severe Cost Burden by Tenure
City of Buffalo
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	501	60.8%	259	31.4%	64	7.8%	0	0%	824
2017 Five-Year ACS	505	69.5%	142	19.5%	80	11.0%	0	0%	727
Owner Without a Mortgage									
2010 Five-Year ACS	380	89.4%	16	3.8%	29	6.8%	0	0%	425
2017 Five-Year ACS	595	83.7%	41	5.8%	75	10.5%	0	0%	711
Renter									
2010 Five-Year ACS	464	67.1%	88	12.7%	120	17.3%	20	2.9%	692
2017 Five-Year ACS	362	51.9%	123	17.6%	155	22.2%	57	8.2%	697
Total									
2010 Five-Year ACS	1,345	69.3%	363	18.7%	213	11.0%	20	1.0%	1,941
2017 Five-Year ACS	1,462	68.5%	306	14.3%	310	14.5%	57	2.7%	2,135

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.1.35 shows that the HUD estimated MFI for Johnson County was $67,800 in 2018. This compared to Wyoming's MFI of $79,600. Diagram III.1.11, illustrates the estimated MFI for 2000 through 2018 in Johnson County.

Table III.1.35
Median Family Income
Johnson County
2000–2018 HUD MFI

Year	MFI	State of Wyoming MFI
2000	39,600	44,700
2001	39,600	45,500
2002	41,000	47,200
2003	46,800	51,600
2004	51,300	54,500
2005	51,300	55,250
2006	54,600	58,800
2007	54,300	58,800
2008	56,800	59,450
2009	59,200	63,900
2010	61,200	66,100
2011	59,400	66,800
2012	60,200	67,700
2013	62,700	70,000
2014	64,200	71,400
2015	68,200	72,400
2016	65,000	73,300
2017	65,900	74,700
2018	67,800	79,600

Table III.1.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 220 owner-occupied and 60 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 135 owner-occupied 70 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 1,540 households without a housing problem.

Diagram III.1.11
Estimated Median Family Income
Johnson County vs. Wyoming
HUD Data: 2000 - 2019

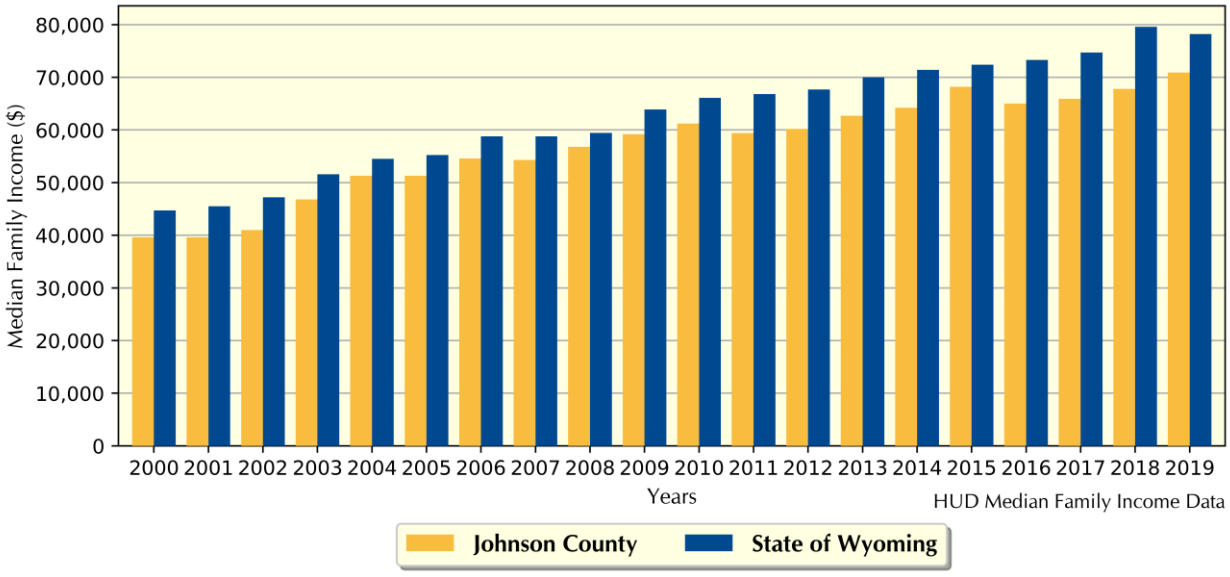


Table III.1.36
Housing Problems by Income and Tenure
City of Buffalo
2010–2018 HUD CHAS Data

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	15	0	30	0	0	45
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)	100	25	10	0	0	135
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	45	20	85	15	55	220
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	35	115	90	155	710	1,105
Total	**195**	**160**	**215**	**170**	**765**	**1,505**
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	50	0	0	0	20	70
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)	70	0	0	0	0	70
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	35	10	15	0	0	60
Zero/negative income (and none of the above problems)	30	0	0	0	0	30
Has none of the 4 housing problems	30	20	215	0	170	435
Total	**215**	**30**	**230**	**0**	**190**	**665**
Total						
Lacking complete plumbing or kitchen facilities	65	0	30	0	20	115
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	170	25	10	0	0	205
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	80	30	100	15	55	280
Zero/negative income (and none of the above problems)	30	0	0	0	0	30
Has none of the 4 housing problems	65	135	305	155	880	1,540
Total	**410**	**190**	**445**	**170**	**955**	**2,170**

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.1.37 presents some basic statistics about the completed surveys.

Table III.1.37
Survey of Rental Properties
City of Buffalo
2019 Survey of Rental Properties

Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	26	241	5.4	13

Table III.1.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 32 single-family units in City of Buffalo, with 1 of them available. This translates into a vacancy rate of 3.1 percent in City of Buffalo, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 146 apartment units reported in the survey, with 12 of them available, which resulted in a vacancy rate of 8.2 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

Table III.1.38
Rental Vacancy Survey by Type
City of Buffalo
2019 Survey of Rental Properties

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	32	1	3.1%
Apartments	146	12	8.2%
Mobile Homes	23	0	0%
"Other" Units	0	0	0%
Don't Know	10	0	0%
Total	**241**	**13**	**5.4%**

Table III.1.39, reports units by bedroom size. As can be seen there were 43 two bedroom apartment units and 17 three bedroom units. Overall, the 87 two bedroom units accounted for 36.1 percent of all units, and the 32 three bedroom units accounted for 13.3 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 43 units listed as "Don't Know". Additional details for additional unit types are reported.

Table III.1.39
Rental Units by Bedroom Size
City of Buffalo
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	4	0	0	.	4
One	1	65	0	0	.	72
Two	19	43	6	0	.	87
Three	11	17	1	0	.	32
Four	0	0	0	0	.	2
Don't Know	0	17	16	0	10	43
Total	**32**	**146**	**23**	**0**	**10**	**241**

Table III.1.40 displays the vacancy rate of single-family units by the number of bedrooms. Two-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 5.3 percent.

Table III.1.41 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 1.5 percent.

Table III.1.40
Single-Family Units by Bedroom Size
City of Buffalo
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	1	0	0%
Two	19	1	5.3%
Three	11	0	0%
Four	0	0	0%
Don't know	0	0	0%
Total	**32**	**1**	**3.1%**

Table III.1.41
Apartment Units by Bedroom Size
City of Buffalo
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	4	1	25.0%
One	65	1	1.5%
Two	43	7	16.3%
Three	17	3	17.6%
Four	0	0	0%
Don't know	17	0	0%
Total	**146**	**12**	**8.2%**

Average market-rate rents by unit type are shown in Table III.1.42. 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.1.42
Average Market Rate Rents by Bedroom Size
City of Buffalo
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$.	$425	$.	$.	$425
One	$675	$545	$.	$.	$568
Two	$980	$613	$700	$.	$868
Three	$900	$.	$.	$.	$850
Four	$.	$.	$.	$.	$.
Total	**$985.0**	**$586.1**	**$675.0**	**$0**	**$764.4**

Table III.1.43 shows vacancy rates for single-family units by average rental rates for City of Buffalo. The most common rent for single-family units was between 1,000 and 1,250 dollars and the units in this price range had a vacancy rate of 4.2 percent.

Table III.1.43
Single-Family Market Rate Rents by Vacancy Status
City of Buffalo
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	5	0	0%
$750 to $999	24	1	4.2%
$1,000 to $1,249	0	0	0%
$1,250 to $1,499	1	0	0%
Above $1,500	1	0	0%
Missing	1	0	0%
Total	**32**	**1**	**3.1%**

The average rent and availability of apartment units is displayed in Table III.1.44. 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 16.9 percent.

Table III.1.44
Apartment Market Rate Rents by Vacancy Status
City of Buffalo
2019 Survey of Rental Properties

Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than $500	25	1	4.0%
$500 to $749	59	10	16.9%
$750 to $999	4	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	58	1	1.7%
Total	**146**	**12**	**8.2%**

Respondents were asked if utilities are included in the rent and as shown in Table III.1.45, 19 respondents, or 90.5 percent, included some sort of utility in the rent.

Table III.1.45
Are there any utilities included with the rent?
City of Buffalo
2019 Survey of Rental Properties

Period	Respondent
Yes	19
No	2
% Offering Utilities	**90.5%**

The type of utility included in the rent is shown in Table III.1.46. There were 93 respondents who included electricity, 67 respondents who included natural gas, 188 respondents who included water and sewer and 188 respondents included trash collection in the rent.

Table III.1.46
Which utilities are included with the rent?
City of Buffalo
2019 Survey of Rental Properties

Type of Utility Provided	Respondent
Electricity	93
Natural Gas	67
Water/Sewer	188
Trash Collection	188

Perceived Need for Housing Units

Table III.1.478 shows the number of survey respondents who keep a waiting list. As can be seen 1 respondent said they keep a waitlist, with an estimated 11 number of persons on the wait list.

Table III.1.47
Do you keep a waiting list?
City of Buffalo
2019A Survey of Rental Properties

Period	Respondent
Yes	1
No	20
Waitlist Size	**11**

Table III.1.48 shows the condition of rental units by unit type for City of Buffalo. 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 91 units were in good condition, or 37.8 percent and 55 units, or 22.8 percent, being in average condition. Details by unit type and condition are displayed.

Table III.1.48Condition by Unit Type
City of Buffalo
2019A Survey of Rental Properties

Conditions	Units	Percent of Total
Poor	0	0%
Fair	11	4.6%
Average	55	22.8%
Good	91	37.8%
Excellent	33	13.7%
Don't Know	0	0%
Total	**241**	**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.1.49, 1 respondent said they would prefer more single family units, 2 respondents wanted more apartment units, and 3 respondents indicated they would prefer more units of any type.

Table III.1.49
If you had the opportunity to own/manage more units, how many would you prefer
City of Buffalo
2019A Survey of Rental Properties

Unit Type	Respondents citing more units
Single family units	1
Duplex Units	1
Apartments	2
Mobile homes	0
Other	0
All types	3
Total	**7**

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.1.50 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.1.50
Households with Housing Problems by Income
City of Buffalo
2011-2015 HUD CHAS Data

Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	155	150	305
30.1-50% HAMFI	45	10	55
50.1-80% HAMFI	125	15	140
80.1-95% HAMFI	15	0	15
95 – 115% HAMFI	55	0	55
115.1% HAMFI or more	0	20.0	20
Total	395	195	590
Without Housing Problems			
30% HAMFI or less	35	30	65
30.1-50% HAMFI	120	20	140
50.1-80% HAMFI	90	215	305
80.1-95% HAMFI	145	0	145
95 – 115% HAMFI	135	20	155
115.1% HAMFI or more	585	150	735
Total	1,110	435	1,545
Not Computed			
30% HAMFI or less	0	30.0	30
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	30.0	30
Total			
30% HAMFI or less	190	210	400
30.1-50% HAMFI	165	30	195
50.1-80% HAMFI	215	230	445
80.1-95% HAMFI	160	0	160
95 – 115% HAMFI	190	20	210
115.1% HAMFI or more	585	170	755
Total	**1,505**	**660**	**2,165**

horizon. As can be seen there were a total of 395 owner occupied and 195 renter occupied households experiencing a housing problem.

Table III.1.51 shows the total estimated housing by tenure for City of Buffalo. As can be seen, in 2030 there are estimated to be a total of 1,444 owner and 789 renter occupied households or a total of 2,233 households. By 2050 there are estimated to be 1,632 owner, 886 renter for a total of 2,518 households in City of Buffalo.

Table III.1.51
Total Estimated Housing Forecast
City of Buffalo
Strong Growth Scenario

Year	Owner	Renter	Total
2017	1,316	710	2,026
2020	1,327	729	2,056
2025	1,386	759	2,145
2030	1,444	789	2,233
2035	1,498	817	2,315
2040	1,547	842	2,389
2045	1,591	865	2,456
2050	1,632	886	2,518

Table III.1.52, below shows the incremental housing demand for City of Buffalo. 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 128 owner-occupied and 79 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 Buffalo will see an additional 492 households, of which 96 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 106 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.1.52
Incremental Housing Demand Forecast
City of Buffalo
Strong Growth Scenario

Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	0	1.0	9.0	16	23	29	35	40
30.1-50%	0	1.0	8.0	14	20	25	30	35
50.1-80%	0	2.0	10	18	26	33	39	45
80.1-95%	0	1.0	7.0	14	19	25	29	34
95.1-115%	0	1.0	9	16	23	29	35	40
115+%	0	4	27	50	71	90	107	123
Total	**0**	**11**	**70**	**128**	**182**	**231**	**275**	**316**
				Renter				
0-30%	0	6.0	16	25	34	42	49	56
30.1-50%	0	1.0	2	4	5	6	7	8
50.1-80%	0	7.0	17	28	37	46	54	61
80.1-95%	0	0	0	0	0	0	0	0
95.1-115%	0	1.0	1.0	2.0	3	4	5	5
115+%	0	5.0	13	20	28	34	40	45
Total	**0**	**19**	**49**	**79**	**107**	**132**	**155**	**176**
				Total				
0-30%	0	7.0	24	41	57	71	84	96
30.1-50%	0	2.0	10	18	25	31	37	43
50.1-80%	0	8	27	46	63	79	93	106
80.1-95%	0	1.0	7	14	19	25	29	34
95.1-115%	0	2.0	10	19	26	33	39	45
115+%	0	9	40	70	98	124	147	168
Total	**0**	**30**	**119**	**207**	**289**	**363**	**430**	**492**

Table III.1.53 shows the Incremental Total Housing Need Forecast for City of Buffalo. 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 555 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 661 owner and 386 renter occupied households for a total of 1,047 quality households.

Table III.1.53
Incremental Total Housing Need Forecast
City of Buffalo
Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	136	137	144	152	159	165	170	175
30.1-50%	39	41	47	53	59	65	69	74
50.1-80%	109	111	119	128	135	142	149	154
80.1-95%	13	14	21	27	32	38	42	47
95.1-115%	48	49	57	64	71	77	83	88
115+%	0	4	27	50	71	90	107	123
Total	**345**	**356**	**415**	**473**	**527**	**576**	**620**	**661**
				Renter				
0-30%	161	167	177	187	195	203	211	217
30.1-50%	11	12	13	14	16	17	18	19
50.1-80%	16	23	33	44	53	62	70	77
80.1-95%	0	0	0	0	0	0	0	0
95.1-115%	0	1.0	1.0	2	3	4	5	5
115+%	22.0	26	34	42	49	56	61	67
Total	**210**	**229**	**259**	**289**	**317**	**342**	**365**	**386**
				Total				
0-30%	297	304	321	338	354	368	381	393
30.1-50%	50	52	60	68	75	81	87	93
50.1-80%	125	134	153	171	189	204	219	232
80.1-95%	13	14	21	27	32	38	42	47
95.1-115%	48	50	58	67	74	81	88	93
115+%	22	31	61	92	120	145	168	190
Total	**555**	**585**	**674**	**762**	**844**	**918**	**985**	**1,047**

City of Casper

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

Population Estimates

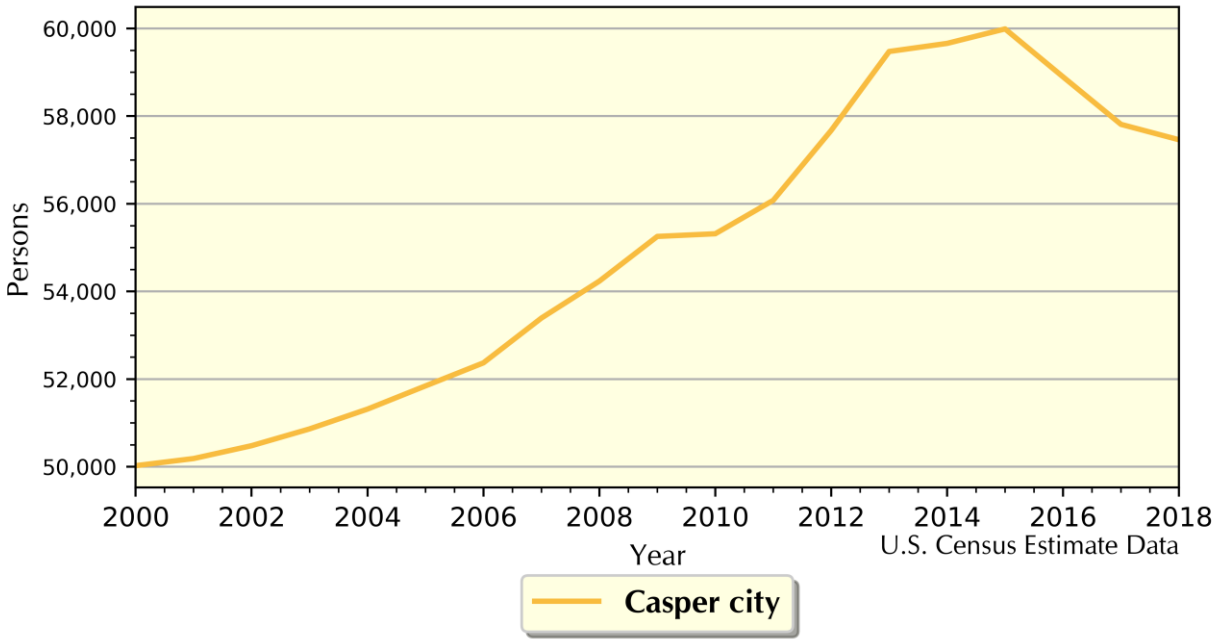
Table III.2.1 shows the population estimates for the City of Casper. In 2018, the city's population was 57,461, a -0.6% change from 2017. The population increased 3.9 percent since 2010, from 55,316 people to 57,461 people in 2018. This data is also displayed in Diagram III.2.1 on the following page.

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 Casper. Although a city may span several counties, for the county level data pieces, Natrona County was selected. For a more in-depth county level view, please refer to Natrona County in Volume II of this profile.

Table III.2.1
Population Estimates
City of Casper
Census Population Estimates

Year	Population	Percent Yearly Change
2000	50,024	.
2001	50,187	0.3%
2002	50,480	0.6%
2003	50,863	0.8%
2004	51,315	0.9%
2005	51,844	1.0%
2006	52,370	1.0%
2007	53,392	2.0%
2008	54,235	1.6%
2009	55,255	1.9%
2010	55,316	0.1%
2011	56,079	1.4%
2012	57,674	2.8%
2013	59,475	3.1%
2014	59,660	0.3%
2015	59,990	0.6%
2016	58,896	-1.8%
2017	57,812	-1.8%
2018	57,461	-0.6%

Diagram III.2.1
Population Estimates
City of Casper



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

Table III.2.2
In-Migration by Age Cohort
City of Casper
Wyoming DOT Data

Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
					In				
14-17	16	29	23	8	21	19	16	19	21
18-22	86	191	224	212	165	112	123	135	76
23-25	169	199	220	219	172	125	113	133	63
26-35	226	598	581	650	523	420	392	438	221
36-45	148	338	318	360	319	269	265	282	159
46-55	119	266	256	244	232	210	178	220	110
56-65	63	151	146	130	132	153	187	162	94
66 +	18	59	57	64	73	95	80	121	60
Total	**748**	**1,831**	**1,825**	**1,887**	**1,637**	**1,403**	**1,354**	**1,510**	**804**

The shaded areas in Diagram III.2.2 and Diagram III.2.3 represents in and out- migration, with the white line depicting net migration. The maximum net migration occurred in 2008 with 816 people entering and the lowest net migration occurred in 2018 with 1,320 leaving Natrona County.

Diagram III.2.2
In-Migration
City of Casper
2011 – 2019 First Half

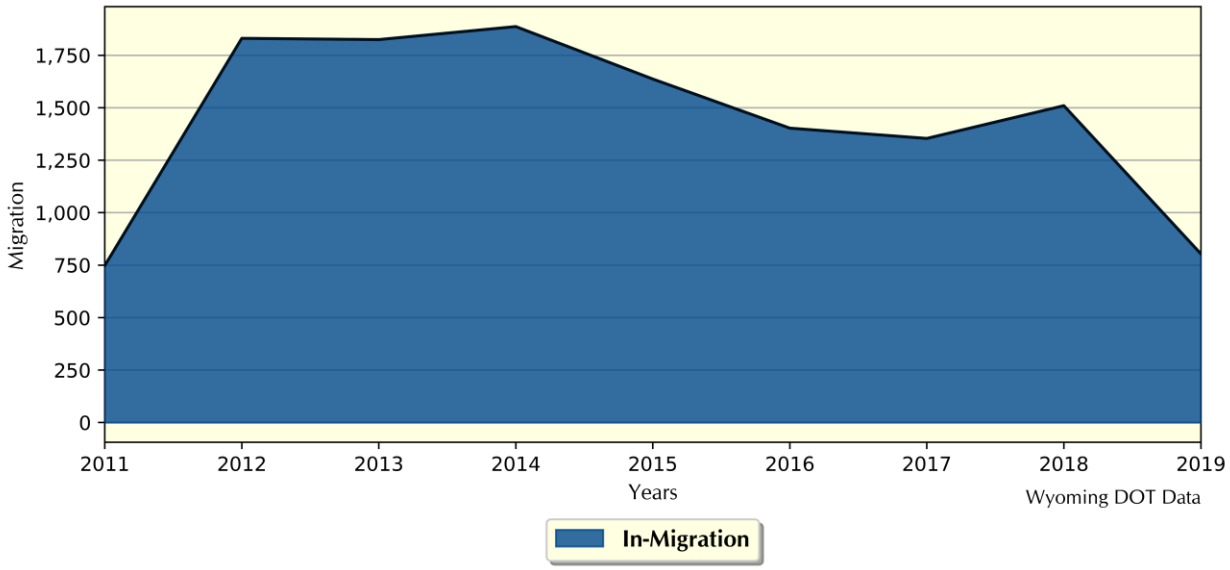


Diagram III.2.3
Migration Trends
Natrona County
2000 – 2019 First Half

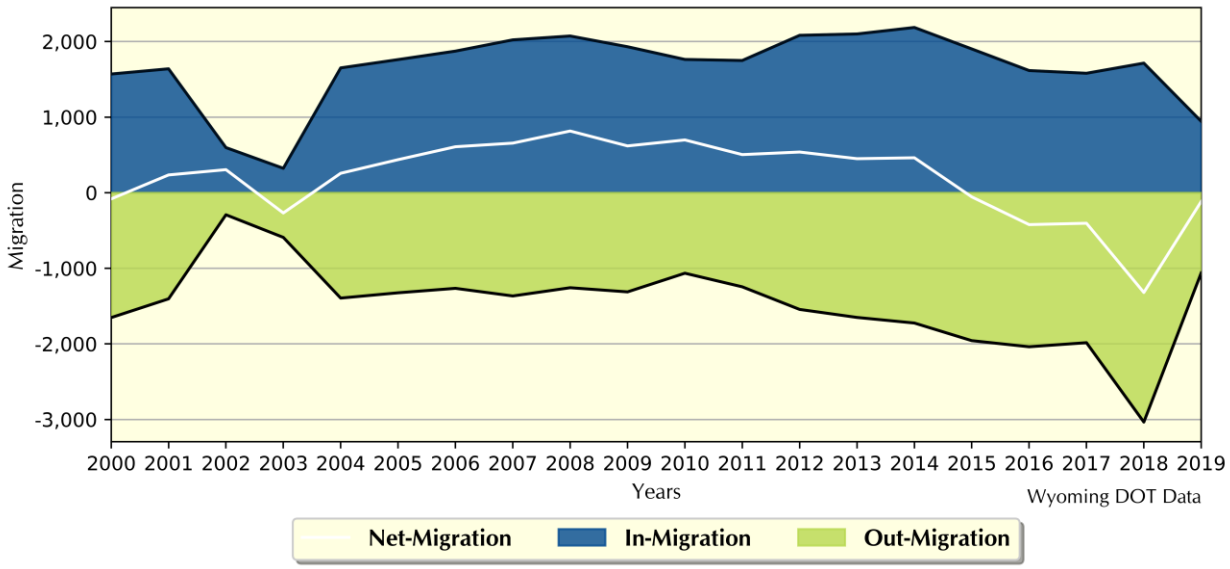


Table III.2.3 shows net-migration for Natrona County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 16 to 17, with 15.0 persons entering Natrona County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 72 persons leaving Natrona County.

Table III.2.3
Net-Migration by Age Range
Natrona County
Wyoming DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
						Net						
14-17	28	4	0	19	8	8	-12	-7	-2	-7	-14	15
18-22	68	64	62	48	50	119	72	19	-35	-48	-93	5
23-25	60	69	36	53	82	94	83	24	-36	-28	-80	-11
26-35	194	188	234	99	237	166	248	22	-192	-96	-425	-72
36-45	240	156	187	119	112	71	116	-14	-27	-96	-279	-23
46-55	186	115	99	141	85	32	14	-13	-24	-74	-239	-19
56-65	54	34	58	16	-11	-14	-21	-74	-72	-7	-166	-7
66 +	-14	-11	22	9	-25	-26	-38	-12	-34	-48	-24	-4
Total	**816**	**619**	**698**	**504**	**538**	**450**	**462**	**-55**	**-422**	**-404**	**-1,320**	**-116**

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 data[2], 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 Casper population by race and ethnicity is shown in Table III.2.4. The white population increased by 3.6 percent, representing 92.7 percent of the population in 2017, compared with the black population, which increased by 45.9 percent and accounted for 1.7 percent of the population. The Hispanic population represented 8.8 percent of the population, which increased from 5,231 to 6,789 people between 2010 and 2017, or by 29.8 percent.

Table III.2.4
Population by Race and Ethnicity
City of Casper
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	51,048	92.3%	54,839	92.7%
Black	560	1.0%	1,021	1.7%
American Indian	521	0.9%	596	1.0%
Asian	436	0.8%	431	0.7%
Native Hawaiian/ Pacific Islander	26	0%	5	0%
Other	1,295	2.3%	569	1.0%
Two or More Races	1,430	2.6%	1,710	2.9%
Total	**55,316**	**100.0%**	**59,171**	**100.0%**
Non-Hispanic	51,246	92.6%	53,985	91.2%
Hispanic	4,070	7.4%	5,186	8.8%

The change in race and ethnicity between 2010 and 2017 is shown in Table III.2.5. During this time, the total non-Hispanic population was 53,985 persons in 2017. The Hispanic population was 5,186.

Table III.2.5
Population by Race and Ethnicity
City of Casper
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	48,886	95.4%	50,826	94.1%
Black	523	1.0%	948	1.8%
American Indian	398	0.8%	402	0.7%
Asian	407	0.8%	431	0.8%
Native Hawaiian/ Pacific Islander	26	0.1%	5	0%
Other	53	0.1%	0	0%
Two or More Races	953	1.9%	1,373	2.5%
Total Non-Hispanic	**51,246**	**100.0%**	**53,985**	**100.0%**
Hispanic				
White	2,162	53.1%	4,013	77.4%
Black	37	0.9%	73	1.4%
American Indian	123	3.0%	194	3.7%
Asian	29	0.7%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	1,242	30.5%	569	11.0%
Two or More Races	477	11.7%	337	6.5%
Total Non-Hispanic	**4,070**	**100.0**	**5,186**	**100.0%**
Total Population	**55,316**	**100.0%**	**59,171**	**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.2.6, between 2000 and 2010, the institutionalized population changed -1.1 percent in City of Casper, from 554 people in 2000 to 548 in 2010. The non-institutionalized population changed -14.1%, from 672 in 2000 to 577 in 2010.

Table III.2.6
Group Quarters Population
City of Casper
2000 & 2010 Census SF1 Data

Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	8	1.4%	0	0%	-100.0%
Juvenile Facilities	.	.	49	8.9%	.
Nursing Homes	470	84.8%	483	88.1%	2.8%
Other Institutions	76	13.7%	16	2.9%	-78.9%
Total	**554**	**100.0%**	**548**	**100.0%**	**-1.1%**
Non-Institutionalized					
College Dormitories	331	49.3%	320	55.5%	-3.3%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	341	50.7%	257	44.5%	-24.6%
Total	**672**	**100.0%**	**577**	**100.0%**	**-14.1%**
Group Quarters Population	**1,226**	**100.0%**	**1,125**	**100.0%**	**-8.2%**

Foreign Born Populations

The number of foreign born persons is shown in Table III.2.7. An estimated 1.4 percent of the population was born in Mexico, some 0.2 percent were born in Philippines, and another 0.2 percent were born in Canada .

Table III.2.7
Place of Birth for the Foreign-Born Population
City of Casper
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	824	1.4%
#2 country of origin	Philippines	129	0.2%
#3 country of origin	Canada	91	0.2%
#4 country of origin	Haiti	77	0.1%
#5 country of origin	U K excluding England Scotland	69	0.1%
#6 country of origin	Thailand	68	0.1%
#7 country of origin	Russia	59	0.1%
#8 country of origin	England	55	0.1%
#9 country of origin	Other Eastern Africa	52	0.1%
#10 country of origin	Nigeria	43	0.1%

Limited English Proficiency and the language spoken at home are shown in Table III.2.8. An estimated 1.6 percent (867 people) of the population speaks Spanish at home, followed by 0.1 percent (65 people) speaking Other and unspecified languages

Table III.2.8
Limited English Proficiency and Language Spoken at Home
City of Casper
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	867	1.6%
#2 LEP Language	Other and unspecified languages	65	0.1%
#3 LEP Language	Other Asian and Pacific Island languages	62	0.1%
#4 LEP Language	Russian, Polish, or other Slavic languages	47	0.1%
#5 LEP Language	Chinese	39	0.1%
#6 LEP Language	German or other West Germanic languages	27	0%
#7 LEP Language	Other Indo-European languages	24	0%
#8 LEP Language	Tagalog	20	0%
#9 LEP Language	French, Haitian, or Cajun	17	0%
#10 LEP Language	Arabic	0	0%

Disability

Disability by age, as estimated by the 2017 ACS, is shown in Table III.2.9. The disability rate for females was 13.2 percent, compared to 14.9 percent for males. The disability rate grew precipitously higher with age, with 54.7 percent of those over 75 experiencing a disability.

Table III.2.9
Disability by Age
City of Casper
2017 Five-Year ACS Data

Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	26	1.2%	37	1.8%	63	1.5%
5 to 17	445	8.3%	175	3.5%	620	6.0%
18 to 34	516	7.2%	476	6.5%	992	6.9%
35 to 64	2,043	17.6%	1,539	14.6%	3,582	16.2%
65 to 74	649	35.2%	545	23.9%	1,194	28.9%
75 or Older	717	56.3%	1,075	53.6%	1,792	54.7%
Total	**4,396**	**14.9%**	**3,847**	**13.2%**	**8,243**	**14.1%**

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.2.10. Some 7.1 percent have an ambulatory disability, 5.5 percent have an independent living disability, and 2.0 percent have a self-care disability.

Table III.2.10
Total Disabilities Tallied: Aged 5 and Older
City of Casper
2017 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	3,002	5.1%
Vision disability	2,038	3.5%
Cognitive disability	2,524	4.6%
Ambulatory disability	3,843	7.1%
Self-Care disability	1,093	2.0%
Independent living disability	2,420	5.5%

Education and Employment

Education and employment data from the City of Casper 2017 Five-Year ACS is presented in Table III.2.11, Table III.2.12, and Table III.2.13. In 2017, 32,291 people were in the labor force, including 30,759 employed and 1,532 unemployed people. The unemployment rate for City of Casper was estimated at 4.7 percent in 2017.

Table III.2.11
Employment, Labor Force and Unemployment
City of Casper
2017 Five-Year ACS Data

Employment Status	2017 Five-Year ACS
Employed	30,759
Unemployed	1,532
Labor Force	**32,291**
Unemployment Rate	4.7%

Table III.2.12 and Table III.2.13 show educational attainment in City of Casper. In 2017, 94.2 percent of households had a high school education or greater, including 28.8 percent with a high school diploma or equivalent, 40.9 percent with some college, 14.9 percent with a Bachelor's Degree, and 7.3 percent with a graduate or professional degree.

Table III.2.12
High School or Greater Education
City of Casper
2017 Five-Year ACS Data

Education Level	Households
High School or Greater	22,785
Total Households	24,178
Percent High School or Above	**94.2%**

Table III.2.13
Educational Attainment
City of Casper
2017 Five-Year ACS Data

Education Level	Population	Percent
Less Than High School	3,583	8.0%
High School or Equivalent	12,838	28.8%
Some College or Associates Degree	18,196	40.9%
Bachelor's Degree	6,643	14.9%
Graduate or Professional Degree	3,264	7.3%
Total Population Above 18 years	**44,524**	**100.0%**

ECONOMICS

Labor Force

Table III.2.14 shows the labor force statistics for Casper city from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.5 percent. The highest level of unemployment occurred during 2016 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 Casper city decreased from 5.2 percent in 2017 to 4.5 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.2.14
Labor Force Statistics
Casper city
1990 - 2018 BLS Data

Year	City of Casper				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	1,370	22,881	24,251	5.6%	5.3%
1991	1,416	22,615	24,031	5.9%	5.2%
1992	1,610	22,099	23,709	6.8%	5.6%
1993	1,625	22,540	24,165	6.7%	5.3%
1994	1,402	23,022	24,424	5.7%	5.0%
1995	1,314	23,610	24,924	5.3%	4.8%
1996	1,444	23,379	24,823	5.8%	4.9%
1997	1,294	23,584	24,878	5.2%	4.8%
1998	1,239	23,948	25,187	4.9%	4.7%
1999	1,239	24,502	25,741	4.8%	4.6%
2000	1,038	26,329	27,367	3.8%	3.9%
2001	981	26,818	27,799	3.5%	3.8%
2002	1,082	26,971	28,053	3.9%	4.0%
2003	1,176	27,491	28,667	4.1%	4.3%
2004	1,013	28,134	29,147	3.5%	3.8%
2005	960	28,362	29,322	3.3%	3.6%
2006	846	28,968	29,814	2.8%	3.2%
2007	740	29,209	29,949	2.5%	2.8%
2008	814	29,689	30,503	2.7%	3.1%
2009	1,725	28,653	30,378	5.7%	6.3%
2010	1,828	27,472	29,300	6.2%	6.4%
2011	1,608	28,711	30,319	5.3%	5.8%
2012	1,411	29,949	31,360	4.5%	5.3%
2013	1,282	30,623	31,905	4.0%	4.7%
2014	1,149	30,918	32,067	3.6%	4.1%
2015	1,514	30,221	31,735	4.8%	4.3%
2016	2,098	28,189	30,287	6.9%	5.3%
2017	1,501	27,502	29,003	5.2%	4.2%
2018	1,291	27,356	28,647	4.5%	4.1%

Diagram III.2.4 shows the employment and labor force for Casper city. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 27,356 persons, with the labor force reaching 28,647, indicating there were a total of 1,291 unemployed persons.

Diagram III.2.4
Employment and Labor Force
Casper city
1990 – 2017 BLS Data

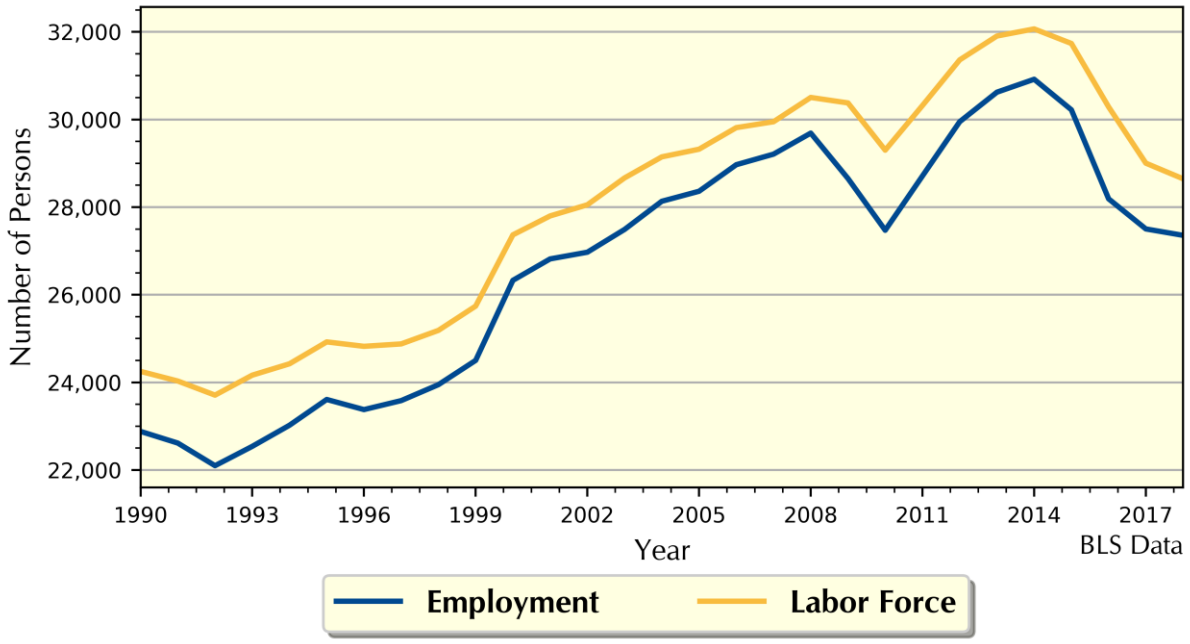
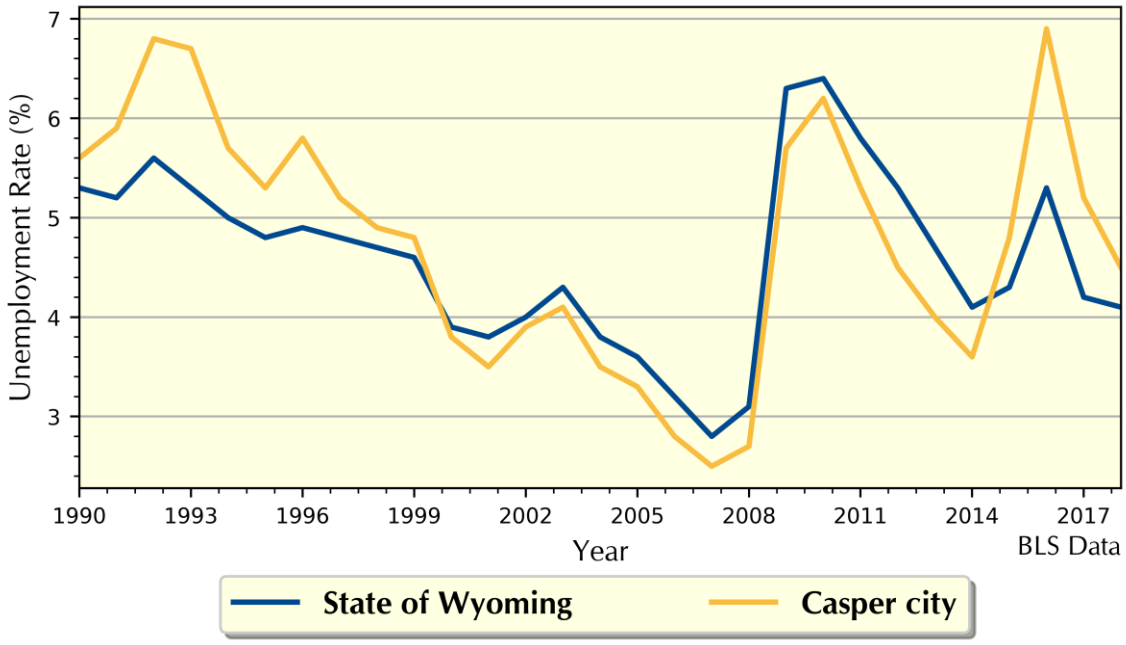


Diagram III.2.5 shows the unemployment rate for both the State and Casper city. During the 1990's the average rate for Casper city was 5.7 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.6 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 5.0 percent. Over the course of the entire period the Casper city had an average unemployment rate that higher than the State, 4.7 percent for Casper city, versus 4.6 statewide.

Diagram III.2.5
Annual Unemployment Rate
Casper city



County Level Earnings and Employment

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies. Table III.2.15 shows the total employment by industry for the Natrona County. The most recent estimates show the health care and social assistance industry was the largest employer in Natrona County, with employment reaching 6,782 jobs in 2017. Between 2016 and 2017 the arts, entertainment, and recreation industry saw the largest percentage increase, rising by 14.3 percent to 1,159 jobs.

Table III.2.15
Employment by Industry
Natrona County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	469	482	481	481	482	497	498	514	3.2
Forestry, fishing, related activities, and other	0	0	0	0	0	150	185	180.0	-2.7
Mining	4,820	5,232	5,981	6,062	6,405	5,599	4,123	4,429	7.4
Utilities	0	0	0	144	156	150	153	158	3.3
Construction	3,782	3,761	4,171	4,376	4,647	4,531	4,415	3,923	-11.1
Manufacturing	1,800	1,971	2,083	1,984	2,017	1,891	1,583	1,680	6.1
Wholesale trade	2,591	2,782	2,991	3,107	3,233	3,252	2,622	2,512	-4.2
Retail trade	5,873	5,848	5,848	5,999	6,065	6,191	6,048	5,843	-3.4
Transportation and warehousing	1,373	1,493	1,605	1,656	1,795	1,911	1,648	1,789	8.6
Information	588	570	555	542	540	524	538	564	4.8
Finance and insurance	2,219	2,387	2,339	2,355	2,291	2,338	2,432	2,521	3.7
Real estate and rental and leasing	2,735	2,830	2,915	3,092	3,217	3,245	3,247	3,363	3.6
Professional and technical services	2,373	2,385	2,458	2,485	2,526	2,482	2,330	2,368	1.6
Management of companies and enterprises	171	181	234	231	237	241	149	143	-4.0
Administrative and waste services	2,139	2,136	2,166	2,223	2,223	2,161	2,191	2,197	0.3
Educational services	385	372	387	0	0	424	460	464	0.9
Health care and social assistance	6,443	6,514	6,469	6,576	6,641	6,855	6,887	6,782	-1.5
Arts, entertainment, and recreation	872	942	904	949	998	968	1,014	1,159	14.3
Accommodation and food services	3,760	3,882	4,057	4,330	4,408	4,463	4,286	4,257	-0.7
Other services, except public administration	2,863	3,099	3,365	3,283	3,100	3,001	2,747	2,720	-1.0
Government and government enterprises	6,273	6,198	6,188	6,207	6,235	6,276	6,355	6,173	-2.9
Total	**51,833**	**53,356**	**55,493**	**56,646**	**57,780**	**57,150**	**53,911**	**53,739**	**-0.3**

Table III.2.16 shows the real average earnings per job by industry for Natrona County. In 2017, the transportation and warehousing industry had the highest average earnings reaching 619,062 dollars. Between 2016 and 2017 the mining industry saw the largest percentage increase, rising by 13.4 percent to 63,668 dollars.

Table III.2.16
Real Earnings Per Job by Industry
Natrona County
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	3,076	20,822	3,296	12,459	23,104	15,239	7,353	6,474	-12.0
Forestry, fishing, related activities, and other	0	0	0	0	0	16,398	10,138	6,982	-31.1
Mining	114,851	125,015	117,421	106,369	104,617	81,639	56,128	63,668	13.4
Utilities	0	0	0	119,000	115,266	116,430	111,806	100,862	-9.8
Construction	96,538	110,347	114,320	99,712	100,119	85,477	74,378	67,301	-9.5
Manufacturing	64,939	65,365	69,160	72,123	79,671	77,697	72,545	71,642	-1.2
Wholesale trade	98,261	100,071	131,277	135,042	143,503	122,322	116,068	97,887	-15.7
Retail trade	37,146	36,640	39,275	38,896	39,435	38,820	35,914	34,054	-5.2
Transportation and warehousing	111,959	94,805	200,931	323,585	419,149	539,836	611,429	619,062	1.2
Information	51,136	50,129	51,242	50,469	49,702	50,045	48,735	45,025	-7.6
Finance and insurance	43,904	39,022	40,652	40,291	39,949	40,366	35,818	35,014	-2.2
Real estate and rental and leasing	32,744	36,632	47,236	50,018	53,361	55,013	48,459	41,900	-13.5
Professional and technical services	62,631	67,011	69,192	67,444	71,115	72,359	64,847	62,667	-3.4
Management of companies and enterprises	125,845	117,316	71,761	106,741	100,443	98,894	62,156	38,001	-38.9
Administrative and waste services	29,893	32,249	36,360	37,555	37,950	39,751	37,467	39,043	4.2
Educational services	18,510	21,375	25,192	0	0	21,625	20,507	20,130	-1.8
Health care and social assistance	69,361	69,723	72,047	72,306	72,371	70,105	67,091	67,679	0.9
Arts, entertainment, and recreation	16,761	16,677	15,393	12,682	15,007	13,202	13,152	14,662	11.5
Accommodation and food services	23,908	23,707	25,717	25,059	26,230	27,173	26,130	24,431	-6.5
Other services, except public administration	52,715	48,347	50,331	48,370	47,309	47,146	44,115	42,750	-3.1
Government and government enterprises	71,191	70,917	71,465	74,427	75,459	75,022	74,070	74,317	0.3
Total	**63,536**	**65,570**	**72,467**	**74,468**	**79,601**	**78,970**	**72,866**	**72,532**	**-0.5**

Diagram III.2.6 shows real average earnings per job for Natrona County from 1990 to 2017. Over this period the average earning per job for Natrona County was 54,390 dollars, which was higher than the statewide average of 46,885 dollars over the same period.

Diagram III.2.6
Real Average Earnings Per Job
Natrona County

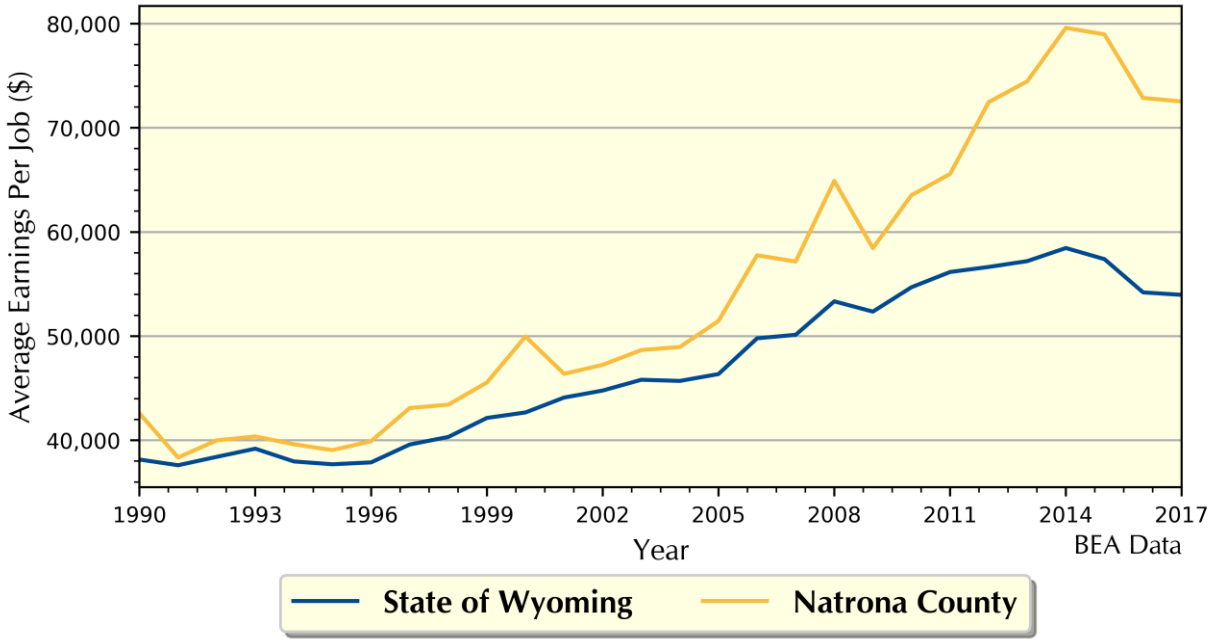
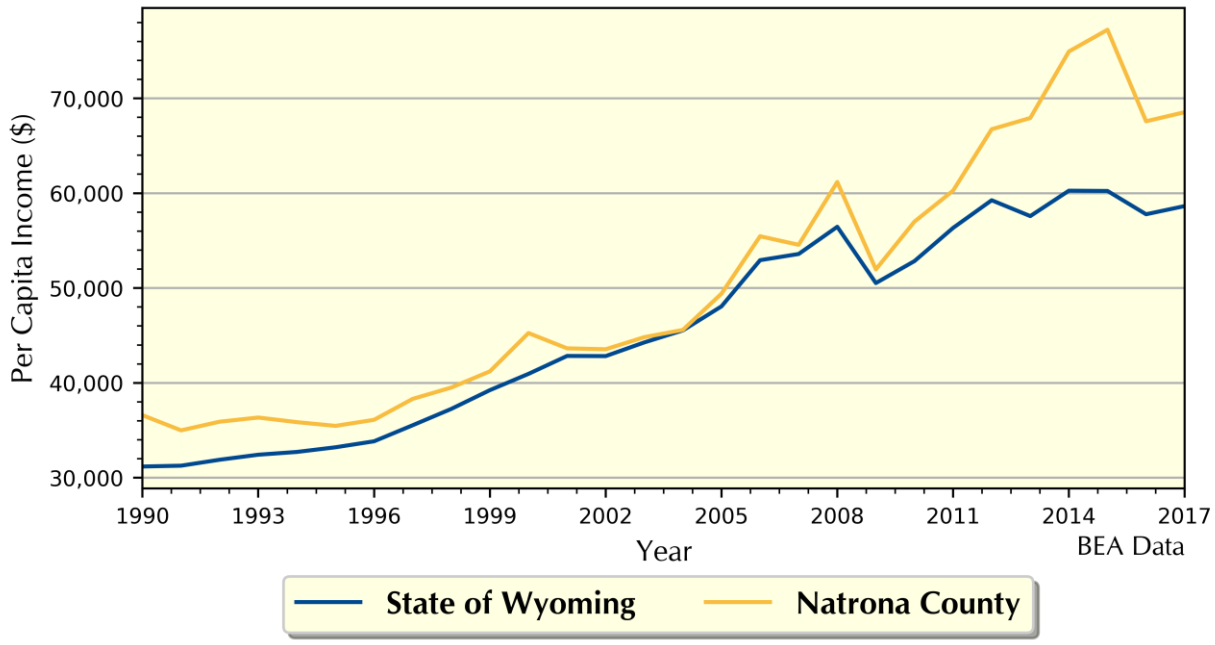


Diagram III.2.7 shows real per capita income for the Natrona County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Natrona County was 50,214 dollars, which was higher than the statewide average of 45,699 dollars over the same period.

Diagram III.2.7
Real Per Capita Income
Natrona 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 increase from 7,601 in 2010 to 8631.0 in 2017, with the poverty rate reaching 11.1 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.2.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.2.8 on the following page.

The rate of poverty for Natrona County is shown in Table III.2.18. In 2017, there were an estimated 5,851 people (10.1 percent) living in poverty, compared to 11.4 percent living in poverty in 2000. In 2017, some 14.4 percent of those in poverty were under age 6 and 9.2 percent were 65 or older.

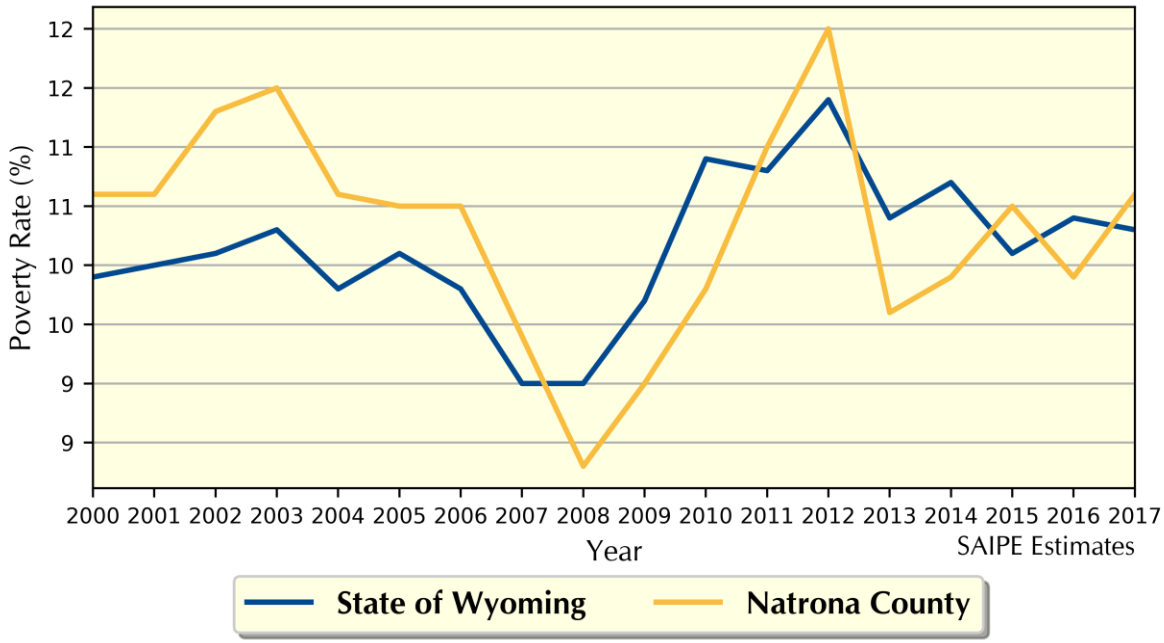
Table III.2.17
Persons in Poverty
Natrona County
2000–2017 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	7,276	11.1%
2001	7,349	11.1%
2002	7,921	11.8%
2003	8,156	12.0%
2004	7,594	11.1%
2005	7,446	11.0%
2006	7,559	11.0%
2007	6,970	9.9%
2008	6,319	8.8%
2009	6,905	9.5%
2010	7,601	10.3%
2011	8,559	11.5%
2012	9,595	12.5%
2013	8,003	10.1%
2014	8,262	10.4%
2015	8,827	11.0%
2016	8,244	10.4%
2017	8,631	11.1%

Table III.2.18
Poverty by Age
City of Casper
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	836	15.1%	841	14.4%
6 to 17	1,173	21.2%	1,009	17.2%
18 to 64	3,072	55.4%	3,463	59.2%
65 or Older	465	8.4%	538	9.2%
Total	**5,546**	**100.0%**	**5,851**	**100.0%**
Poverty Rate	**11.4%**	**.**	**10.1%**	**.**

Diagram III.2.8
Poverty Rates
Natrona 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 Casper decreased from 66 authorizations in 2017 to 60 in 2018.

The real value of single-family building permits decreased from 276,010 dollars in 2016 to 303,881 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.2.19, as well as in Diagram III.2.9 and Diagram III.2.10.

Table III.2.19
Building Permits and Valuation
City of Casper
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	431	0	35	60	526	136,469	54,091
1981	269	2	136	386	793	148,359	40,183
1982	238	16	78	98	430	139,582	83,366
1983	195	6	4	0	205	123,278	0
1984	104	0	0	0	104	126,523	0
1985	29	0	0	0	29	128,219	0
1986	8	0	0	0	8	163,345	0
1987	3	0	0	0	3	163,506	0
1988	24	0	0	0	24	179,245	0
1989	12	0	0	0	12	156,700	0
1990	30	0	0	0	30	184,408	0
1991	36	0	0	0	36	206,383	0
1992	45	0	0	0	45	197,392	0
1993	68	0	0	0	68	206,275	0
1994	80	2	4	0	86	229,244	0
1995	66	2	0	0	68	177,487	0
1996	157	0	15	0	172	106,637	0
1997	53	2	0	0	55	153,408	0
1998	49	0	0	0	49	183,286	0
1999	64	2	0	151	217	215,836	57,044
2000	72	0	0	0	72	198,817	0
2001	75	0	0	0	75	260,955	0
2002	110	0	0	0	110	248,999	0
2003	139	0	0	0	139	238,188	0
2004	191	0	0	0	191	262,456	0
2005	293	0	0	0	293	265,669	0
2006	292	0	0	0	292	260,380	0
2007	315	0	0	0	315	237,292	0
2008	260	0	40	0	300	199,849	0
2009	106	0	0	71	177	172,572	62,509
2010	121	0	4	539	664	189,465	80,986
2011	171	0	6	140	317	213,214	76,979
2012	197	0	0	160	357	227,269	71,969
2013	211	0	0	246	457	235,797	70,972
2014	146	0	0	0	146	298,647	0
2015	77	2	6	36	121	319,190	103,820
2016	63	0	8	0	71	276,010	0
2017	66	18	4	100	188	303,881	124,889
2018	60	20	4	10	94	299,217	122,129

Diagram III.2.9
Single-Family Permits
City of Casper

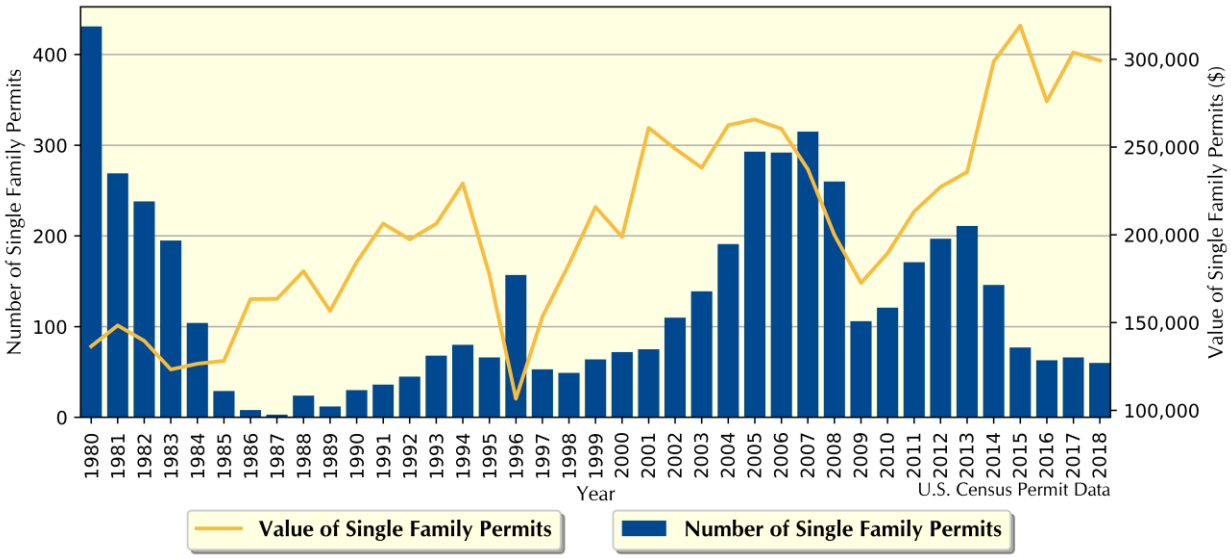
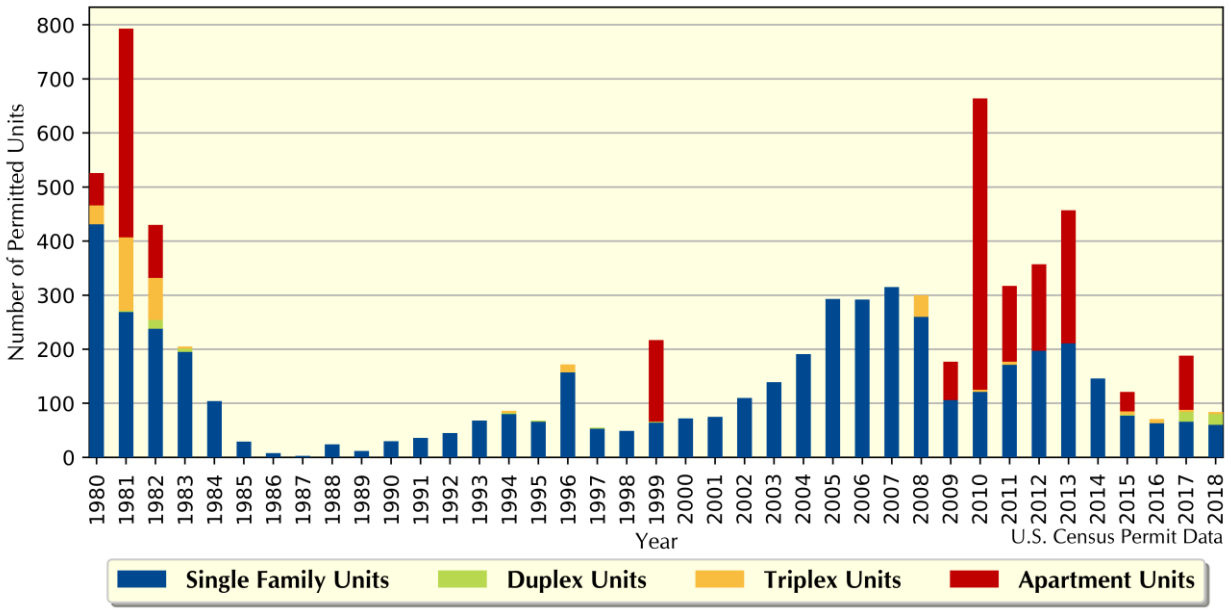


Diagram III.2.10
Total Permits by Unit Type
City of Casper



Housing Characteristics

Households by type and tenure are shown in Table III.2.20. Family households represented 60.4 percent of households, while non-family households accounted for 39.6 percent. These changed from 62.5 percent and 37.5 percent, respectively.

Table III.2.20
Household Type by Tenure
City of Casper
2010 Census SF1 & 2017 Five-Year ACS Data

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	14,237	62.5%	14,596	60.4%
Married-Couple Family	10,508	73.8%	10,783	73.9%
Owner-Occupied	8,857	84.3%	8,772	81.4%
Renter-Occupied	1,651	15.7%	2,011	18.6%
Other Family	3,729	26.2%	3,813	25.5%
Male Householder, No Spouse Present	1,178	31.6%	1,460	30.9%
Owner-Occupied	698	59.3%	763	52.3%
Renter-Occupied	480	40.7%	697	47.7%
Female Householder, No Spouse Present	2,551	68.4%	2,353	66.9%
Owner-Occupied	1,293	50.7%	1,061	45.1%
Renter-Occupied	1,258	49.3%	1,292	54.9%
Non-Family Households	8,557	37.5%	9,582	39.6%
Owner-Occupied	4,461	52.1%	4,630	48.3%
Renter-Occupied	4,096	47.9%	4,952	51.7%
Total	**22,794**	**100.0%**	**24,178**	**100.0%**

Table III.2.21 below shows housing units by type in 2010 and 2017. In 2010, there were 23,984 housing units, compared with 26,238 in 2017. Single-family units accounted for 70.8 percent of units in 2017, compared to 75.8 in 2010. Apartment units accounted for 16.3 percent in 2017, compared to 12.6 percent in 2010.

Table III.2.21
Housing Units by Type
City of Casper
2010 & 2017 Five-Year ACS Data

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	18,169	75.8%	18,577	70.8%
Duplex	654	2.7%	609	2.3%
Tri- or Four-Plex	1,260	5.3%	1,544	5.9%
Apartment	3,015	12.6%	4,270	16.3%
Mobile Home	841	3.5%	1,223	4.7%
Boat, RV, Van, Etc.	45	0.2%	15	0.1%
Total	**23,984**	**100.0%**	**26,238**	**100.0%**

Table III.2.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 26,238 housing units. An estimated 63.0 percent were owner-occupied, and 7.9 percent were vacant.

Table III.2.22
Housing Units by Tenure
City of Casper
2010 Census & 2017 Five-Year ACS Data

Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	22,794	92.9%	24,178	92.1%
Owner-Occupied	15,309	67.2%	15,226	63.0%
Renter-Occupied	7,485	32.8%	8,952	37.0%
Vacant Housing Units	1,742	7.1%	2,060	7.9%
Total Housing Units	**24,536**	**100.0%**	**26,238**	**100.0%**

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.2.23. Households earning more than 100,000 dollars per year represented 23.5 percent of households in 2017, compared to 19.1 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 7.9 percent of households in 2017, compared to 10.1 percent in 2000.

Table III.2.23
Households by Income
City of Casper
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	2,217	10.1%	1,912	7.9%
$15,000 to $19,999	1,062	4.8%	1,124	4.6%
$20,000 to $24,999	1,278	5.8%	1,094	4.5%
$25,000 to $34,999	2,918	13.3%	2,430	10.1%
$35,000 to $49,999	3,559	16.2%	3,640	15.1%
$50,000 to $74,999	4,059	18.5%	4,996	20.7%
$75,000 to $99,999	2,678	12.2%	3,305	13.7%
$100,000 or More	4,206	19.1%	5,677	23.5%
Total	**21,977**	**100.0%**	**24,178**	**100.0%**

Table III.2.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 9.5 percent of households in 2010 and 10.4 percent of households in 2017. Housing units built in 1939 or earlier represented 11.9 percent of households in 2017 and 8.7 percent of households in 2010.

Table III.2.24
Households by Year Home Built
City of Casper
2010 & 2017 Five-Year ACS Data

Year Built	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,912	8.7%	2,879	11.9%
1940 to 1949	1,271	5.8%	931	3.9%
1950 to 1959	4,885	22.2%	4,674	19.3%
1960 to 1969	2,630	12.0%	2,494	10.3%
1970 to 1979	5,170	23.5%	5,446	22.5%
1980 to 1989	2,990	13.6%	2,596	10.7%
1990 to 1999	1,039	4.7%	1,135	4.7%
2000 to 2009	2,080	9.5%	2,510	10.4%
2010 or Later	.	.	1,513	6.3%
Total	**21,977**	**100.0%**	**24,178**	**100.0%**

The distribution of unit types by race are shown in Table III.2.25. An estimated 74.3 percent of white households occupy single-family homes, while 51.3 percent of black households do. Some 13.8 percent of white households occupied apartments, while 7.8 percent of black households do. An estimated 100.0 percent of Asian, and 57.2 percent of American Indian households occupy single-family homes.

Table III.2.25
Distribution of Units in Structure by Race
City of Casper
2017 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	74.3%	51.3%	57.2%	100.0%	0%	42.2%	65.3%
Duplex	2.1%	17.7%	0%	0%	0%	0%	0%
Tri- or Four-Plex	5.8%	15.6%	7.9%	0%	0%	0%	0%
Apartment	13.8%	7.8%	0%	0%	0%	39.2%	14.7%
Mobile Home	3.9%	7.6%	34.9%	0%	0%	18.6%	20.0%
Boat, RV, Van, Etc.	0.1%	0%	0%	0%	0%	0%	0%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

The disposition of vacant units between 2010 and 2017 are shown in Table III.2.26. By 2017, for rent units accounted for 43.8 percent of vacant units, while for sale units accounted for 12.1 percent. "Other" vacant units accounted for 28.9 percent of vacant units, representing a total of 595 "other" vacant units.

Table III.2.26
Disposition of Vacant Housing Units
City of Casper
2010 Census & 2017 Five-Year ACS Data

Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	785	45.1%	902	43.8%
For Sale	287	16.5%	250	12.1%
Rented Not Occupied	42	2.4%	23	1.1%
Sold Not Occupied	62	3.6%	24	1.2%
For Seasonal, Recreational, or Occasional Use	162	9.3%	235	11.4%
For Migrant Workers	3	0.2%	31	1.5%
Other Vacant	401	23.0%	595	28.9%
Total	**1,742**	**100.0%**	**2,060**	**100.0%**

Table III.2.27, below shows the number of households in the county by number of bedrooms and tenure. There were 246 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 10.1 percent of total households in City of Casper. In City of Casper the 8,580 households with three bedrooms accounted for 26.1 percent of all households,and there were only 2,167 five-bedroom or more households, which accounted for 21.3 percent of all households.

Table III.2.27
Households by Number of Bedrooms
City of Casper
2017 5-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	24	246	410	100.0
One	441	2,067	2,643	1.6
Two	2,292	3,547	6,861	10.1
Three	6,169	1,955	8,580	26.1
Four	4,421	990	5,577	32.7
Five or more	1,879	147	2,167	21.3
Total	**24,178**	**8,952**	**26,238**	**100.0**

The age of a structure influences its value. As shown in Table III.2.28, structures built in 1939 or earlier had a median value of, 153,700 while structures built between 1950 and 1959 had a median value of 165,000 and those built between 1990 to 1999 had a median value of 176,900. 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 344,500 and, 244,800 respectively. The total median value in City of Casper was 196,200.

Table III.2.28
Owner Occupied Median Value by Year Structure Built
City of Casper
2017 5-Year ACS Data

Year Structure Built	Median Value
1939 or earlier	153,700
1940 to 1949	139,000
1950 to 1959	165,000
1960 to 1969	192,900
1970 to 1979	218,400
1980 to 1989	227,400
1990 to 1999	176,900
2000 to 2009	275,400
2010 to 2013	344,500
2014 or later	244,800
Median Value	**196,200**

Household mortgage status is reported in Table III.2.29. In, City of Casper households with a mortgage accounted for 63.4 percent of all households or 9,654 housing units, and the remaining 55.1 percent or 8,394 units had no mortgage. Of those units with a mortgage, 1,252 had either a second mortgage or home equity loan, 8 had both a second mortgage and home equity loan, and 8,394 or 55.1 percent had no second mortgage or no home equity loan.

Table III.2.29
Mortgage Status
City of Casper
2017 5-Year ACS Data

Mortgage Status	City of Casper	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	9,654	63.4
With either a second mortgage or home equity loan, but not both	1,252	8.2
Second mortgage only	545	3.6
Home equity loan only	707	4.6
Both second mortgage and home equity loan	8	0.1
No second mortgage and no home equity loan	8,394	55.1
Housing units without a mortgage	5,572	36.6
Total	15,226	100.0%

Table III.2.30 lists the City of Casper median rent as $727 and the median home value as $196,200.

Table III.2.30
Median Rent
City of Casper
2017 5-Year ACS Data

Place	Rent
Median Rent	$727
Median Home Value	$196,200

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.2.31. In 2017, an estimated 1.6 percent of households were overcrowded, and an additional 0.2 percent were severely overcrowded.

Table III.2.31
Overcrowding and Severe Overcrowding
City of Casper
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	14,792	99.7%	40	0.3%	0	0%	14,832
2017 Five-Year ACS	15,038	98.8%	172	1.1%	16	0.1%	15,226
Renter							
2010 Five-Year ACS	7,085	99.2%	60	0.8%	0	0%	7,145
2017 Five-Year ACS	8,698	97.2%	225	2.5%	29	0.3%	8,952
Total							
2010 Five-Year ACS	21,877	99.5%	100	0.5%	0	0%	21,977
2017 Five-Year ACS	23,736	98.2%	397	1.6%	45	0.2%	24,178

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 25 households with incomplete plumbing facilities in 2017, representing 0.1 percent of households in City of Casper. This is compared to 0.4 percent of households lacking complete plumbing facilities in 2010.

Table III.2.32
Households with Incomplete Plumbing Facilities
City of Casper
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	21,898	24,153
Lacking Complete Plumbing Facilities	79	25
Total Households	**21,977**	**24,178**
Percent Lacking	**0.4%**	**0.1%**

There were 196 households lacking complete kitchen facilities in 2017, compared to 183 households in 2010. This was a change from 0.8 percent of households in 2010 to 0.8 percent in 2017.

Table III.2.33
Households with Incomplete Kitchen Facilities
City of Casper
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	21,794	23,982
Lacking Complete Kitchen Facilities	183	196
Total Households	**21,977**	**24,178**
Percent Lacking	**0.8%**	**0.8%**

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 Casper 15.3 percent of households had a cost burden and 8.9 percent had a severe cost burden. Some 23.2 percent of renters were cost burdened, and 13.2 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 5.3 percent and a severe cost burden rate of 2.5 percent. Owner occupied households with a mortgage had a cost burden rate of 13.9 percent, and severe cost burden at 8.5 percent.

Table III.2.34
Cost Burden and Severe Cost Burden by Tenure
City of Casper
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	7,605	77.8%	1,627	16.6%	523	5.3%	22	0.2%	9,777
2017 Five-Year ACS	7,466	77.3%	1,340	13.9%	821	8.5%	27	0.3%	9,654
Owner Without a Mortgage									
2010 Five-Year ACS	4,740	93.8%	210	4.2%	75	1.5%	30	0.6%	5,055
2017 Five-Year ACS	5,123	91.9%	294	5.3%	141	2.5%	14	0.3%	5,572
Renter									
2010 Five-Year ACS	3,993	55.9%	1,465	20.5%	1,383	19.4%	304	4.3%	7,145
2017 Five-Year ACS	5,183	57.9%	2,076	23.2%	1,186	13.2%	507	5.7%	8,952
Total									
2010 Five-Year ACS	16,338	74.3%	3,302	15.0%	1,981	9.0%	356	1.6%	21,977
2017 Five-Year ACS	17,772	73.5%	3,710	15.3%	2,148	8.9%	548	2.3%	24,178

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.2.35 shows that the HUD estimated MFI for Natrona County was $74,400 in 2018. This compared to Wyoming's MFI of $79,600. Diagram III.2.11, illustrates the estimated MFI for 2000 through 2018 in Natrona County.

Table III.2.35
Median Family Income
Natrona County
2000–2018 HUD MFI

Year	MFI	State of Wyoming MFI
2000	44,100	44,700
2001	44,500	45,500
2002	46,200	47,200
2003	55,900	51,600
2004	55,900	54,500
2005	55,900	55,250
2006	58,600	58,800
2007	60,100	58,800
2008	60,700	59,450
2009	64,300	63,900
2010	65,400	66,100
2011	66,100	66,800
2012	67,000	67,700
2013	60,900	70,000
2014	67,500	71,400
2015	75,500	72,400
2016	73,400	73,300
2017	74,400	74,700
2018	74,400	79,600

Table III.2.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 1,595 owner-occupied and 1,630 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 790 owner-occupied 1,040 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 18,120 households without a housing problem.

Diagram III.2.11
Estimated Median Family Income
Natrona County vs. Wyoming
HUD Data: 2000 - 2019

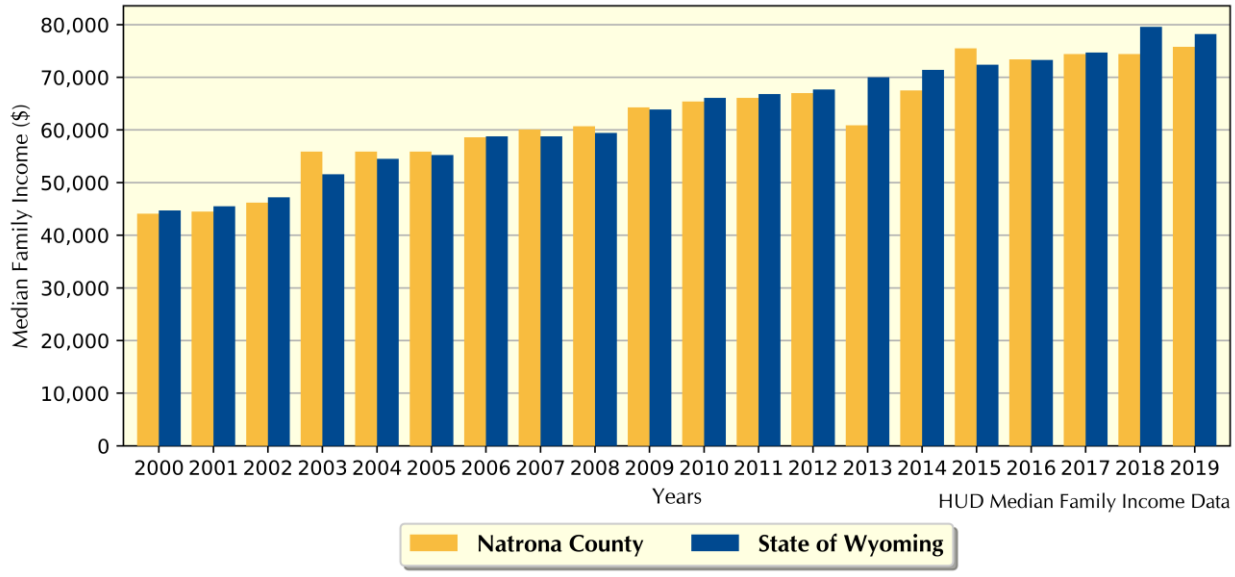


Table III.2.36
Housing Problems by Income and Tenure
City of Casper
2010–2018 HUD CHAS Data

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	20	0	0	0	20
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	4	10	0	0	14
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	20	80	100
Housing cost burden greater than 50% of income (and none of the above problems)	435	170	155	10	20	790
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	200	400	530	250	215	1,595
Zero/negative income (and none of the above problems)	55	0	0	0	0	55
Has none of the 4 housing problems	190	925	1,665	1,515	8,260	12,555
Total	**880**	**1,519**	**2,360**	**1,795**	**8,575**	**15,129**
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	35	65	0	0	0	100
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)	70	45	0	30	60	205
Housing cost burden greater than 50% of income (and none of the above problems)	795	245	0	0	0	1,040
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	270	710	515	45	90	1,630
Zero/negative income (and none of the above problems)	125	0	0	0	0	125
Has none of the 4 housing problems	270	415	1,705	920	2,255	5,565
Total	**1,575**	**1,480**	**2,220**	**995**	**2,405**	**8,675**
Total						
Lacking complete plumbing or kitchen facilities	35	85	0	0	0	120
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	10	4	10	0	0	24
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	70	45	0	50	140	305
Housing cost burden greater than 50% of income (and none of the above problems)	1,230	415	155	10	20	1,830
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	470	1,110	1,045	295	305	3,225
Zero/negative income (and none of the above problems)	180	0	0	0	0	180
Has none of the 4 housing problems	460	1,340	3,370	2,435	10,515	18,120
Total	**2,455**	**2,999**	**4,580**	**2,790**	**10,980**	**23,804**

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.2.37 presents some basic statistics about the completed surveys.

Table III.2.37
Survey of Rental Properties
City of Casper
2019 Survey of Rental Properties

Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	115	5,359	7.6	408

Table III.2.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 419 single-family units in City of Casper, with 10 of them available. This translates into a vacancy rate of 2.4 percent in City of Casper, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 3,267 apartment units reported in the survey, with 151 of them available, which resulted in a vacancy rate of 4.6 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

Table III.2.38
Rental Vacancy Survey by Type
City of Casper
2019 Survey of Rental Properties

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	419	10	2.4%
Apartments	3,267	151	4.6%
Mobile Homes	109	7	6.4%
"Other" Units	29	0	0%
Don't Know	1,285	240	18.7%
Total	**5,359**	**408**	**7.6%**

Table III.2.39, reports units by bedroom size. As can be seen there were 786 two bedroom apartment units and 181 three bedroom units. Overall, the 938 two bedroom units accounted for 17.5 percent of all units, and the 278 three bedroom units accounted for 5.2 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 3,335 units listed as "Don't Know". Additional details for additional unit types are reported.

Table III.2.39
Rental Units by Bedroom Size
City of Casper
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	20	0	0	.	20
One	4	732	10	0	.	752
Two	45	786	78	3	.	938
Three	65	181	19	8	.	278
Four	24	0	0	0	.	26
Don't Know	267	1,548	2	18	1,285	3,335
Total	**419**	**3,267**	**109**	**29**	**1,285**	**5,359**

Table III.2.40 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 3.1 percent.

Table III.2.41 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 5.5 percent.

Table III.2.40
Single-Family Units by Bedroom Size
City of Casper
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	4	0	0%
Two	45	0	0%
Three	65	2	3.1%
Four	24	0	0%
Don't know	267	8	3.0%
Total	**419**	**10**	**2.4%**

Table III.2.41
Apartment Units by Bedroom Size
City of Casper
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	20	6	30.0%
One	732	32	4.4%
Two	786	43	5.5%
Three	181	2	1.1%
Four	0	0	0%
Don't know	1,548	68	4.4%
Total	**3,267**	**151**	**4.6%**

Average market-rate rents by unit type are shown in Table III.2.42. 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.2.42
Average Market Rate Rents by Bedroom Size
City of Casper
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$.	$544	$.	$.	$544
One	$558	$680	$600	$.	$660
Two	$819	$802	$750	$975	$806
Three	$1,079	$1,065	$850	$1,025	$1,065
Four	$1,220	$.	$.	$.	$1,218
Total	**$1000.0**	**$723.6**	**$770.0**	**$904.7**	**$888.9**

Table III.2.43 shows the average rental rates for assisted units by bedroom size and unit type. Since assistance is often based on income of the resident or other case by case determinations average assisted rents can vary across bedroom size.

Table III.2.43
Average Assisted Rate Rents by Bedroom Size
City of Casper
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	0	0	0	0	0
One	0	595	0	0	595
Two	0	675	0	0	675
Three	995	0	0	0	995
Four	1,095	0	0	0	1,095
Total	**$1648.3**	**$635.0**	**$0**	**$0**	**$1395.0**

Table III.2.44 shows vacancy rates for single-family units by average rental rates for City of Casper. The most common rent for single-family units was between 1,250 amd 1,500 dollars and the units in this price range had a vacancy rate of 2.1 percent.

Table III.2.44
Single-Family Market Rate Rents by Vacancy Status
City of Casper
2019 Survey of Rental Properties

Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than $500	2	0	0%
$500 to $749	20	1	5.0%
$750 to $999	104	1	1.0%
$1,000 to $1,249	146	3	2.1%
$1,250 to $1,499	29	0	0%
Above $1,500	0	0	0%
Missing	118	5	4.2%
Total	**419**	**10.0**	**2.4%**

The average rent and availability of apartment units is displayed in Table III.2.45. The most common rent for apartment rents was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 7.7 percent.

Table III.2.45
Apartment Market Rate Rents by Vacancy Status
City of Casper
2019 Survey of Rental Properties

Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than $500	4	0	0%
$500 to $749	1,232	95	7.7%
$750 to $999	98	1	1.0%
$1,000 to $1,249	1,010	6	0.6%
$1,250 to $1,499	0	0	0%
Above $1,500	0	0	0%
Missing	923	49	5.3%
Total	**3,267**	**151**	**4.6%**

Respondents were asked if utilities are included in the rent and as shown in Table III.2.46, 59 respondents, or 63.4 percent, included some sort of utility in the rent.

Table III.2.46
Are there any utilities included with the rent?
City of Casper
2019 Survey of Rental Properties

Period	Respondent
Yes	59
No	34
% Offering Utilities	**63.4%**

The type of utility included in the rent is shown in Table III.2.47. There were 1,188 respondents who included electricity, 1,676 respondents who included natural gas, 2,910 respondents who included water and sewer and 2,288 respondents included trash collection in the rent.

Table III.2.47
Which utilities are included with the rent?
City of Casper
2019 Survey of Rental Properties

Type of Utility Provided	Respondent
Electricity	1,188
Natural Gas	1,676
Water/Sewer	2,910
Trash Collection	2,288

Perceived Need for Housing Units

Table III.2.48 shows the number of survey respondents who keep a waiting list. As can be seen 19 respondents said they keep a waitlist, with an estimated 898 number of persons on the wait list.

Table III.2.48
Do you keep a waiting list?
City of Casper
2019A Survey of Rental Properties

Period	Respondent
Yes	19
No	72
Waitlist Size	**898**

Table III.2.49 shows the condition of rental units by unit type for City of Casper. 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 3,024 units were in good condition, or 56.4 percent and 318 units, or 5.9 percent, being in average condition. Details by unit type and condition are displayed.

Table III.2.49
Condition by Unit Type
City of Casper
2019A Survey of Rental Properties

Conditions	Units	Percent of Total
Poor	0	0%
Fair	19	0.4%
Average	318	5.9%
Good	3,024	56.4%
Excellent	1,158	21.6%
Don't Know	0	0%
Total	**5,359**	**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.2.50, 8 respondents said they would prefer more single family units, 7 respondents wanted more apartment units, and 12 respondents indicated they would prefer more units of any type.

Table III.2.50
If you had the opportunity to own/manage more units, how many would you prefer
City of Casper
2019A Survey of Rental Properties

Unit Type	Respondents citing more units
Single family units	8
Duplex Units	2
Apartments	7
Mobile homes	0
Other	0
All types	12
Total	**29**

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

Table III.2.51
Households with Housing Problems by Income
City of Casper
2011-2015 HUD CHAS Data

Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	635	1,180	1,815
30.1-50% HAMFI	595	1,065	1,660
50.1-80% HAMFI	700	515	1,215
80.1-95% HAMFI	175	60.0	235
95 – 115% HAMFI	215	65.0	280
115.1% HAMFI or more	200	105.0	305
Total	2,520	2,990	5,510
Without Housing Problems			
30% HAMFI or less	190	270	460
30.1-50% HAMFI	925	415	1,340
50.1-80% HAMFI	1,665	1,705	3,370
80.1-95% HAMFI	1,080	745	1,825
95 – 115% HAMFI	1,740	730	2,470
115.1% HAMFI or more	6,955	1,700	8,655
Total	12,555	5,565	18,120
Not Computed			
30% HAMFI or less	55.0	125.0	180
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	55.0	125.0	180
Total			
30% HAMFI or less	880	1,575	2,455
30.1-50% HAMFI	1,520	1,480	3,000
50.1-80% HAMFI	2,365	2,220	4,585
80.1-95% HAMFI	1,255	805	2,060
95 – 115% HAMFI	1,955	795	2,750
115.1% HAMFI or more	7,155	1,805	8,960
Total	**15,130**	**8,680**	**23,810**

horizon. As can be seen there were a total of 2,520 owner occupied and 2,990 renter occupied households experiencing a housing problem.

Table III.2.52 shows the total estimated housing by tenure for City of Casper. As can be seen, in 2030 there are estimated to be a total of 16,633 owner and 10,203 renter occupied households or a total of 26,836 households. By 2050 there are estimated to be 18,729 owner, 11,505 renter for a total of 30,234 households in City of Casper.

Table III.2.52
Total Estimated Housing Forecast
City of Casper
Strong Growth Scenario

Year	Owner	Renter	Total
2017	14,692	9,846	24,538
2020	15,275	9,383	24,658
2025	15,967	9,799	25,766
2030	16,633	10,203	26,836
2035	17,250	10,584	27,834
2040	17,795	10,926	28,721
2045	18,282	11,231	29,513
2050	18,729	11,505	30,234

Table III.2.53, below shows the incremental housing demand for City of Casper. 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 1,941 owner-occupied and 357 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 Casper will see an additional 5,696 households, of which 536 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 1,055 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.2.53
Incremental Housing Demand Forecast
City of Casper
Strong Growth Scenario

Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	0	34.0	74.0	113	149	180	209	235
30.1-50%	0	59.0	128.0	195	257	312	361	406
50.1-80%	0	91.0	199	303	400	485	561	631
80.1-95%	0	48.0	106.0	161	212	257	298	335
95.1-115%	0	75.0	165	251	331	401	464	522
115+%	0	276	603	918	1,210	1,467	1,698	1,909
Total	**0**	**583**	**1,275**	**1,941**	**2,558**	**3,103**	**3,590**	**4,037**
				Renter				
0-30%	0	0	0	65	134	196	251	301
30.1-50%	0	0	0	61	126	184	236	283
50.1-80%	0	0	0	91	189	276	354	424
80.1-95%	0	0	0	33.0	68	100	128	154
95.1-115%	0	0	0	33.0	68	99	127	152
115+%	0	0	0	74	153	225	288	345
Total	**0**	**0**	**0**	**357**	**738**	**1,080**	**1,385**	**1,659**
				Total				
0-30%	0	34.0	74	178	283	376	460	536
30.1-50%	0	59.0	128	256	383	496	597	688
50.1-80%	0	91	199	395	589	761	915	1,055
80.1-95%	0	48.0	106	194	281	358	426	489
95.1-115%	0	75.0	165	284	398	500	591	674
115+%	0	276	603	992	1,363	1,692	1,986	2,254
Total	**0**	**583**	**1,275**	**2,298**	**3,296**	**4,183**	**4,975**	**5,696**

Table III.2.54 shows the Incremental Total Housing Need Forecast for City of Casper. 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 5,839 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 6,484 owner and 5,051 renter occupied households for a total of 11,535 quality households.

Table III.2.54 Incremental Total Housing Need Forecast City of Casper Strong Growth Scenario								
Income (% of MFI)	**2016**	**2020**	**2025**	**2030**	**2035**	**2040**	**2045**	**2050**
				Owner				
0-30%	617	651	691	730	765	797	825	851
30.1-50%	578	636	706	773	835	890	938	983
50.1-80%	680	771	879	983	1,080	1,165	1,241	1,311
80.1-95%	170	218	276	331	382	427	468	505
95.1-115%	209	284	374	460	539	610	673	730
115+%	194	470	797	1,112	1,404	1,662	1,892	2,103
Total	**2,447**	**3,030**	**3,722**	**4,388**	**5,005**	**5,550**	**6,037**	**6,484**
				Renter				
0-30%	1,339	1,276	1,332	1,403	1,472	1,534	1,590	1,640
30.1-50%	1,208	1,151	1,202	1,269	1,334	1,392	1,444	1,491
50.1-80%	584	557	581	675	773	860	938	1,008
80.1-95%	68.0	65.0	68	101	137	168	197	222
95.1-115%	74.0	70.0	73.0	106	141	173	201	226
115+%	119.0	114	119	193	273	344	407	464
Total	**3,392**	**3,232**	**3,375**	**3,749**	**4,130**	**4,472**	**4,777**	**5,051**
				Total				
0-30%	1,955	1,926	2,023	2,133	2,238	2,332	2,415	2,491
30.1-50%	1,786	1,788	1,908	2,042	2,169	2,282	2,383	2,474
50.1-80%	1,264	1,328	1,460	1,659	1,853	2,025	2,179	2,319
80.1-95%	238	283	343	432	519	596	664	727
95.1-115%	283	354	447	566	681	782	873	956
115+%	313	583	916	1,305	1,676	2,005	2,299	2,567
Total	**5,839**	**6,262**	**7,098**	**8,137**	**9,135**	**10,022**	**10,814**	**11,535**

City of Cheyenne

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

Population Estimates

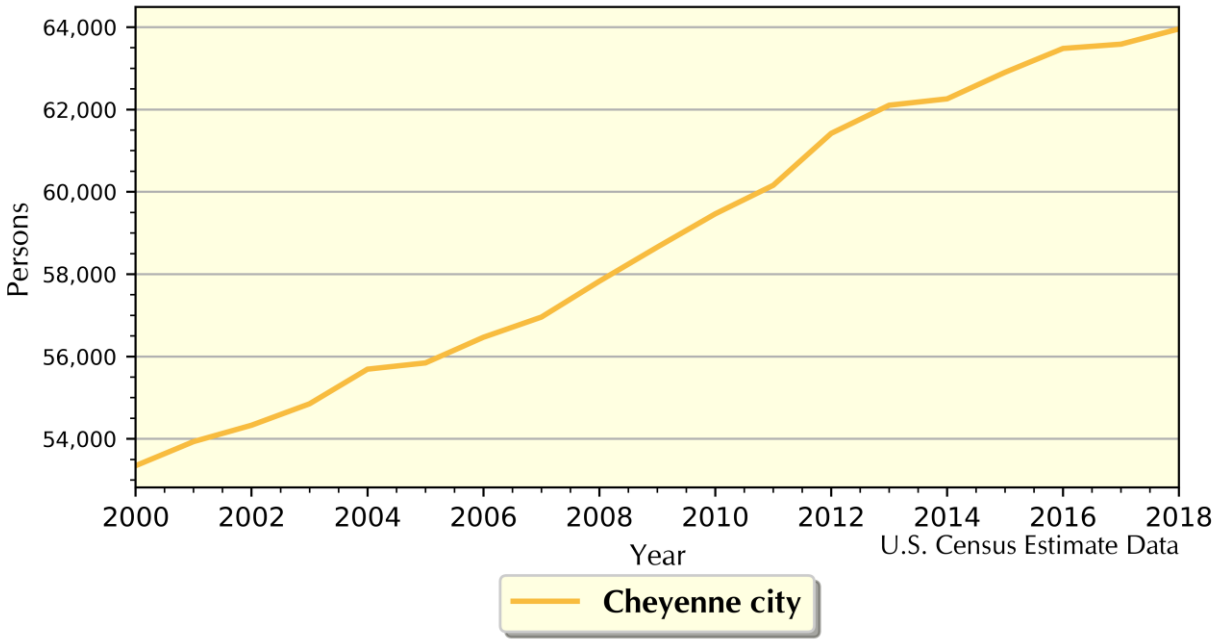
Table III.3.1 shows the population estimates for the City of Cheyenne. In 2018, the city's population was 63,957, a 0.6% change from 2017. The population increased 7.6 percent since 2010, from 59,466 people to 63,957 people in 2018. This data is also displayed in Diagram III.3.1 on the following page.

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 Cheyenne. Although a city may span several counties, for the county level data pieces, Laramie County was selected. For a more in-depth county level view, please refer to Laramie County in Volume II of this profile.

Table III.3.1
Population Estimates
City of Cheyenne
Census Population Estimates

Year	Population	Percent Yearly Change
2000	53,349	.
2001	53,934	1.1%
2002	54,332	0.7%
2003	54,852	1.0%
2004	55,693	1.5%
2005	55,845	0.3%
2006	56,468	1.1%
2007	56,958	0.9%
2008	57,829	1.5%
2009	58,658	1.4%
2010	59,466	1.4%
2011	60,159	1.2%
2012	61,420	2.1%
2013	62,104	1.1%
2014	62,259	0.2%
2015	62,904	1.0%
2016	63,483	0.9%
2017	63,587	0.2%
2018	63,957	0.6%

Diagram III.3.1
Population Estimates
City of Cheyenne



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

Table III.3.2
In-Migration by Age Cohort
City of Cheyenne
Wyoming DOT Data

Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019- First Half
					In				
14-17	14	23	29	38	36	38	35	48	16
18-22	135	298	329	342	353	326	377	351	180
23-25	255	271	269	304	326	275	293	285	132
26-35	298	707	738	812	896	905	939	900	502
36-45	230	447	445	515	551	519	591	557	304
46-55	160	323	370	378	387	403	389	478	200
56-65	85	220	274	221	261	314	375	381	221
66 +	47	110	140	156	137	170	239	279	122
Total	**1,087**	**2,399**	**2,594**	**2,766**	**2,947**	**2,950**	**3,238**	**3,279**	**1,677**

The shaded areas in Diagram III.3.2 and Diagram III.3.3 represents in and out- migration, with the white line depicting net migration. The maximum net migration occurred in 2010 with 1,327 people entering and the lowest net migration occurred in 2018 with 793 leaving Laramie County.

Diagram III.3.2
In-Migration
City of Cheyenne
2011 – 2019 First Half

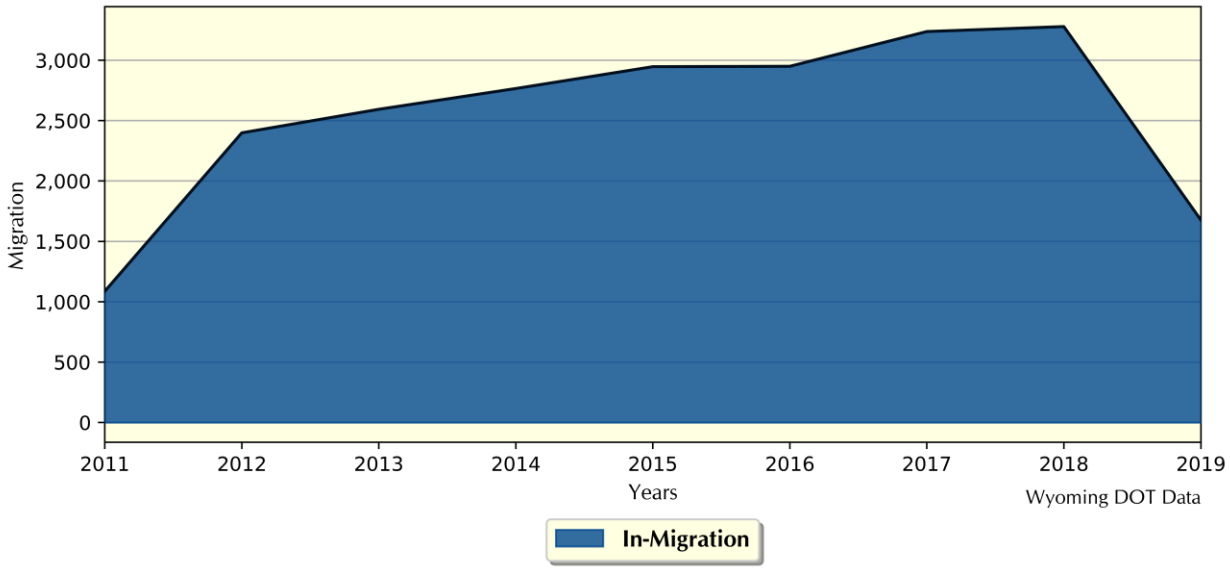


Diagram III.3.3
Migration Trends
Laramie County
2000 – 2019 First Half

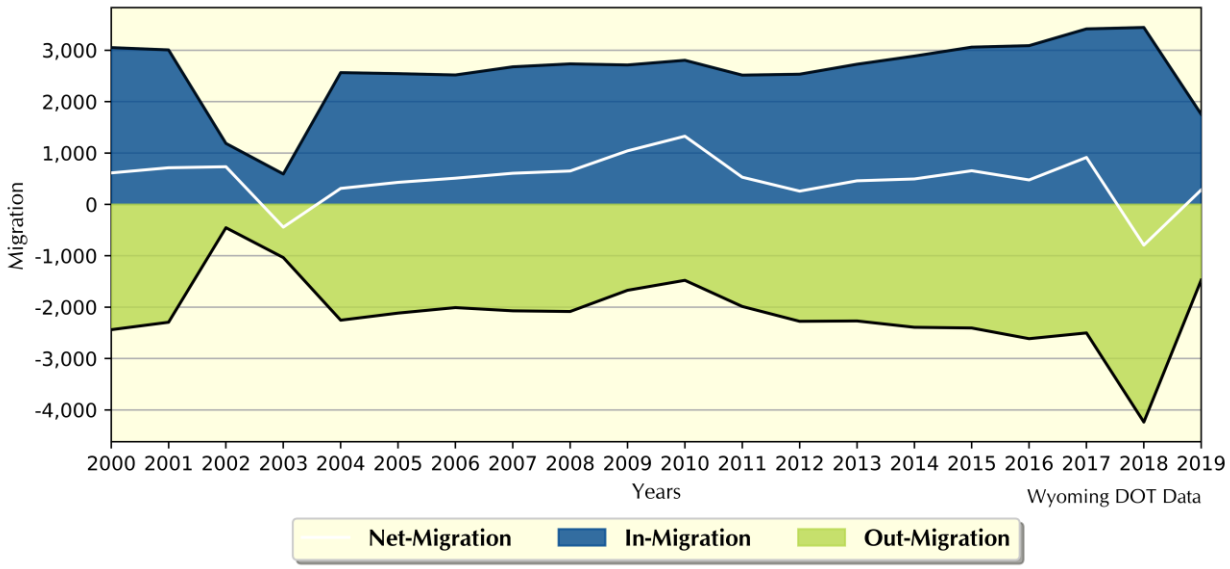


Table III.3.3 shows net-migration for Laramie County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 26 to 35, with 59.0 persons entering Laramie County. Those in the age range of 16 to 17 had the lowest levels of net migration, with 6 persons leaving Laramie County.

Table III.3.3
Net-Migration by Age Range
Laramie County
Wyoming DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
						Net						
14-17	-10	1	13	3	-5	-7	5	9	12	16	9	-6
18-22	84	164	160	114	66	143	137	160	124	156	46	57
23-25	10	104	137	28	46	59	65	115	15	70	-60	4
26-35	217	323	401	143	107	107	181	247	192	275	-238	59
36-45	152	209	212	145	51	63	99	116	69	197	-269	47
46-55	172	127	209	100	38	63	38	43	32	53	-149	17
56-65	22	75	130	-11	-35	48	-56	-21	34	111	-116	97
66 +	3	39	65	7	-10	-17	26	-14	-2	36	-16	7
Total	**650**	**1,042**	**1,327**	**529**	**258**	**459**	**495**	**655**	**476**	**914**	**-793**	**282**

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 data[3], 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 Cheyenne population by race and ethnicity is shown in Table III.3.4. The white population increased by 7.0 percent, representing 87.5 percent of the population in 2017, compared with the black population, which increased by 12.9 percent and accounted for 3.3 percent of the population. The Hispanic population represented 14.1 percent of the population, which increased from 11,978 to 14,644 people between 2010 and 2017, or by 22.3 percent.

Table III.3.4
Population by Race and Ethnicity
City of Cheyenne
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	51,999	87.4%	55,135	87.5%
Black	1,715	2.9%	2,090	3.3%
American Indian	570	1.0%	516	0.8%
Asian	732	1.2%	981	1.6%
Native Hawaiian/ Pacific Islander	118	0.2%	134	0.2%
Other	2,380	4.0%	1,753	2.8%
Two or More Races	1,952	3.3%	2,377	3.8%
Total	**59,466**	**100.0%**	**62,986**	**100.0%**
Non-Hispanic	50,872	85.5%	54,101	85.9%
Hispanic	8,594	14.5%	8,885	14.1%

The change in race and ethnicity between 2010 and 2017 is shown in Table III.3.5. During this time, the total non-Hispanic population was 54,101 persons in 2017. The Hispanic population was 8,885.

Table III.3.5
Population by Race and Ethnicity
City of Cheyenne
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
	Non-Hispanic			
White	46,818	92.0%	49,268	91.1%
Black	1,567	3.1%	2,028	3.7%
American Indian	371	0.7%	464	0.9%
Asian	698	1.4%	904	1.7%
Native Hawaiian/ Pacific Islander	95	0.2%	54	0.1%
Other	71	0.1%	37	0.1%
Two or More Races	1,252	2.5%	1,346	2.5%
Total Non-Hispanic	**50,872**	**100.0%**	**54,101**	**100.0%**
	Hispanic			
White	5,181	60.3%	5,867	66.0%
Black	148	1.7%	62	0.7%
American Indian	199	2.3%	52	0.6%
Asian	34	0.4%	77	0.9%
Native Hawaiian/ Pacific Islander	23	0.3%	80	0.9%
Other	2,309	26.9%	1,716	19.3%
Two or More Races	700	8.1%	1,031	11.6%
Total Non-Hispanic	**8,594**	**100.0**	**8,885**	**100.0%**
Total Population	**59,466**	**100.0%**	**62,986**	**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.3.6, between 2000 and 2010, the institutionalized population changed -2.3 percent in City of Cheyenne, from 651 people in 2000 to 636 in 2010. The non-institutionalized population changed -32.6%, from 340 in 2000 to 229 in 2010.

Table III.3.6
Group Quarters Population
City of Cheyenne
2000 & 2010 Census SF1 Data

Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	157	24.1%	269	42.3%	71.3%
Juvenile Facilities	.	.	21	3.3%	.
Nursing Homes	472	72.5%	330	51.9%	-30.1%
Other Institutions	22	3.4%	16	2.5%	-27.3%
Total	**651**	**100.0%**	**636**	**100.0%**	**-2.3%**
Non-Institutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	340	100.0%	229	100.0%	-32.6%
Total	**340**	**100.0%**	**229**	**100.0%**	**-32.6%**
Group Quarters Population	**991**	**100.0%**	**865**	**100.0%**	**-12.7%**

Foreign Born Populations

The number of foreign born persons is shown in Table III.3.7. An estimated 0.4 percent of the population was born in Mexico, some 0.3 percent were born in China excluding Hong Kong and Taiwan, and another 0.3 percent were born in Philippines .

Table III.3.7
Place of Birth for the Foreign-Born Population
City of Cheyenne
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	279	0.4%
#2 country of origin	China excluding Hong Kong and Taiwan	193	0.3%
#3 country of origin	Philippines	191	0.3%
#4 country of origin	England	148	0.2%
#5 country of origin	Germany	73	0.1%
#6 country of origin	West Indies	68	0.1%
#7 country of origin	Canada	63	0.1%
#8 country of origin	Korea	61	0.1%
#9 country of origin	Sri Lanka	54	0.1%
#10 country of origin	India	53	0.1%

Limited English Proficiency and the language spoken at home are shown in Table III.3.8. An estimated 0.8 percent (474 people) of the population speaks Spanish at home, followed by 0.4 percent (214 people) speaking Chinese

Table III.3.8
Limited English Proficiency and Language Spoken at Home
City of Cheyenne
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	474	0.8%
#2 LEP Language	Chinese	214	0.4%
#3 LEP Language	Other Indo-European languages	68	0.1%
#4 LEP Language	French, Haitian, or Cajun	57	0.1%
#5 LEP Language	Arabic	50	0.1%
#6 LEP Language	Other and unspecified languages	45	0.1%
#7 LEP Language	Tagalog	35	0.1%
#8 LEP Language	Korean	30	0.1%
#9 LEP Language	Russian, Polish, or other Slavic languages	14	0%
#10 LEP Language	Vietnamese	12	0%

Disability

Disability by age, as estimated by the 2017 ACS, is shown in Table III.3.9. The disability rate for females was 12.7 percent, compared to 13.2 percent for males. The disability rate grew precipitously higher with age, with 48.4 percent of those over 75 experiencing a disability.

Table III.3.9
Disability by Age
City of Cheyenne
2017 Five-Year ACS Data

Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	24	1.3%	16	0.8%	40	1.0%
5 to 17	469	8.6%	333	6.5%	802	7.6%
18 to 34	528	6.8%	201	2.8%	729	4.8%
35 to 64	1,460	13.4%	1,493	13.5%	2,953	13.4%
65 to 74	768	31.6%	751	24.9%	1,519	27.9%
75 or Older	708	49.2%	1,140	47.9%	1,848	48.4%
Total	**3,957**	**13.2%**	**3,934**	**12.7%**	**7,891**	**13.0%**

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.3.10. Some 6.4 percent have an ambulatory disability, 4.7 percent have an independent living disability, and 1.8 percent have a self-care disability.

Table III.3.10
Total Disabilities Tallied: Aged 5 and Older
City of Cheyenne
2017 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	2,634	4.3%
Vision disability	1,120	1.8%
Cognitive disability	3,047	5.4%
Ambulatory disability	3,648	6.4%
Self-Care disability	1,020	1.8%
Independent living disability	2,164	4.7%

Education and Employment

Education and employment data from the City of Cheyenne 2017 Five-Year ACS is presented in Table III.3.11, Table III.3.12, and Table III.3.13. In 2017, 33,065 people were in the labor force, including 31,130 employed and 1,935 unemployed people. The unemployment rate for City of Cheyenne was estimated at 5.9 percent in 2017.

Table III.3.11
Employment, Labor Force and Unemployment
City of Cheyenne
2017 Five-Year ACS Data

Employment Status	2017 Five-Year ACS
Employed	31,130
Unemployed	1,935
Labor Force	**33,065**
Unemployment Rate	5.9%

Table III.3.12 and Table III.3.13 show educational attainment in City of Cheyenne. In 2017, 94.7 percent of households had a high school education or greater, including 25.4 percent with a high school diploma or equivalent, 38.8 percent with some college, 18.1 percent with a Bachelor's Degree, and 10.4 percent with a graduate or professional degree.

Table III.3.12
High School or Greater Education
City of Cheyenne
2017 Five-Year ACS Data

Education Level	Households
High School or Greater	24,863
Total Households	26,243
Percent High School or Above	**94.7%**

Table III.3.13
Educational Attainment
City of Cheyenne
2017 Five-Year ACS Data

Education Level	Population	Percent
Less Than High School	3,531	7.3%
High School or Equivalent	12,298	25.4%
Some College or Associates Degree	18,773	38.8%
Bachelor's Degree	8,734	18.1%
Graduate or Professional Degree	5,042	10.4%
Total Population Above 18 years	**48,378**	**100.0%**

ECONOMICS

Labor Force

Table III.3.14 shows the labor force statistics for Cheyenne city from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1999 with a rate of 3.3 percent. The highest level of unemployment occurred during 2010 rising to a rate of 6.3 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 Cheyenne city increased from 3.8 percent in 2017 to 4.0 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.3.14
Labor Force Statistics
Cheyenne city
1990 - 2018 BLS Data

Year	City of Cheyenne				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	1,267	24,499	25,766	4.9%	5.3%
1991	1,045	24,358	25,403	4.1%	5.2%
1992	1,081	24,993	26,074	4.1%	5.6%
1993	1,050	25,577	26,627	3.9%	5.3%
1994	1,103	26,142	27,245	4.0%	5.0%
1995	1,004	26,461	27,465	3.7%	4.8%
1996	969	26,496	27,465	3.5%	4.9%
1997	981	26,344	27,325	3.6%	4.8%
1998	958	26,612	27,570	3.5%	4.7%
1999	928	27,208	28,136	3.3%	4.6%
2000	1,086	25,709	26,795	4.1%	3.9%
2001	1,148	25,517	26,665	4.3%	3.8%
2002	1,199	26,002	27,201	4.4%	4.0%
2003	1,303	26,587	27,890	4.7%	4.3%
2004	1,302	26,405	27,707	4.7%	3.8%
2005	1,203	26,353	27,556	4.4%	3.6%
2006	1,133	26,467	27,600	4.1%	3.2%
2007	1,051	26,813	27,864	3.8%	2.8%
2008	1,175	27,154	28,329	4.1%	3.1%
2009	1,718	27,125	28,843	6.0%	6.3%
2010	1,878	27,979	29,857	6.3%	6.4%
2011	1,773	28,854	30,627	5.8%	5.8%
2012	1,705	29,303	31,008	5.5%	5.3%
2013	1,444	30,182	31,626	4.6%	4.7%
2014	1,312	30,414	31,726	4.1%	4.1%
2015	1,312	30,503	31,815	4.1%	4.3%
2016	1,359	30,565	31,924	4.3%	5.3%
2017	1,200	30,081	31,281	3.8%	4.2%
2018	1,250	29,689	30,939	4.0%	4.1%

Diagram III.3.4 shows the employment and labor force for Cheyenne city. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 29,689 persons, with the labor force reaching 30,939, indicating there were a total of 1,250 unemployed persons.

Diagram III.3.4
Employment and Labor Force
Cheyenne city
1990 – 2017 BLS Data

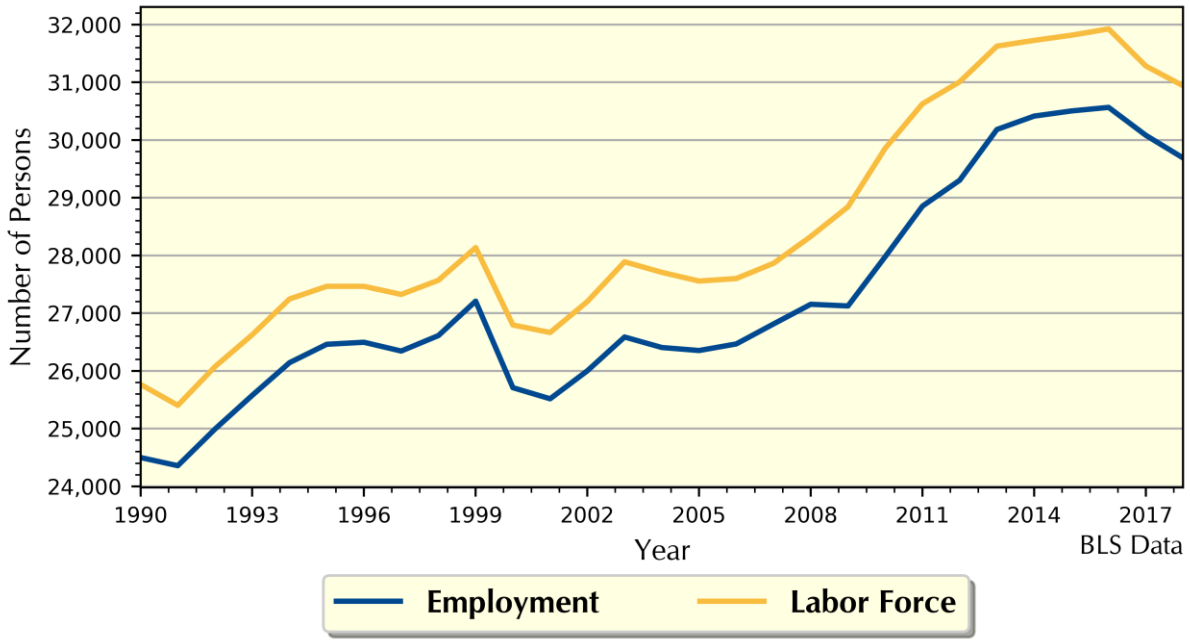
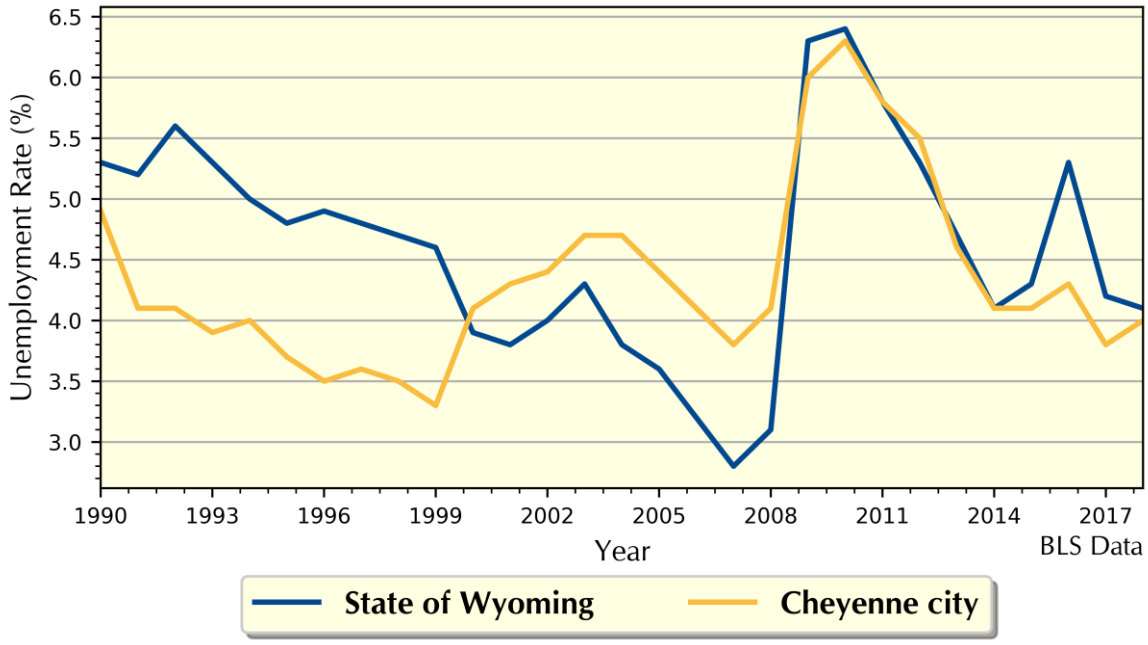


Diagram III.3.5 shows the unemployment rate for both the State and Cheyenne city. During the 1990's the average rate for Cheyenne city was 3.9 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.5 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 4.7 percent. Over the course of the entire period the Cheyenne city had an average unemployment rate that lower than the State, 4.3 percent for Cheyenne city, versus 4.6 statewide.

Diagram III.3.5
Annual Unemployment Rate
Cheyenne city



County Level Earnings and Employment

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies. Table III.3.15 shows the total employment by industry for the Laramie County. The most recent estimates show the government and government enterprises industry was the largest employer in Laramie County, with employment reaching 17,658 jobs in 2017. Between 2016 and 2017 the mining industry saw the largest percentage increase, rising by 19.8 percent to 1,132 jobs.

Table III.3.15
Employment by Industry
Laramie County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	1,135	1,253	1,334	1,319	1,329	1,342	1,346	1,386	3.0
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	649	922	956	945	1,132	19.8
Utilities	143	142	146	155	173	204	214	221	3.3
Construction	3,553	3,728	3,896	4,393	4,329	4,364	4,149	4,057	-2.2
Manufacturing	1,609	1,669	1,551	1,588	1,575	1,596	1,565	0	-100.0
Wholesale trade	1,008	1,062	1,176	1,227	1,392	1,462	1,263	1,253	-0.8
Retail trade	6,659	6,740	6,767	7,028	6,837	7,158	7,194	6,931	-3.7
Transportation and warehousing	3,468	3,660	3,687	3,765	4,238	4,233	3,922	3,904	-0.5
Information	1,242	1,286	1,345	1,384	1,437	1,415	1,410	1,357	-3.8
Finance and insurance	3,421	3,682	3,659	3,800	3,715	3,791	4,170	4,296	3.0
Real estate and rental and leasing	2,916	2,963	2,951	3,108	3,294	3,348	3,478	3,557	2.3
Professional and technical services	2,706	2,695	2,774	2,891	2,966	3,097	3,184	3,278	3.0
Management of companies and enterprises	198	174	136	233	275	0	0	0	0
Administrative and waste services	2,487	2,506	2,561	2,585	2,577	2,476	2,499	2,626	5.1
Educational services	566	558	546	594	594	602	618	599	-3.1
Health care and social assistance	4,768	4,817	4,812	4,808	4,777	4,717	4,951	5,067	2.3
Arts, entertainment, and recreation	768	806	854	0	0	850	958	1,000	4.4
Accommodation and food services	4,195	4,299	4,337	4,446	4,675	4,752	4,627	4,631	0.1
Other services, except public administration	2,508	2,658	2,707	2,916	2,726	2,716	2,687	2,701	0.5
Government and government enterprises	17,529	17,526	17,523	17,647	17,430	17,502	17,651	17,658	0
Total	**61,441**	**62,826**	**63,565**	**65,587**	**66,307**	**67,062**	**67,533**	**67,939**	**0.6**

Table III.3.16 shows the real average earnings per job by industry for Laramie County. In 2017, the utilities industry had the highest average earnings reaching 105,337 dollars. Between 2016 and 2017 the mining industry saw the largest percentage increase, rising by 57.8 percent to 59,513 dollars.

Table III.3.16
Real Earnings Per Job by Industry
Laramie County
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	33,129	63,289	31,686	32,520	39,691	22,145	15,865	20,458	28.9
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	113,053	68,301	46,592	37,711	59,513	57.8
Utilities	114,850	122,299	118,137	119,857	117,361	115,813	113,446	105,337	-7.1
Construction	53,702	54,406	58,465	59,640	60,381	60,001	58,055	58,245	0.3
Manufacturing	71,762	81,893	79,461	85,851	98,552	100,651	95,337	0	0
Wholesale trade	64,575	63,467	71,720	68,253	63,491	54,754	60,365	62,913	4.2
Retail trade	32,760	34,999	37,209	33,557	33,499	33,659	33,369	33,366	-0.0
Transportation and warehousing	72,335	72,635	74,910	74,751	69,054	68,920	65,283	67,834	3.9
Information	63,985	64,353	64,380	65,327	62,106	64,965	62,132	64,758	4.2
Finance and insurance	35,478	32,298	35,125	35,106	36,461	36,948	33,061	32,404	-2.0
Real estate and rental and leasing	23,698	32,495	40,006	38,032	33,362	34,790	31,622	27,737	-12.3
Professional and technical services	56,563	59,641	61,685	58,530	59,158	57,888	59,817	63,880	6.8
Management of companies and enterprises	34,269	33,323	57,783	39,641	28,485	0	0	0	0
Administrative and waste services	27,520	27,855	29,630	31,360	32,525	32,134	31,799	33,837	6.4
Educational services	25,949	27,260	28,567	25,861	24,633	21,833	19,847	19,030	-4.1
Health care and social assistance	57,429	57,996	62,066	59,353	59,536	60,404	59,435	60,428	1.7
Arts, entertainment, and recreation	10,654	10,711	10,704	0	0	9,275	10,157	13,319	31.1
Accommodation and food services	21,911	22,085	24,506	28,202	24,430	24,908	25,694	24,473	-4.8
Other services, except public administration	36,437	36,311	37,150	36,444	35,002	35,190	35,199	35,683	1.4
Government and government enterprises	78,775	78,720	79,697	82,005	83,315	83,325	82,989	83,922	1.1
Total	**53,680**	**55,424**	**56,696**	**56,853**	**56,355**	**55,587**	**54,100**	**54,872**	**1.4**

Diagram III.3.6 shows real average earnings per job for Laramie County from 1990 to 2017. Over this period the average earning per job for Laramie County was 48,043 dollars, which was higher than the statewide average of 46,885 dollars over the same period.

Diagram III.3.6
Real Average Earnings Per Job
Laramie County

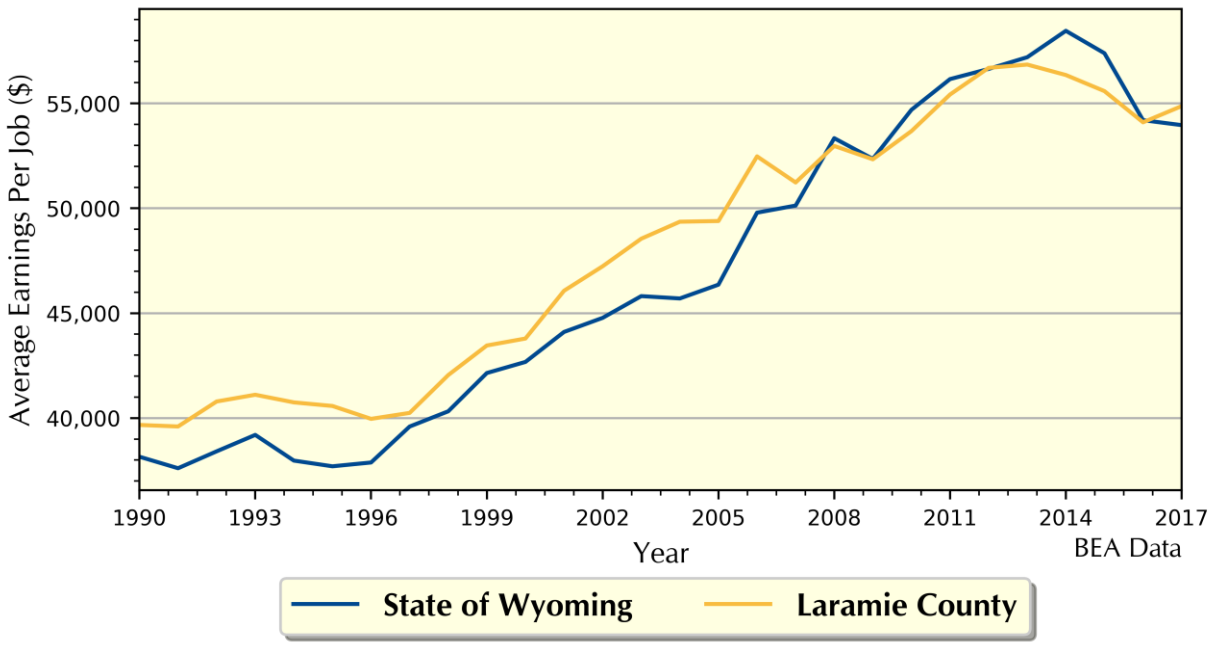
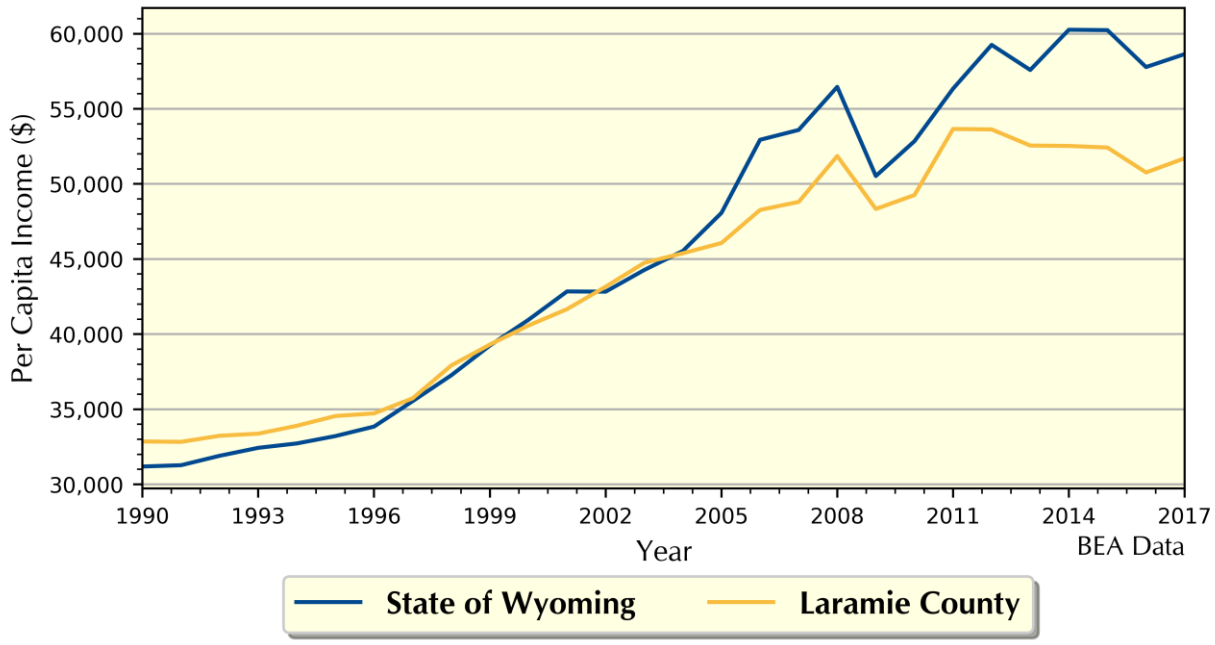


Diagram III.3.7 shows real per capita income for the Laramie County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Laramie County was 43,707 dollars, which was lower than the statewide average of 45,699 dollars over the same period.

Diagram III.3.7
Real Per Capita Income
Laramie 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 10,849 in 2010 to 9294.0 in 2017, with the poverty rate reaching 9.7 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.3.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.3.8 on the following page.

The rate of poverty for Laramie County is shown in Table III.3.18. In 2017, there were an estimated 6,660 people (10.7 percent) living in poverty, compared to 8.8 percent living in poverty in 2000. In 2017, some 10.8 percent of those in poverty were under age 6 and 12.8 percent were 65 or older.

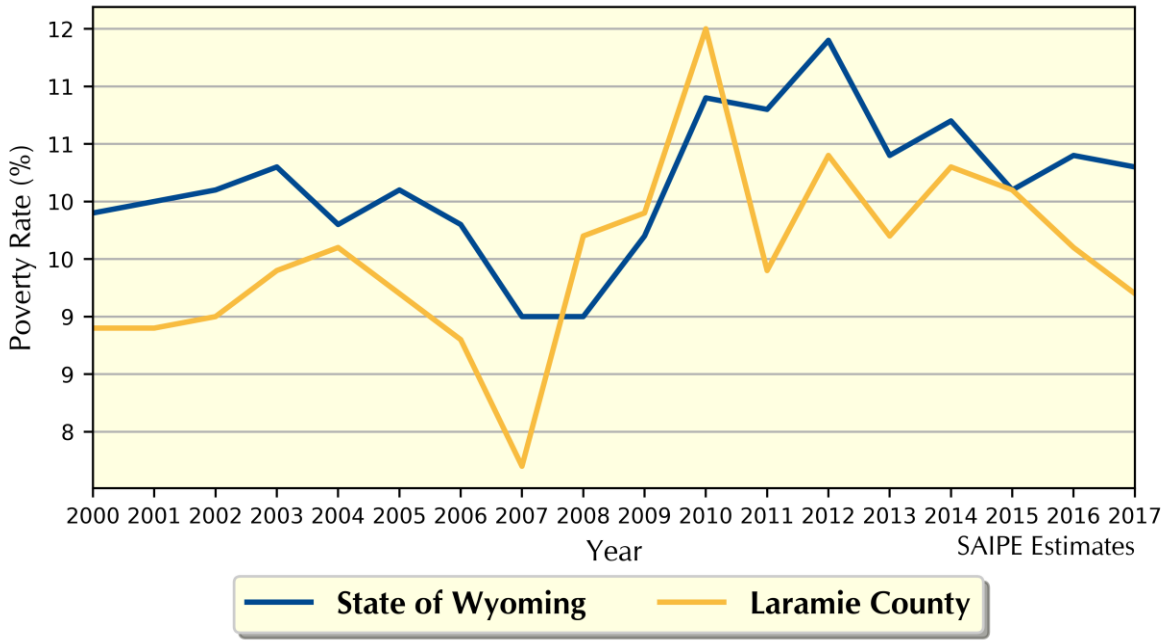
Table III.3.17
Persons in Poverty
Laramie County
2000–2017 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	7,423	9.4%
2001	7,550	9.4%
2002	7,716	9.5%
2003	8,119	9.9%
2004	8,323	10.1%
2005	7,894	9.7%
2006	7,603	9.3%
2007	6,805	8.2%
2008	8,582	10.2%
2009	8,927	10.4%
2010	10,849	12.0%
2011	9,008	9.9%
2012	10,118	10.9%
2013	9,627	10.2%
2014	10,165	10.8%
2015	10,084	10.6%
2016	9,697	10.1%
2017	9,294	9.7%

Table III.3.18
Poverty by Age
City of Cheyenne
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	482	10.6%	719	10.8%
6 to 17	977	21.5%	1,034	15.5%
18 to 64	2,694	59.3%	4,057	60.9%
65 or Older	388	8.5%	850	12.8%
Total	**4,541**	**100.0%**	**6,660**	**100.0%**
Poverty Rate	**8.8%**	**.**	**10.7%**	**.**

Diagram III.3.8
Poverty Rates
Laramie 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 Cheyenne decreased from 224 authorizations in 2017 to 213 in 2018.

The real value of single-family building permits increased from 201,449 dollars in 2016 to 191,502 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.3.19, as well as in Diagram III.3.9 and Diagram III.3.10.

Table III.3.19
Building Permits and Valuation
City of Cheyenne
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	225	12	84	136	457	127,751	76,509
1981	118	6	28	56	208	109,481	61,711
1982	114	14	36	54	218	96,041	74,890
1983	264	52	244	5	565	94,631	44,849
1984	145	0	4	0	149	102,889	0
1985	111	0	68	36	215	108,819	45,510
1986	242	4	16	11	273	98,577	55,883
1987	149	0	24	0	173	121,661	0
1988	119	2	0	162	283	139,416	67,821
1989	70	0	20	0	90	142,161	0
1990	49	0	0	0	49	154,466	0
1991	51	0	0	0	51	156,120	0
1992	136	0	4	8	148	146,273	41,852
1993	168	4	16	0	188	159,024	0
1994	217	0	4	12	233	144,435	58,805
1995	168	22	4	14	208	132,473	60,172
1996	189	2	68	292	551	152,173	56,525
1997	165	6	17	198	386	133,061	69,321
1998	197	24	4	121	346	134,513	59,707
1999	170	0	4	30	204	147,833	46,442
2000	143	0	0	0	143	163,622	0
2001	150	0	4	56	210	165,683	62,756
2002	259	0	0	20	279	167,900	79,113
2003	435	16	120	21	592	163,522	72,812
2004	736	4	40	88	868	185,417	76,419
2005	693	0	44	132	869	195,362	84,917
2006	492	2	4	11	509	215,986	82,430
2007	311	0	0	0	311	201,785	0
2008	160	0	36	6	202	151,581	69,363
2009	166	2	0	216	384	196,522	96,273
2010	238	0	0	0	238	190,420	0
2011	197	0	0	0	197	189,061	0
2012	259	0	0	0	259	158,967	0
2013	278	4	0	156	438	172,210	84,478
2014	185	0	3	95	283	188,286	89,652
2015	229	0	52	0	281	194,498	0
2016	194	0	10	33	237	201,449	126,302
2017	224	6	76	102	408	191,502	123,313
2018	213	0	51	97	361	193,099	84,753

Diagram III.3.9
Single-Family Permits
City of Cheyenne

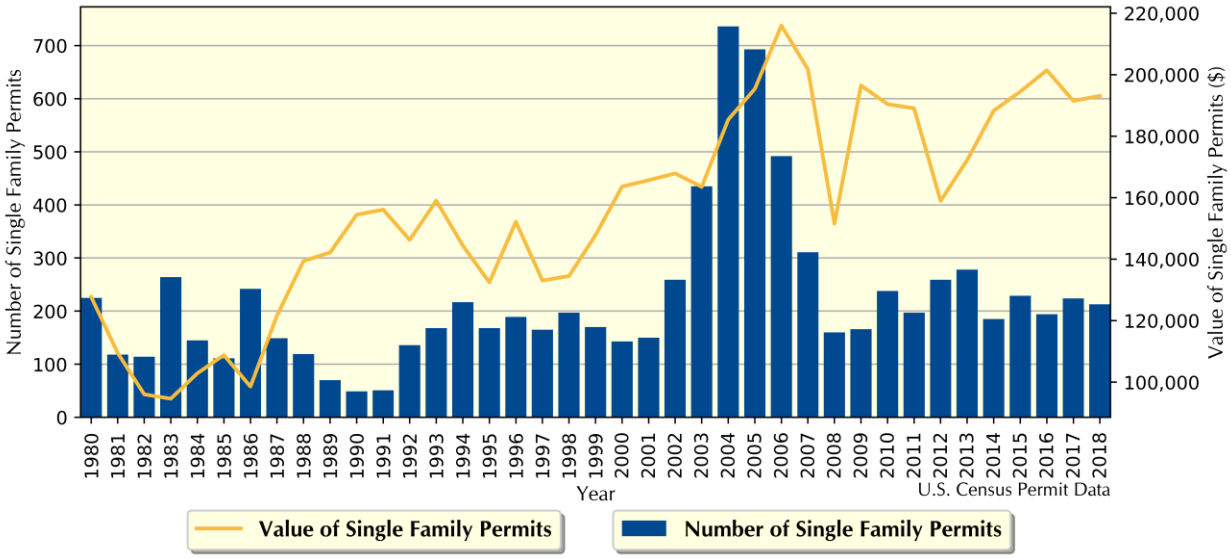
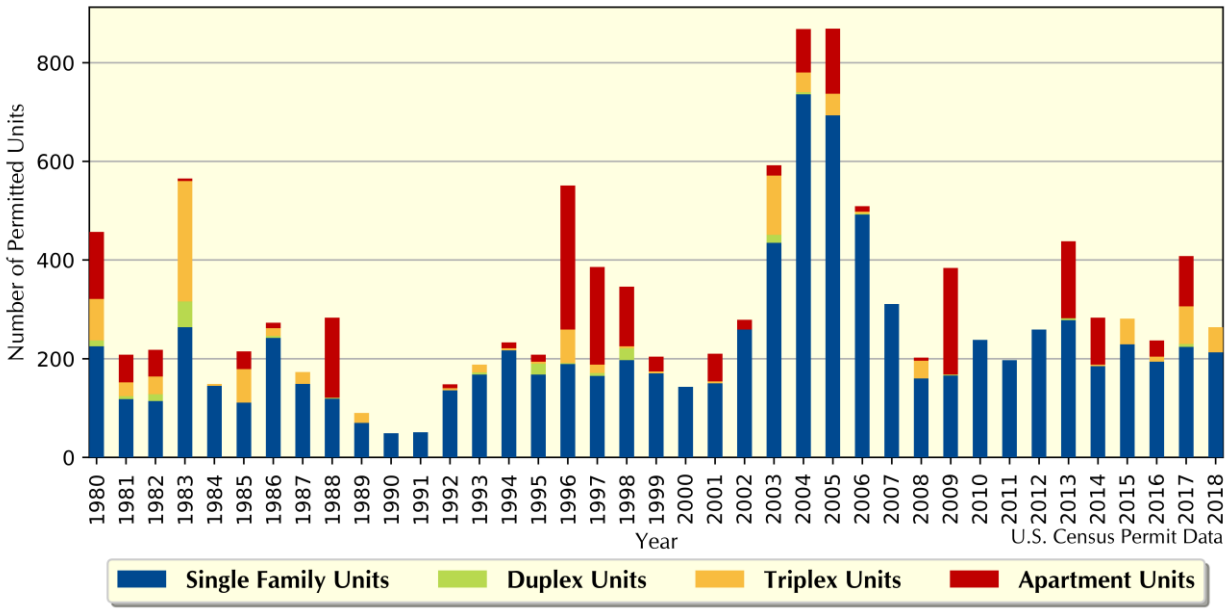


Diagram III.3.10
Total Permits by Unit Type
City of Cheyenne



Housing Characteristics

Households by type and tenure are shown in Table III.3.20. Family households represented 60.8 percent of households, while non-family households accounted for 39.2 percent. These changed from 59.7 percent and 40.3 percent, respectively.

Table III.3.20
Household Type by Tenure
City of Cheyenne
2010 Census SF1 & 2017 Five-Year ACS Data

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	15,269	59.7%	15,944	60.8%
Married-Couple Family	11,018	72.2%	12,011	75.3%
Owner-Occupied	9,123	82.8%	9,842	81.9%
Renter-Occupied	1,895	17.2%	2,169	18.1%
Other Family	4,251	27.8%	3,933	26.7%
Male Householder, No Spouse Present	1,190	28.0%	1,143	30.3%
Owner-Occupied	659	55.4%	763	66.8%
Renter-Occupied	531	44.6%	380	33.2%
Female Householder, No Spouse Present	3,061	72.0%	2,790	77.8%
Owner-Occupied	1,454	47.5%	1,383	49.6%
Renter-Occupied	1,607	52.5%	1,407	50.4%
Non-Family Households	10,288	40.3%	10,299	39.2%
Owner-Occupied	5,065	49.2%	5,035	48.9%
Renter-Occupied	5,223	50.8%	5,264	51.1%
Total	**25,557**	**100.0%**	**26,243**	**100.0%**

Table III.3.21 below shows housing units by type in 2010 and 2017. In 2010, there were 26,618 housing units, compared with 29,144 in 2017. Single-family units accounted for 72.7 percent of units in 2017, compared to 71.5 in 2010. Apartment units accounted for 12.4 percent in 2017, compared to 11.3 percent in 2010.

Table III.3.21
Housing Units by Type
City of Cheyenne
2010 & 2017 Five-Year ACS Data

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	19,029	71.5%	21,194	72.7%
Duplex	927	3.5%	976	3.3%
Tri- or Four-Plex	2,853	10.7%	2,435	8.4%
Apartment	3,021	11.3%	3,608	12.4%
Mobile Home	779	2.9%	931	3.2%
Boat, RV, Van, Etc.	9	0%	0	0%
Total	**26,618**	**100.0%**	**29,144**	**100.0%**

Table III.3.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 29,144 housing units. An estimated 64.9 percent were owner-occupied, and 10.0 percent were vacant.

Table III.3.22
Housing Units by Tenure
City of Cheyenne
2010 Census & 2017 Five-Year ACS Data

Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	25,557	93.7%	26,243	90.0%
Owner-Occupied	16,301	63.8%	17,023	64.9%
Renter-Occupied	9,256	36.2%	9,220	35.1%
Vacant Housing Units	1,726	6.3%	2,901	10.0%
Total Housing Units	**27,283**	**100.0%**	**29,144**	**100.0%**

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.3.23. Households earning more than 100,000 dollars per year represented 25.4 percent of households in 2017, compared to 15.5 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 8.8 percent of households in 2017, compared to 10.1 percent in 2000.

Table III.3.23
Households by Income
City of Cheyenne
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	2,427	10.1%	2,303	8.8%
$15,000 to $19,999	1,101	4.6%	1,153	4.4%
$20,000 to $24,999	1,471	6.1%	1,132	4.3%
$25,000 to $34,999	2,621	11.0%	2,611	9.9%
$35,000 to $49,999	4,206	17.6%	3,380	12.9%
$50,000 to $74,999	5,014	21.0%	5,303	20.2%
$75,000 to $99,999	3,366	14.1%	3,699	14.1%
$100,000 or More	3,718	15.5%	6,662	25.4%
Total	**23,924**	**100.0%**	**26,243**	**100.0%**

Table III.3.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 11.6 percent of households in 2010 and 12.9 percent of households in 2017. Housing units built in 1939 or earlier represented 12.7 percent of households in 2017 and 12.5 percent of households in 2010.

Table III.3.24
Households by Year Home Built
City of Cheyenne
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	2,999	12.5%	3,330	12.7%
1940 to 1949	1,723	7.2%	1,619	6.2%
1950 to 1959	3,756	15.7%	3,532	13.5%
1960 to 1969	3,570	14.9%	3,799	14.5%
1970 to 1979	4,215	17.6%	4,221	16.1%
1980 to 1989	2,428	10.1%	2,948	11.2%
1990 to 1999	2,447	10.2%	1,993	7.6%
2000 to 2009	2,786	11.6%	3,392	12.9%
2010 or Later	.	.	1,409	5.4%
Total	**23,924**	**100.0%**	**26,243**	**100.0%**

The distribution of unit types by race are shown in Table III.3.25. An estimated 76.2 percent of white households occupy single-family homes, while 70.7 percent of black households do. Some 10.7 percent of white households occupied apartments, while 10.6 percent of black households do. An estimated 68.5 percent of Asian, and 49.8 percent of American Indian households occupy single-family homes.

Table III.3.25
Distribution of Units in Structure by Race
City of Cheyenne
2017 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	76.2%	70.7%	49.8%	68.5%	0%	72.9%	59.8%
Duplex	2.2%	6.5%	0%	24.0%	0%	0%	3.4%
Tri- or Four-Plex	7.9%	12.3%	11.9%	4.0%	0%	2.1%	23.3%
Apartment	10.7%	10.6%	21.5%	3.4%	0%	25.1%	10.7%
Mobile Home	2.9%	0%	16.9%	0%	0%	0%	2.7%
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.3.26. By 2017, for rent units accounted for 23.1 percent of vacant units, while for sale units accounted for 5.2 percent. "Other" vacant units accounted for 37.8 percent of vacant units, representing a total of 1,098 "other" vacant units.

Table III.3.26
Disposition of Vacant Housing Units
City of Cheyenne
2010 Census & 2017 Five-Year ACS Data

Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	661	38.3%	670	23.1%
For Sale	326	18.9%	150	5.2%
Rented Not Occupied	44	2.5%	261	9.0%
Sold Not Occupied	51	3.0%	48	1.7%
For Seasonal, Recreational, or Occasional Use	151	8.7%	674	23.2%
For Migrant Workers	2	0.1%	0	0%
Other Vacant	491	28.4%	1,098	37.8%
Total	**1,726**	**100.0%**	**2,901**	**100.0%**

Table III.3.27, below shows the number of households in the county by number of bedrooms and tenure. There were 166 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 11.5 percent of total households in City of Cheyenne. In City of Cheyenne the 10,072 households with three bedrooms accounted for 23.4 percent of all households,and there were only 2,500 five-bedroom or more households, which accounted for 20.8 percent of all households.

Table III.3.27
Households by Number of Bedrooms
City of Cheyenne
2017 5-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	25	166	329	100.0
One	150	2,638	3,364	1.1
Two	2,612	3,413	6,806	11.5
Three	7,168	1,901	10,072	23.4
Four	4,859	848	6,073	34.6
Five or more	2,209	254	2,500	20.8
Total	**26,243**	**9,220**	**29,144**	**100.0**

The age of a structure influences its value. As shown in Table III.3.28, structures built in 1939 or earlier had a median value of, 163,500 while structures built between 1950 and 1959 had a median value of 163,500 and those built between 1990 to 1999 had a median value of 246,100. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of 272,200 and, 353,800 respectively. The total median value in City of Cheyenne was 193,200.

Table III.3.28
Owner Occupied Median Value by Year Structure Built
City of Cheyenne
2017 5-Year ACS Data

Year Structure Built	Median Value
1939 or earlier	163,500
1940 to 1949	143,800
1950 to 1959	163,500
1960 to 1969	190,800
1970 to 1979	186,700
1980 to 1989	199,100
1990 to 1999	246,100
2000 to 2009	253,900
2010 to 2013	272,200
2014 or later	353,800
Median Value	**193,200**

Household mortgage status is reported in Table III.3.29. In, City of Cheyenne households with a mortgage accounted for 67.6 percent of all households or 11,510 housing units, and the remaining 57.7 percent or 9,826 units had no mortgage. Of those units with a mortgage, 1,601 had either a second mortgage or home equity loan, 83 had both a second mortgage and home equity loan, and 9,826 or 57.7 percent had no second mortgage or no home equity loan.

Table III.3.29
Mortgage Status
City of Cheyenne
2017 5-Year ACS Data

Mortgage Status	City of Cheyenne	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	11,510	67.6
With either a second mortgage or home equity loan, but not both	1,601	9.4
Second mortgage only	674	4.0
Home equity loan only	927	5.4
Both second mortgage and home equity loan	83	0.5
No second mortgage and no home equity loan	9,826	57.7
Housing units without a mortgage	5,513	32.4
Total	17,023	100.0%

Table III.3.30 lists the City of Cheyenne median rent as $744 and the median home value as $193,200.

Table III.3.30
Median Rent
City of Cheyenne
2017 5-Year ACS Data

Place	Rent
Median Rent	$744
Median Home Value	$193,200

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.3.31. In 2017, an estimated 0.9 percent of households were overcrowded, and an additional 0.1 percent were severely overcrowded.

Table III.3.31
Overcrowding and Severe Overcrowding
City of Cheyenne
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	15,241	99.2%	122	0.8%	0	0%	15,363
2017 Five-Year ACS	16,849	99.0%	149	0.9%	25	0.1%	17,023
Renter							
2010 Five-Year ACS	8,427	98.4%	134	1.6%	0	0%	8,561
2017 Five-Year ACS	9,126	99.0%	83	0.9%	11	0.1%	9,220
Total							
2010 Five-Year ACS	23,668	98.9%	256	1.1%	0	0%	23,924
2017 Five-Year ACS	25,975	99.0%	232	0.9%	36	0.1%	26,243

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 45 households with incomplete plumbing facilities in 2017, representing 0.2 percent of households in City of Cheyenne. This is compared to 0 percent of households lacking complete plumbing facilities in 2010.

Table III.3.32
Households with Incomplete Plumbing Facilities
City of Cheyenne
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	23,915	26,198
Lacking Complete Plumbing Facilities	9	45
Total Households	**23,924**	**26,243**
Percent Lacking	**0%**	**0.2%**

There were 215 households lacking complete kitchen facilities in 2017, compared to 205 households in 2010. This was a change from 0.9 percent of households in 2010 to 0.8 percent in 2017.

Table III.3.33
Households with Incomplete Kitchen Facilities
City of Cheyenne
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	23,719	26,028
Lacking Complete Kitchen Facilities	205	215
Total Households	**23,924**	**26,243**
Percent Lacking	**0.9%**	**0.8%**

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 Cheyenne 17.5 percent of households had a cost burden and 10.7 percent had a severe cost burden. Some 26.5 percent of renters were cost burdened, and 20.2 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 7.5 percent and a severe cost burden rate of 3.1 percent. Owner occupied households with a mortgage had a cost burden rate of 15.0 percent, and severe cost burden at 6.6 percent.

Table III.3.34
Cost Burden and Severe Cost Burden by Tenure
City of Cheyenne
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	7,627	70.9%	2,311	21.5%	810	7.5%	10	0.1%	10,758
2017 Five-Year ACS	9,006	78.2%	1,725	15.0%	761	6.6%	18	0.2%	11,510
Owner Without a Mortgage									
2010 Five-Year ACS	4,301	93.4%	155	3.4%	124	2.7%	25	0.5%	4,605
2017 Five-Year ACS	4,878	88.5%	415	7.5%	171	3.1%	49	0.9%	5,513
Renter									
2010 Five-Year ACS	5,053	59.0%	1,467	17.1%	1,454	17.0%	587	6.9%	8,561
2017 Five-Year ACS	4,699	51.0%	2,442	26.5%	1,863	20.2%	216	2.3%	9,220
Total									
2010 Five-Year ACS	16,981	71.0%	3,933	16.4%	2,388	10.0%	622	2.6%	23,924
2017 Five-Year ACS	18,583	70.8%	4,582	17.5%	2,795	10.7%	283	1.1%	26,243

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.3.35 shows that the HUD estimated MFI for Laramie County was $79,900 in 2018. This compared to Wyoming's MFI of $79,600. Diagram III.3.11, illustrates the estimated MFI for 2000 through 2018 in Laramie County.

Table III.3.35
Median Family Income
Laramie County
2000–2018 HUD MFI

Year	MFI	State of Wyoming MFI
2000	44,700	44,700
2001	45,800	45,500
2002	48,300	47,200
2003	51,700	51,600
2004	55,700	54,500
2005	56,400	55,250
2006	59,900	58,800
2007	58,100	58,800
2008	62,600	59,450
2009	63,700	63,900
2010	67,400	66,100
2011	65,300	66,800
2012	66,200	67,700
2013	66,300	70,000
2014	74,500	71,400
2015	72,000	72,400
2016	82,500	73,300
2017	75,500	74,700
2018	79,900	79,600

Table III.3.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 1,905 owner-occupied and 1,840 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 860 owner-occupied 1,494 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 18,480 households without a housing problem.

Diagram III.3.11
Estimated Median Family Income
Laramie County vs. Wyoming
HUD Data: 2000 - 2019

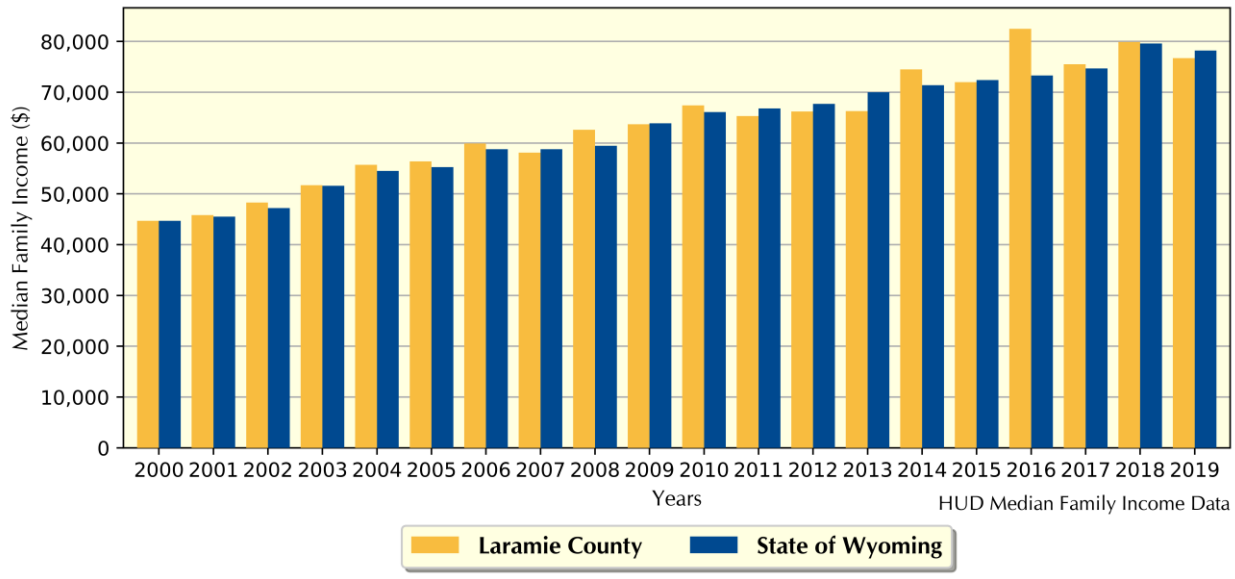


Table III.3.36
Housing Problems by Income and Tenure
City of Cheyenne
2010–2018 HUD CHAS Data

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	15	0	30	45
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)	50	25	0	10	35	120
Housing cost burden greater than 50% of income (and none of the above problems)	340	355	155	0	10	860
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	150	305	800	320	330	1,905
Zero/negative income (and none of the above problems)	85	0	0	0	0	85
Has none of the 4 housing problems	115	485	1,560	1,380	9,470	13,010
Total	**740**	**1,170**	**2,530**	**1,710**	**9,875**	**16,025**
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	45	10	45	0	65	165
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)	10	65	0	4	0	79
Housing cost burden greater than 50% of income (and none of the above problems)	1,120	355	15	4	0	1,494
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	320	710	615	145	50	1,840
Zero/negative income (and none of the above problems)	50	0	0	0	0	50
Has none of the 4 housing problems	340	555	1,495	785	2,295	5,470
Total	**1,885**	**1,695**	**2,170**	**938**	**2,410**	**9,098**
Total						
Lacking complete plumbing or kitchen facilities	45	10	60	0	95	210
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)	60	90	0	14	35	199
Housing cost burden greater than 50% of income (and none of the above problems)	1,460	710	170	4	10	2,354
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	470	1,015	1,415	465	380	3,745
Zero/negative income (and none of the above problems)	135	0	0	0	0	135
Has none of the 4 housing problems	455	1,040	3,055	2,165	11,765	18,480
Total	**2,625**	**2,865**	**4,700**	**2,648**	**12,285**	**25,123**

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.3.37 presents some basic statistics about the completed surveys.

Table III.3.37
Survey of Rental Properties
City of Cheyenne
2019 Survey of Rental Properties

Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	168	4,827	3.0	145

Table III.3.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 717 single-family units in City of Cheyenne, with 12 of them available. This translates into a vacancy rate of 1.7 percent in City of Cheyenne, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 3,390 apartment units reported in the survey, with 102 of them available, which resulted in a vacancy rate of 3.0 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

Table III.3.38
Rental Vacancy Survey by Type
City of Cheyenne
2019 Survey of Rental Properties

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	717	12	1.7%
Apartments	3,390	102	3.0%
Mobile Homes	116	0	0%
"Other" Units	54	1	1.9%
Don't Know	505	25	5.0%
Total	**4,827**	**145**	**3.0%**

Table III.3.39, reports units by bedroom size. As can be seen there were 1,022 two bedroom apartment units and 203 three bedroom units. Overall, the 1,157 two bedroom units accounted for 24.0 percent of all units, and the 367 three bedroom units accounted for 7.6 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 2,622 units listed as "Don't Know". Additional details for additional unit types are reported.

Table III.3.39
Rental Units by Bedroom Size
City of Cheyenne
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	42	0	0	.	42
One	27	546	0	0	.	582
Two	72	1,022	30	11	.	1,157
Three	100	203	20	39	.	367
Four	29	7	10	2	.	49
Don't Know	480	1,570	56	2	505	2,622
Total	**717**	**3,390**	**116**	**54**	**505**	**4,827**

Table III.3.40 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 5.0 percent.

Table III.3.41 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 2.5 percent.

Table III.3.40
Single-Family Units by Bedroom Size
City of Cheyenne
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	27	0	0%
Two	72	4	5.6%
Three	100	5	5.0%
Four	29	1	3.4%
Don't know	480	2	0.4%
Total	**717**	**12**	**1.7%**

Table III.3.41
Apartment Units by Bedroom Size
City of Cheyenne
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	42	1	2.4%
One	546	12	2.2%
Two	1,022	26	2.5%
Three	203	11	5.4%
Four	7	0	0%
Don't know	1,570	52	3.3%
Total	**3,390**	**102**	**3.0%**

Average market-rate rents by unit type are shown in Table III.3.42. 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.3.42
Average Market Rate Rents by Bedroom Size
City of Cheyenne
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$.	$763	$.	$.	$763
One	$659	$723	$.	$.	$703
Two	$906	$852	$575	$995	$888
Three	$1,214	$950	$763	$1,209	$1,133
Four	$1,416	$1,315	$1,000	$1,548	$1,364
Total	**$1140.3**	**$803.0**	**$720.8**	**$1462.0**	**$1021.4**

Table III.3.43 shows the average rental rates for assisted units by bedroom size and unit type. Since assistance is often based on income of the resident or other case by case determinations average assisted rents can vary across bedroom size.

Table III.3.43
Average Assisted Rate Rents by Bedroom Size
City of Cheyenne
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$0	$0	$0	$0	$0
One	$293.0	$552.0	$0	$0	$552.0
Two	$393.0	$722.8	$0	$0	$722.8
Three	$390.0	$813.1	$0	$0	$813.1
Four	$455.0	$795.5	$0	$0	$795.5
Total	**$1274.0**	**$736.5**	**$0**	**$0**	**$992.9**

Table III.3.44 shows vacancy rates for single-family units by average rental rates for City of Cheyenne. The most common rent for single-family units was above 1,500 dollars and the units in this price range had a vacancy rate of 0.6 percent.

Table III.3.44
Single-Family Market Rate Rents by Vacancy Status
City of Cheyenne
2019 Survey of Rental Properties

Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than $500	1	0	0%
$500 to $749	6	1	16.7%
$750 to $999	87	2	2.3%
$1,000 to $1,249	166	5	3.0%
$1,250 to $1,499	326	2	0.6%
Above $1,500	16	0	0%
Missing	115	2	1.7%
Total	**717**	**12**	**1.7%**

The average rent and availability of apartment units is displayed in Table III.3.45. The most common rent for apartment rents was between 1,000 and 1,250 dollars and the units in this price range had a vacancy rate of 1.6 percent.

Table III.3.45
Apartment Market Rate Rents by Vacancy Status
City of Cheyenne
2019 Survey of Rental Properties

Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than $500	4	0	0%
$500 to $749	766	16	2.1%
$750 to $999	1,141	18	1.6%
$1,000 to $1,249	384	1	0.3%
$1,250 to $1,499	0	0	0%
Above $1,500	120	6	5.0%
Missing	975	61	6.3%
Total	**3,390**	**102**	**3.0%**

Respondents were asked if utilities are included in the rent and as shown in Table III.3.46, 96 respondents, or 72.2 percent, included some sort of utility in the rent.

Table III.3.46
Are there any utilities included with the rent?
City of Cheyenne
2019 Survey of Rental Properties

Period	Respondent
Yes	96
No	37
% Offering Utilities	**72.2%**

The type of utility included in the rent is shown in Table III.3.47. There were 385 respondents who included electricity, 292 respondents who included natural gas, 3,755 respondents who included water and sewer and 3,749 respondents included trash collection in the rent.

Table III.3.47
Which utilities are included with the rent?
City of Cheyenne
2019 Survey of Rental Properties

Type of Utility Provided	Respondent
Electricity	385
Natural Gas	292
Water/Sewer	3,755
Trash Collection	3,749

Perceived Need for Housing Units

Table III.3.48 shows the number of survey respondents who keep a waiting list. As can be seen 18 respondents said they keep a waitlist, with an estimated 1,387 number of persons on the wait list.

Table III.3.48
Do you keep a waiting list?
City of Cheyenne
2019A Survey of Rental Properties

Period	Respondent
Yes	18
No	115
Waitlist Size	**1,387**

Table III.3.49 shows the condition of rental units by unit type for City of Cheyenne. 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 2,027 units were in good condition, or 42.0 percent and 722 units, or 15.0 percent, being in average condition. Details by unit type and condition are displayed.

Table III.3.49
Condition by Unit Type
City of Cheyenne
2019A Survey of Rental Properties

Conditions	Units	Percent of Total
Poor	0	0%
Fair	4	0.1%
Average	722	15.0%
Good	2,027	42.0%
Excellent	1,481	30.7%
Don't Know	0	0%
Total	**4,827**	**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.3.50, 8 respondents said they would prefer more single family units, 10 respondents wanted more apartment units, and 37 respondents indicated they would prefer more units of any type.

Table III.3.50
If you had the opportunity to own/manage more units, how many would you prefer
City of Cheyenne
2019A Survey of Rental Properties

Unit Type	Respondents citing more units
Single family units	8
Duplex Units	1
Apartments	10
Mobile homes	0
Other	0
All types	37
Total	**56**

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).

Table III.3.51
Households with Housing Problems by Income
City of Cheyenne
2011-2015 HUD CHAS Data

Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	540	1,490	2,030
30.1-50% HAMFI	680	1,140	1,820
50.1-80% HAMFI	970	675	1,645
80.1-95% HAMFI	290	145.0	435
95 – 115% HAMFI	190	65.0	255
115.1% HAMFI or more	260	65.0	325
Total	2,930	3,580	6,510
Without Housing Problems			
30% HAMFI or less	115	340	455
30.1-50% HAMFI	485	555	1,040
50.1-80% HAMFI	1,555	1,495	3,050
80.1-95% HAMFI	915	575	1,490
95 – 115% HAMFI	1,655	600	2,255
115.1% HAMFI or more	8,285	1,915	10,200
Total	13,010	5,480	18,490
Not Computed			
30% HAMFI or less	85.0	50.0	135
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	85.0	50.0	135
Total			
30% HAMFI or less	740	1,880	2,620
30.1-50% HAMFI	1,165	1,695	2,860
50.1-80% HAMFI	2,525	2,170	4,695
80.1-95% HAMFI	1,205	720	1,925
95 – 115% HAMFI	1,845	665	2,510
115.1% HAMFI or more	8,545	1,980	10,525
Total	**16,025**	**9,110**	**25,135**

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

horizon. As can be seen there were a total of 2,930 owner occupied and 3,580 renter occupied households experiencing a housing problem.

Table III.3.52 shows the total estimated housing by tenure for City of Cheyenne. As can be seen, in 2030 there are estimated to be a total of 18,577 owner and 10,746 renter occupied households or a total of 29,323 households. By 2050 there are estimated to be 21,502 owner, 12,514 renter for a total of 34,016 households in City of Cheyenne.

Table III.3.52
Total Estimated Housing Forecast
City of Cheyenne
Strong Growth Scenario

Year	Owner	Renter	Total
2017	16,743	8,990	25,733
2020	16,728	9,667	26,395
2025	17,670	10,213	27,883
2030	18,577	10,746	29,323
2035	19,420	11,252	30,672
2040	20,177	11,712	31,889
2045	20,864	12,131	32,995
2050	21,502	12,514	34,016

Table III.3.53, below shows the incremental housing demand for City of Cheyenne. 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 1,834 owner-occupied and 1,756 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 Cheyenne will see an additional 8,283 households, of which 947 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 1,589 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.3.53
Incremental Housing Demand Forecast
City of Cheyenne
Strong Growth Scenario

Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	0	0	43.0	85	124	159	190	220
30.1-50%	0	0	67.0	133	195	250	300	346
50.1-80%	0	0	146	289	422	541	649	750
80.1-95%	0	0	70.0	138	201	258	310	358
95.1-115%	0	0	107	211	308	395	474	548
115+%	0	0	494	978	1,427	1,831	2,197	2,538
Total	**0**	**0**	**927**	**1,834**	**2,677**	**3,434**	**4,121**	**4,759**
				Renter				
0-30%	0	140.0	252	362	467	562	648	727
30.1-50%	0	126.0	228	327	421	506	584	656
50.1-80%	0	161.0	291	418	539	648	748	839
80.1-95%	0	54.0	97.0	139.0	179	215	248	279
95.1-115%	0	49.0	89.0	128.0	165	199	229	257
115+%	0	147.0	266	382	492	592	683	766
Total	**0**	**677**	**1,223**	**1,756**	**2,262**	**2,722**	**3,141**	**3,524**
				Total				
0-30%	0	140.0	295	447	590	720	838	947
30.1-50%	0	126.0	295	460	615	756	884	1,002
50.1-80%	0	161	437	707	961	1,189	1,398	1,589
80.1-95%	0	54.0	166	277	380	473	558	636
95.1-115%	0	49.0	196	339	473	594	704	805
115+%	0	147	760	1,360	1,919	2,423	2,880	3,304
Total	**0**	**677**	**2,150**	**3,590**	**4,939**	**6,156**	**7,262**	**8,283**

Table III.3.54 shows the Incremental Total Housing Need Forecast for City of Cheyenne. 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 6,594 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 7,820 owner and 7,057 renter occupied households for a total of 14,877 quality households.

Table III.3.54 Incremental Total Housing Need Forecast City of Cheyenne Strong Growth Scenario								
Income (% of MFI)	**2016**	**2020**	**2025**	**2030**	**2035**	**2040**	**2045**	**2050**
				Owner				
0-30%	564	564	607	649	688	723	754	784
30.1-50%	710	710	778	844	905	960	1,010	1,056
50.1-80%	1,013	1,013	1,160	1,302	1,435	1,555	1,663	1,763
80.1-95%	303	303	373	441	504	561	613	661
95.1-115%	199	198	305	410	507	594	673	746
115+%	272	271	766	1,250	1,699	2,103	2,469	2,809
Total	**3,061**	**3,059**	**3,988**	**4,895**	**5,738**	**6,495**	**7,182**	**7,820**
				Renter				
0-30%	1,470	1,610	1,723	1,833	1,937	2,032	2,119	2,198
30.1-50%	1,125	1,251	1,353	1,452	1,546	1,631	1,709	1,781
50.1-80%	666	827	957	1,084	1,205	1,314	1,414	1,506
80.1-95%	143.0	197.0	240	282	322	358	391	422
95.1-115%	64.0	114.0	153.0	192	229	263	293	321
115+%	64.0	211	330	446	556	656	747	830
Total	**3,533**	**4,210**	**4,756**	**5,289**	**5,795**	**6,255**	**6,674**	**7,057**
				Total				
0-30%	2,035	2,174	2,330	2,482	2,625	2,755	2,873	2,982
30.1-50%	1,835	1,961	2,130	2,296	2,451	2,592	2,719	2,837
50.1-80%	1,680	1,840	2,117	2,387	2,640	2,869	3,077	3,269
80.1-95%	446	499	612	723	826	919	1,004	1,082
95.1-115%	263	312	459	602	736	857	966	1,068
115+%	336	483	1,096	1,695	2,255	2,759	3,216	3,639
Total	**6,594**	**7,268**	**8,744**	**10,184**	**11,533**	**12,750**	**13,856**	**14,877**

City of Cody

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

Population Estimates

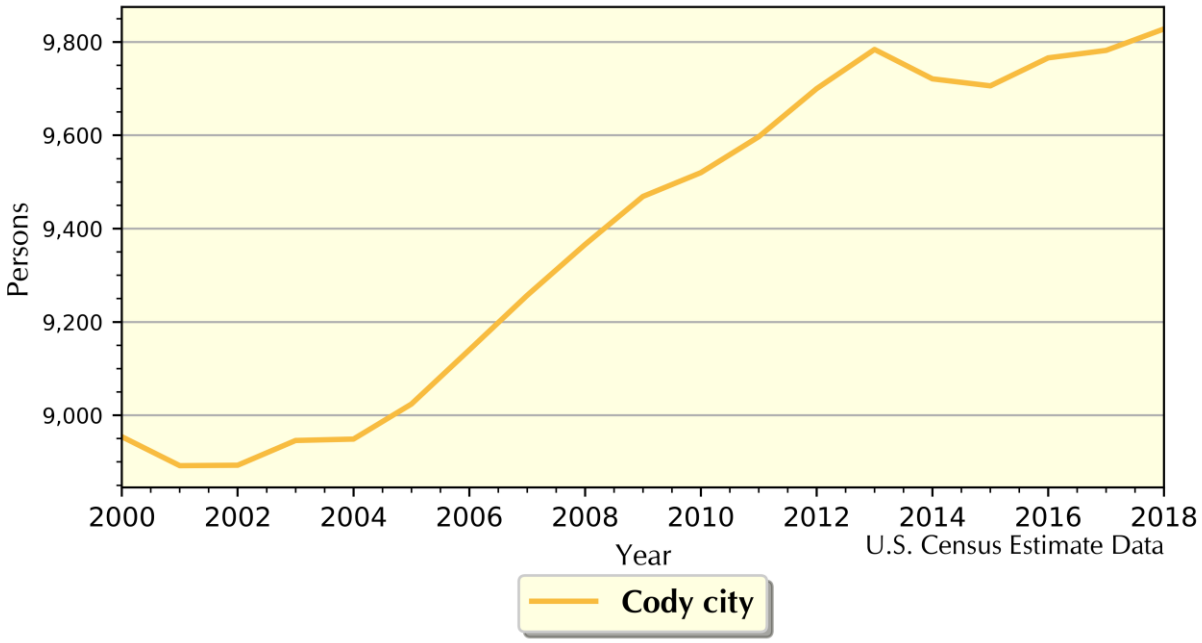
Table III.4.1 shows the population estimates for the City of Cody. In 2018, the city's population was 9,828, a 0.5% change from 2017. The population increased 3.2 percent since 2010, from 9,520 people to 9,828 people in 2018. This data is also displayed in Diagram III.4.1 on the following page.

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 Cody. Although a city may span several counties, for the county level data pieces, Park County was selected. For a more in-depth county level view, please refer to Park County in Volume II of this profile.

Table III.4.1
Population Estimates
City of Cody
Census Population Estimates

Year	Population	Percent Yearly Change
2000	8,954	.
2001	8,892	-0.7%
2002	8,893	0%
2003	8,946	0.6%
2004	8,949	0%
2005	9,024	0.8%
2006	9,140	1.3%
2007	9,257	1.3%
2008	9,366	1.2%
2009	9,469	1.1%
2010	9,520	0.5%
2011	9,597	0.8%
2012	9,700	1.1%
2013	9,784	0.9%
2014	9,721	-0.6%
2015	9,706	-0.2%
2016	9,766	0.6%
2017	9,782	0.2%
2018	9,828	0.5%

Diagram III.4.1
Population Estimates
City of Cody



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

Table III.4.2
In-Migration by Age Cohort
City of Cody
Wyoming DOT Data

Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
					In				
14-17	0	9	5	5	3	7	6	3	0
18-22	20	24	20	46	53	28	35	40	10
23-25	87	33	37	39	43	36	33	44	19
26-35	51	118	117	121	132	139	121	147	68
36-45	48	87	73	104	91	68	88	97	40
46-55	36	99	70	92	97	87	71	93	49
56-65	34	94	69	105	78	86	121	91	58
66 +	21	36	50	56	51	52	76	86	35
Total	**231**	**500**	**441**	**568**	**548**	**503**	**551**	**601**	**279**

The shaded areas in Diagram III.4.2 and Diagram III.4.3 represents in and out- migration, with the white line depicting net migration. The maximum net migration occurred in 2010 with 494 people entering and the lowest net migration occurred in 2018 with 94 leaving Park County.

Diagram III.4.2
In-Migration
City of Cody
2011 – 2019 First Half

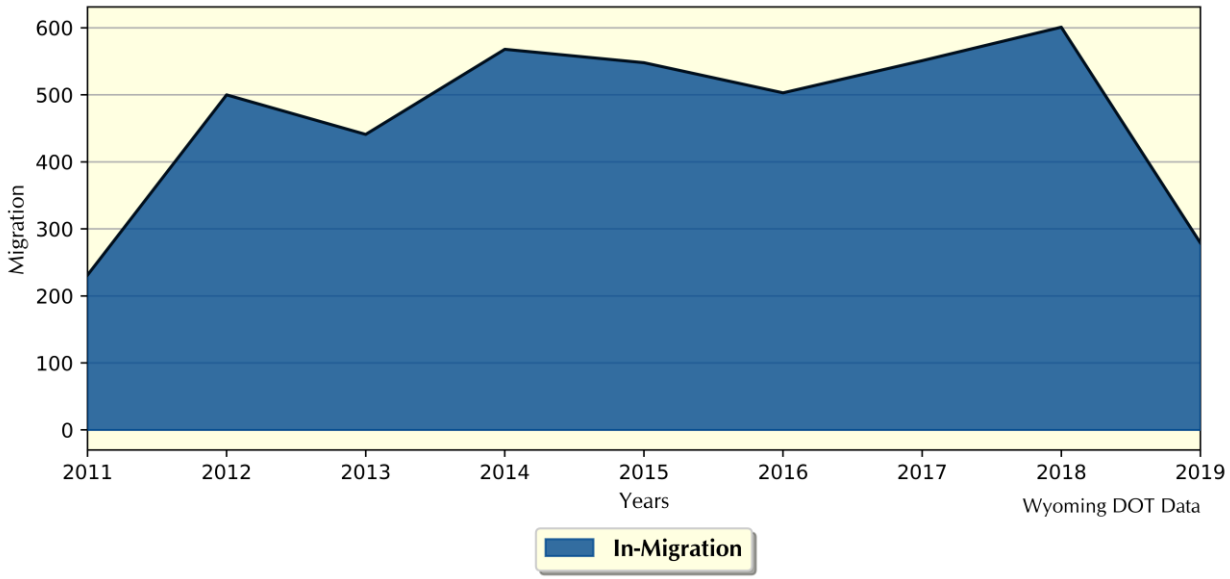


Diagram III.4.3
Migration Trends
Park County
2000 – 2019 First Half

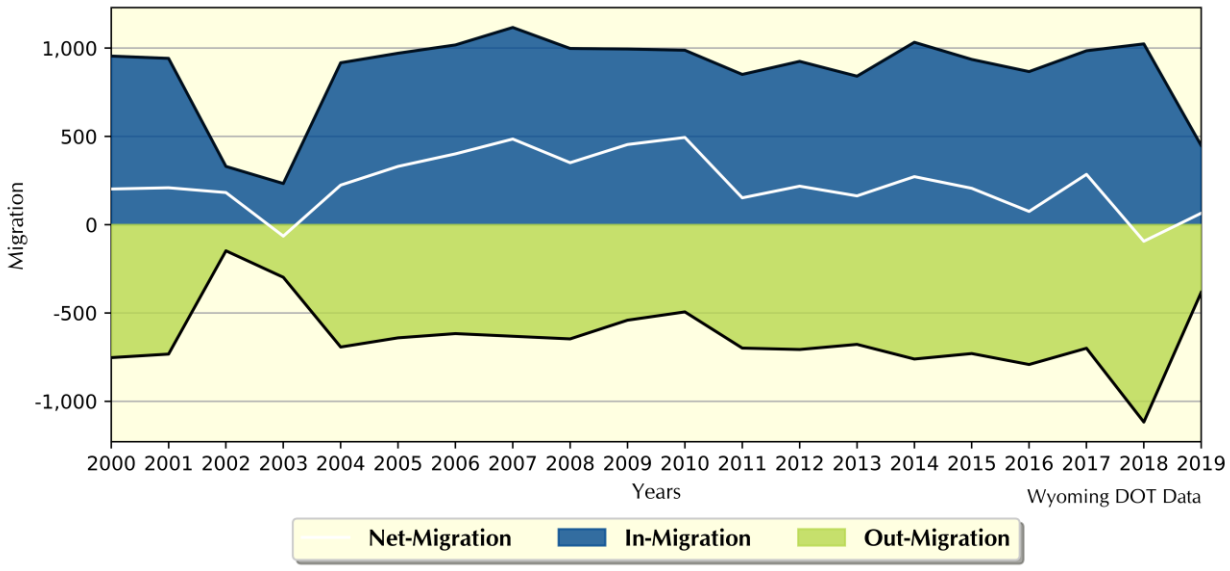


Table III.4.3 shows net-migration for Park County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 46 to 55, with 21.0 persons entering Park County. Those in the age range of 18 to 22 had the lowest levels of net migration, with 13 persons leaving Park County.

Table III.4.3
Net-Migration by Age Range
Park County
Wyoming DOT Data

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

Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data[4], 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 Cody population by race and ethnicity is shown in Table III.4.4. The white population increased by 2.7 percent, representing 92.0 percent of the population in 2017, compared with the black population, which increased by 272.4 percent and accounted for 1.2 percent of the population. The Hispanic population represented 6.4 percent of the population, which increased from 1,365 to 1,649 people between 2010 and 2017, or by 20.8 percent.

Table III.4.4
Population by Race and Ethnicity
City of Cody
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	9,126	95.9%	9,043	92.0%
Black	16	0.2%	116	1.2%
American Indian	69	0.7%	179	1.8%
Asian	41	0.4%	64	0.7%
Native Hawaiian/ Pacific Islander	9	0.1%	0	0%
Other	91	1.0%	90	0.9%
Two or More Races	168	1.8%	334	3.4%
Total	**9,520**	**100.0%**	**9,826**	**100.0%**
Non-Hispanic	9,229	96.9%	9,202	93.6%
Hispanic	291	3.1%	624	6.4%

The change in race and ethnicity between 2010 and 2017 is shown in Table III.4.5. During this time, the total non-Hispanic population was 9,202 persons in 2017. The Hispanic population was 624.

Table III.4.5
Population by Race and Ethnicity
City of Cody
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	8,959	97.1%	8,705	94.6%
Black	16	0.2%	116	1.3%
American Indian	60	0.7%	1	0%
Asian	41	0.4%	64	0.7%
Native Hawaiian/ Pacific Islander	9	0.1%	0	0%
Other	9	0.1%	0	0%
Two or More Races	135	1.5%	316	3.4%
Total Non-Hispanic	**9,229**	**100.0%**	**9,202**	**100.0%**
Hispanic				
White	167	57.4%	338	54.2%
Black	0	0%	0	0%
American Indian	9	3.1%	178	28.5%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	82	28.2%	90	14.4%
Two or More Races	33	11.3%	18	2.9%
Total Non-Hispanic	**291**	**100.0**	**624**	**100.0%**
Total Population	**9,520**	**100.0%**	**9,826**	**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.4.6, between 2000 and 2010, the institutionalized population changed -14.2 percent in City of Cody, from 155 people in 2000 to 133 in 2010. The non-institutionalized population changed -85.1%, from 74 in 2000 to 11 in 2010.

Table III.4.6
Group Quarters Population
City of Cody
2000 & 2010 Census SF1 Data

Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	42	27.1%	55	41.4%	31.0%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	0	0%	78	58.6%	inf%
Other Institutions	113	72.9%	0	0%	-100.0%
Total	**155**	**100.0%**	**133**	**100.0%**	**-14.2%**
Non-Institutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	74	100.0%	11	100.0%	-85.1%
Total	**74**	**100.0%**	**11**	**100.0%**	**-85.1%**
Group Quarters Population	**229**	**100.0%**	**144**	**100.0%**	**-37.1%**

Foreign Born Populations

The number of foreign born persons is shown in Table III.4.7. An estimated 0.8 percent of the population was born in Canada, some 0.3 percent were born in Mexico, and another 0.3 percent were born in Philippines .

Table III.4.7
Place of Birth for the Foreign-Born Population
City of Cody
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Canada	74	0.8%
#2 country of origin	Mexico	31	0.3%
#3 country of origin	Philippines	31	0.3%
#4 country of origin	Korea	26	0.3%
#5 country of origin	Chile	20	0.2%
#6 country of origin	Germany	18	0.2%
#7 country of origin	Other Caribbean	16	0.2%
#8 country of origin	Switzerland	10	0.1%
#9 country of origin	France	9	0.1%
#10 country of origin	Australia	8	0.1%

Limited English Proficiency and the language spoken at home are shown in Table III.4.8. An estimated 0.8 percent (70 people) of the population speaks German or other West Germanic languages at home, followed by 0.3 percent (31 people) speaking Spanish

Table III.4.8
Limited English Proficiency and Language Spoken at Home
City of Cody
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	German or other West Germanic languages	70	0.8%
#2 LEP Language	Spanish	31	0.3%
#3 LEP Language	Korean	26	0.3%
#4 LEP Language	Arabic	0	0%
#5 LEP Language	Chinese	0	0%
#6 LEP Language	French, Haitian, or Cajun	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.4.9. The disability rate for females was 10.4 percent, compared to 16.6 percent for males. The disability rate grew precipitously higher with age, with 45.3 percent of those over 75 experiencing a disability.

Table III.4.9
Disability by Age
City of Cody
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	74	9.0%	33	4.5%	107	6.9%
18 to 34	134	12.7%	19	1.6%	153	6.9%
35 to 64	301	18.3%	155	8.7%	456	13.3%
65 to 74	85	17.1%	120	22.4%	205	19.8%
75 or Older	183	47.7%	192	43.2%	375	45.3%
Total	**777**	**16.6%**	**519**	**10.4%**	**1,296**	**13.4%**

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.4.10. Some 6.2 percent have an ambulatory disability, 4.4 percent have an independent living disability, and 1.8 percent have a self-care disability.

Table III.4.10
Total Disabilities Tallied: Aged 5 and Older
City of Cody
2017 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	531	5.5%
Vision disability	354	3.7%
Cognitive disability	478	5.3%
Ambulatory disability	560	6.2%
Self-Care disability	161	1.8%
Independent living disability	327	4.4%

Education and Employment

Education and employment data from the City of Cody 2017 Five-Year ACS is presented in Table III.4.11, Table III.4.12, and Table III.4.13. In 2017, 5,310 people were in the labor force, including 5,228 employed and 82 unemployed people. The unemployment rate for City of Cody was estimated at 1.5 percent in 2017.

Table III.4.11
Employment, Labor Force and Unemployment
City of Cody
2017 Five-Year ACS Data

Employment Status	2017 Five-Year ACS
Employed	5,228
Unemployed	82
Labor Force	**5,310**
Unemployment Rate	1.5%

Table III.4.12 and Table III.4.13 show educational attainment in City of Cody. In 2017, 97.0 percent of households had a high school education or greater, including 29.5 percent with a high school diploma or equivalent, 35.8 percent with some college, 18.7 percent with a Bachelor's Degree, and 11.9 percent with a graduate or professional degree.

Table III.4.12
High School or Greater Education
City of Cody
2017 Five-Year ACS Data

Education Level	Households
High School or Greater	3,912
Total Households	4,032
Percent High School or Above	**97.0%**

Table III.4.13
Educational Attainment
City of Cody
2017 Five-Year ACS Data

Education Level	Population	Percent
Less Than High School	313	4.1%
High School or Equivalent	2,260	29.5%
Some College or Associates Degree	2,736	35.8%
Bachelor's Degree	1,433	18.7%
Graduate or Professional Degree	911	11.9%
Total Population Above 18 years	**7,653**	**100.0%**

ECONOMICS

Labor Force

Table III.4.14 shows the labor force statistics for Park County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 3.1 percent. The highest level of unemployment occurred during 2009 rising to a rate of 6.2 percent. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 percent in 2010. Over the last year, the unemployment rate in Park County increased from 4.3 percent in 2017 to 4.4 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.4.14
Labor Force Statistics
Park County
1990 - 2018 BLS Data

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

Diagram III.4.4 shows the employment and labor force for Park County. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 14,886 persons, with the labor force reaching 15,567, indicating there were a total of 681 unemployed persons.

Diagram III.4.4
Employment and Labor Force
Park County
1990 – 2017 BLS Data

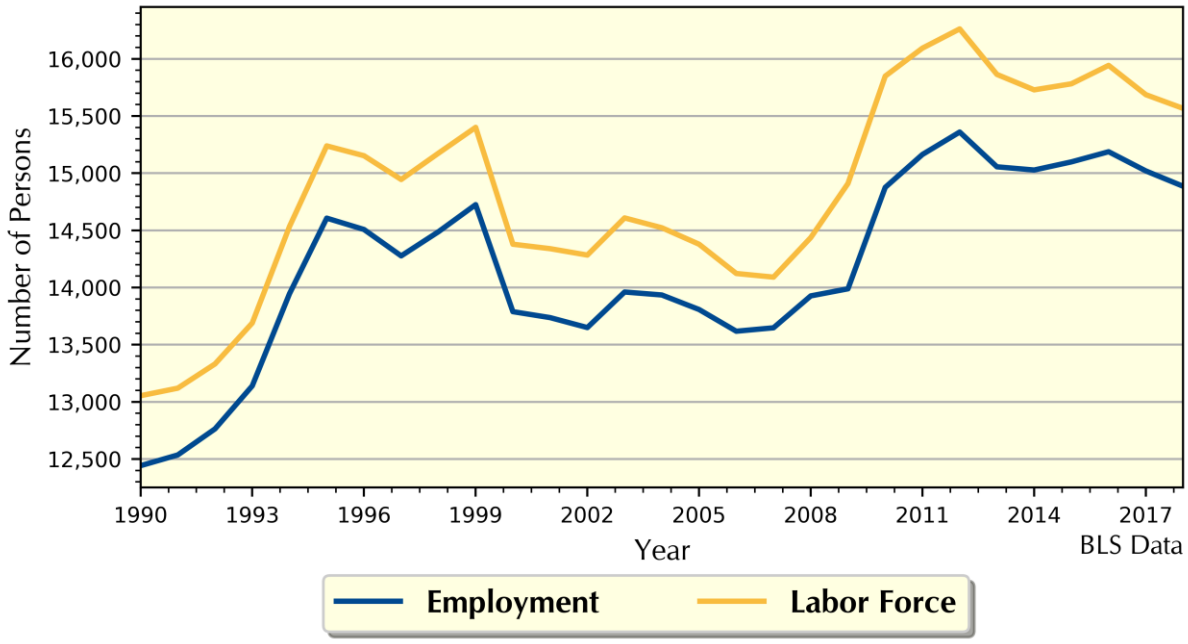
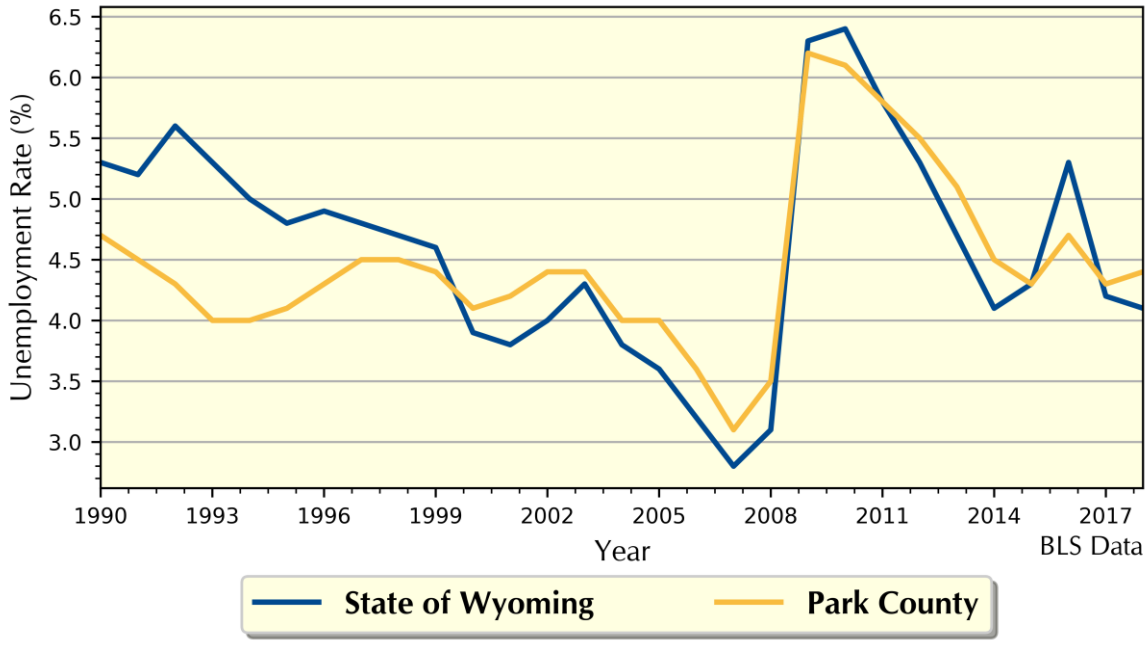


Diagram III.4.5 shows the unemployment rate for both the State and Park County. During the 1990's the average rate for Park County was 4.3 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.2 percent, which compared to 3.9 percent statewide.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

Diagram III.4.5
Annual Unemployment Rate
Park County



County Level Earnings and Employment

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies. Table III.4.15 shows the total employment by industry for the Park County. The most recent estimates show the government and government enterprises industry was the largest employer in Park County, with employment reaching 3,750 jobs in 2017. Between 2016 and 2017 the finance and insurance industry saw the largest percentage increase, rising by 3.8 percent to 899 jobs.

Table III.4.15
Employment by Industry
Park County
BEA Table CA25 Data

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

Table III.4.16 shows the real average earnings per job by industry for Park County. In 2017, the information industry had the highest average earnings reaching 83,749 dollars. Between 2016 and 2017 the information industry saw the largest percentage increase, rising by 13.7 percent to 83,749 dollars.

Table III.4.16
Real Earnings Per Job by Industry
Park County
BEA Table CA5N and CA25 Data

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

Diagram III.4.6 shows real average earnings per job for Park County from 1990 to 2017. Over this period the average earning per job for Park County was 39,124 dollars, which was lower than the statewide average of 46,885 dollars over the same period.

Diagram III.4.6
Real Average Earnings Per Job
Park County

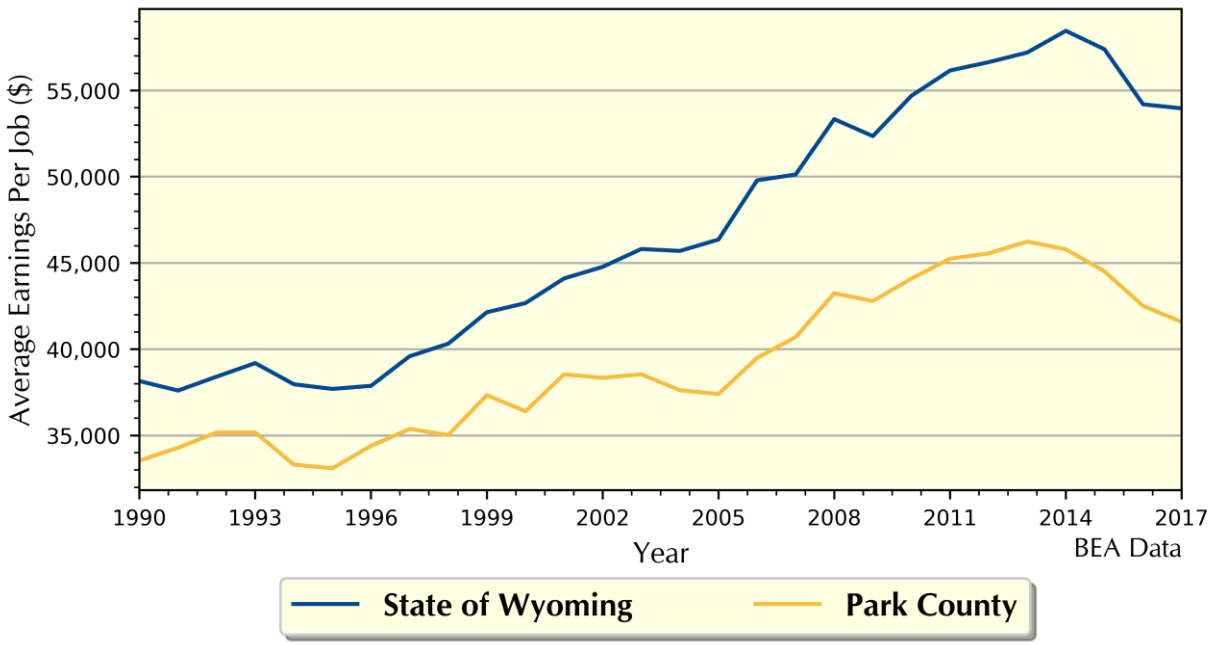
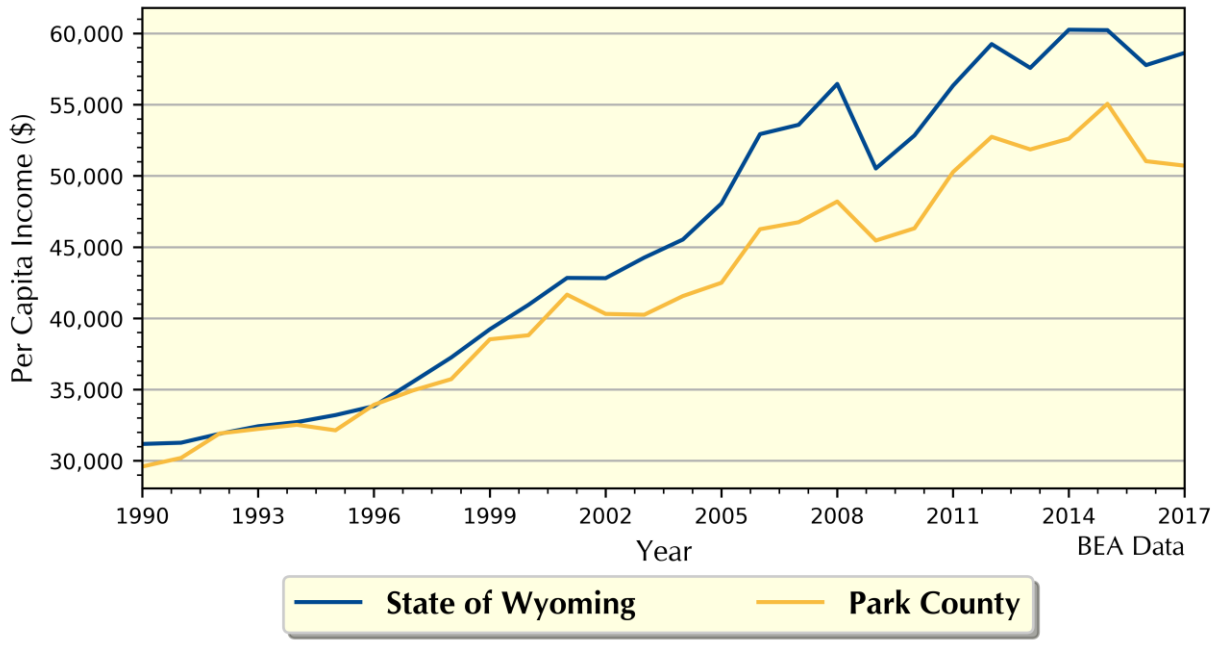


Diagram III.4.7 shows real per capita income for the Park County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Park County was 41,938 dollars, which was lower than the statewide average of 45,699 dollars over the same period.

Diagram III.4.7
Real Per Capita Income
Park County



Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 3,295 in 2010 to 2694.0 in 2017, with the poverty rate reaching 9.4 percent in 2017. This compared to a state poverty rate of 10.8 percent and a national rate of 13.4 percent in 2017. Table III.4.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.4.8 on the following page.

The rate of poverty for Park County is shown in Table III.4.18. In 2017, there were an estimated 745 people (7.7 percent) living in poverty, compared to 13.9 percent living in poverty in 2000. In 2017, some 9.3 percent of those in poverty were under age 6 and 26.6 percent were 65 or older.

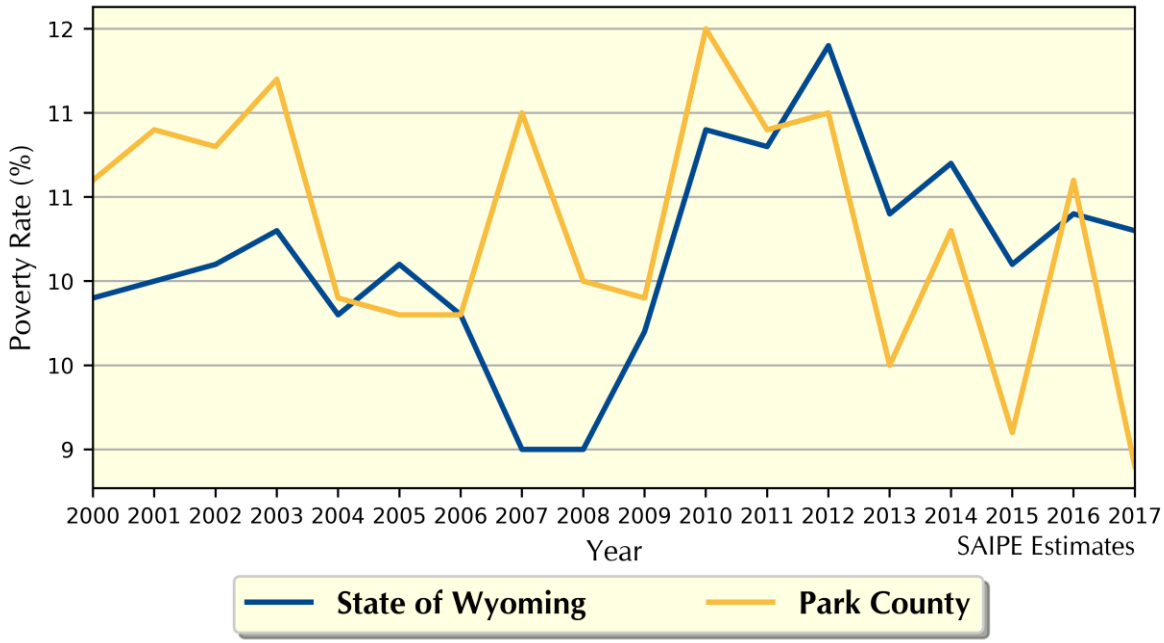
Table III.4.17
Persons in Poverty
Park County
2000–2017 SAIPE Estimates

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

Table III.4.18
Poverty by Age
City of Cody
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	132	10.9%	69	9.3%
6 to 17	299	24.7%	173	23.2%
18 to 64	626	51.7%	305	40.9%
65 or Older	154	12.7%	198	26.6%
Total	**1,211**	**100.0%**	**745**	**100.0%**
Poverty Rate	**13.9%**	**.**	**7.7%**	**.**

Diagram III.4.8
Poverty Rates
Park County



HOUSING

Housing Production

The Census Bureau reports building permit authorizations and "per unit" valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in City of Cody decreased from 38 authorizations in 2017 to 36 in 2018.

The real value of single-family building permits increased from 186,239 dollars in 2016 to 180,193 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.4.19, as well as in Diagram III.4.9 and Diagram III.4.10.

Table III.4.19
Building Permits and Valuation
City of Cody
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	15	0	8	0	23	117,320	0
1981	25	0	3	0	28	163,263	0
1982	15	0	3	0	18	106,203	0
1983	53	2	0	32	87	74,350	48,473
1984	33	0	0	10	43	100,587	65,054
1985	39	0	0	25	64	73,851	45,345
1986	37	0	0	15	52	74,907	44,455
1987	35	0	0	10	45	72,536	43,380
1988	5	0	0	0	5	173,458	0
1989	6	2	0	0	8	131,295	0
1990	12	0	0	0	12	92,970	0
1991	22	4	4	0	30	122,868	0
1992	46	6	8	0	60	97,053	0
1993	61	6	20	0	87	122,736	0
1994	57	8	33	0	98	119,687	0
1995	34	8	20	0	62	138,092	0
1996	31	6	8	0	45	146,543	0
1997	24	4	0	0	28	168,576	0
1998	21	0	0	0	21	131,183	0
1999	39	2	3	0	44	126,439	0
2000	23	0	0	0	23	189,670	0
2001	30	6	0	0	36	162,217	0
2002	44	8	7	0	59	183,678	0
2003	46	22	8	6	82	189,084	55,712
2004	66	2	0	0	68	161,459	0
2005	57	0	0	0	57	160,218	0
2006	66	4	0	0	70	191,941	0
2007	74	2	0	0	76	207,213	0
2008	53	6	0	0	59	189,380	0
2009	50	2	0	12	64	146,695	94,884
2010	17	4	0	0	21	212,243	0
2011	27	10	0	0	37	170,665	0
2012	22	12	0	0	34	184,227	0
2013	22	0	0	0	22	256,973	0
2014	18	6	6	0	30	224,280	0
2015	33	0	4	0	37	246,244	0
2016	31	6	3	6	46	186,239	78,149
2017	38	6	0	0	44	180,193	0
2018	36	0	0	0	36	254,746	0

Diagram III.4.9
Single-Family Permits
City of Cody

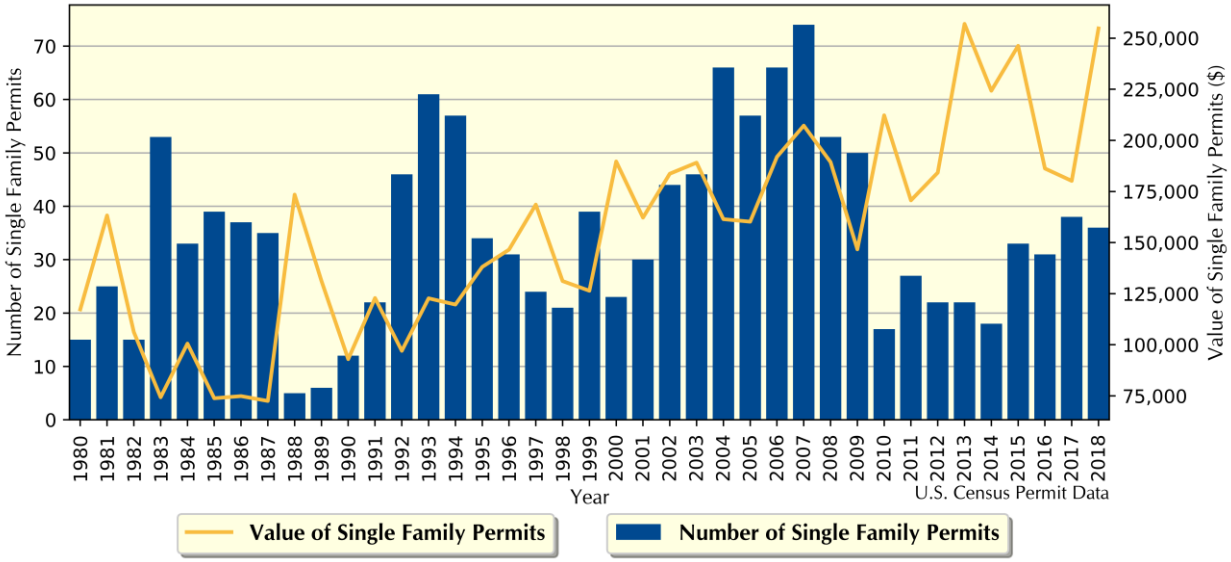
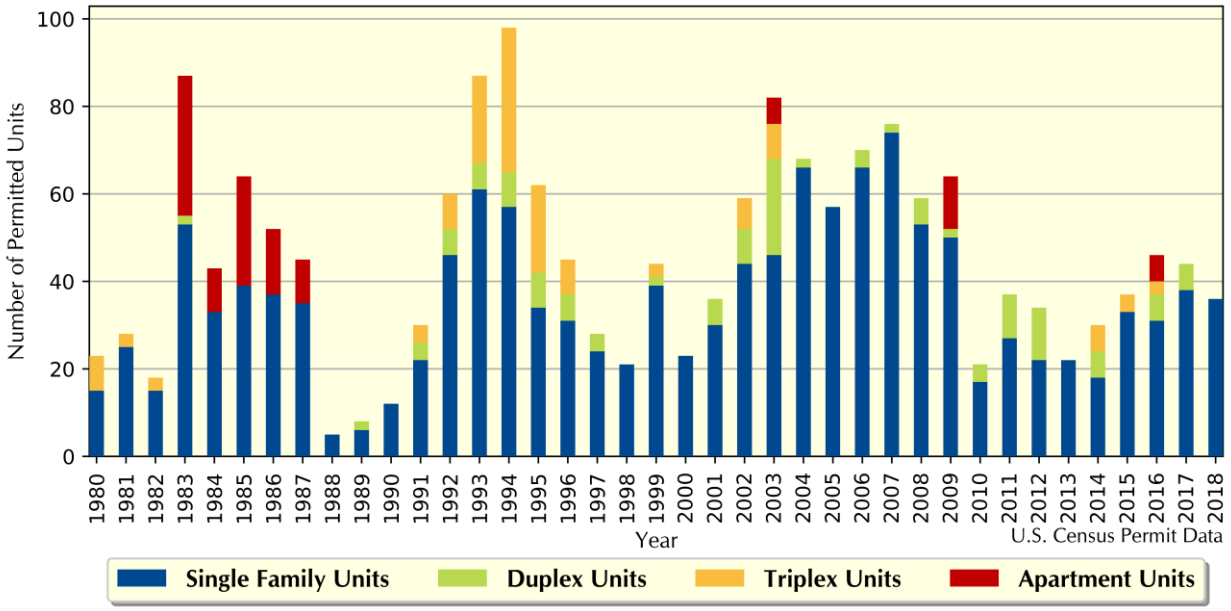


Diagram III.4.10
Total Permits by Unit Type
City of Cody



Housing Characteristics

Households by type and tenure are shown in Table III.4.20. Family households represented 67.0 percent of households, while non-family households accounted for 33.0 percent. These changed from 58.5 percent and 41.5 percent, respectively.

Table III.4.20
Household Type by Tenure
City of Cody
2010 Census SF1 & 2017 Five-Year ACS Data

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	2,502	58.5%	2,703	67.0%
Married-Couple Family	1,926	77.0%	2,264	83.8%
Owner-Occupied	1,551	80.5%	1,729	76.4%
Renter-Occupied	375	19.5%	535	23.6%
Other Family	576	23.0%	439	21.3%
Male Householder, No Spouse Present	170	29.5%	122	38.7%
Owner-Occupied	76	44.7%	41	33.6%
Renter-Occupied	94	55.3%	81	66.4%
Female Householder, No Spouse Present	406	70.5%	317	92.5%
Owner-Occupied	201	49.5%	137	43.2%
Renter-Occupied	205	50.5%	180	56.8%
Non-Family Households	1,776	41.5%	1,329	33.0%
Owner-Occupied	908	51.1%	727	54.7%
Renter-Occupied	868	48.9%	602	45.3%
Total	**4,278**	**100.0%**	**4,032**	**100.0%**

Table III.4.21 below shows housing units by type in 2010 and 2017. In 2010, there were 4,571 housing units, compared with 4,667 in 2017. Single-family units accounted for 80.2 percent of units in 2017, compared to 69.8 in 2010. Apartment units accounted for 6.1 percent in 2017, compared to 6.3 percent in 2010.

Table III.4.21
Housing Units by Type
City of Cody
2010 & 2017 Five-Year ACS Data

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	3,192	69.8%	3,743	80.2%
Duplex	215	4.7%	36	0.8%
Tri- or Four-Plex	203	4.4%	427	9.1%
Apartment	287	6.3%	284	6.1%
Mobile Home	674	14.7%	177	3.8%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	**4,571**	**100.0%**	**4,667**	**100.0%**

Table III.4.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 4,667 housing units. An estimated 65.3 percent were owner-occupied, and 13.6 percent were vacant.

Table III.4.22
Housing Units by Tenure
City of Cody
2010 Census & 2017 Five-Year ACS Data

Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	4,278	92.0%	4,032	86.4%
Owner-Occupied	2,736	64.0%	2,634	65.3%
Renter-Occupied	1,542	36.0%	1,398	34.7%
Vacant Housing Units	372	8.0%	635	13.6%
Total Housing Units	**4,650**	**100.0%**	**4,667**	**100.0%**

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.4.23. Households earning more than 100,000 dollars per year represented 15.6 percent of households in 2017, compared to 8.6 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 9.0 percent of households in 2017, compared to 10.5 percent in 2000.

Table III.4.23
Households by Income
City of Cody
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	455	10.5%	363	9.0%
$15,000 to $19,999	294	6.8%	130	3.2%
$20,000 to $24,999	349	8.1%	262	6.5%
$25,000 to $34,999	706	16.4%	372	9.2%
$35,000 to $49,999	823	19.1%	683	16.9%
$50,000 to $74,999	813	18.8%	847	21.0%
$75,000 to $99,999	506	11.7%	747	18.5%
$100,000 or More	372	8.6%	628	15.6%
Total	**4,318**	**100.0%**	**4,032**	**100.0%**

Table III.4.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 5.5 percent of households in 2010 and 16.2 percent of households in 2017. Housing units built in 1939 or earlier represented 9.4 percent of households in 2017 and 8.7 percent of households in 2010.

Table III.4.24
Households by Year Home Built
City of Cody
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	377	8.7%	380	9.4%
1940 to 1949	432	10.0%	299	7.4%
1950 to 1959	486	11.3%	580	14.4%
1960 to 1969	518	12.0%	426	10.6%
1970 to 1979	1,068	24.7%	636	15.8%
1980 to 1989	463	10.7%	541	13.4%
1990 to 1999	738	17.1%	328	8.1%
2000 to 2009	236	5.5%	654	16.2%
2010 or Later	.	.	188	4.7%
Total	**4,318**	**100.0%**	**4,032**	**100.0%**

The distribution of unit types by race are shown in Table III.4.25. An estimated 81.9 percent of white households occupy single-family homes, while 28.1 percent of black households do. Some 5.5 percent of white households occupied apartments, while 0 percent of black households do. An estimated 0 percent of Asian, and 0 percent of American Indian households occupy single-family homes.

Table III.4.25
Distribution of Units in Structure by Race
City of Cody
2017 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	81.9%	28.1%	0%	0%	0%	100.0%	82.0%
Duplex	0.9%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	8.3%	71.9%	0%	0%	0%	0%	18.0%
Apartment	5.5%	0%	0%	100.0%	0%	0%	0%
Mobile Home	3.4%	0%	0%	0%	0%	0%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

The disposition of vacant units between 2010 and 2017 are shown in Table III.4.26. By 2017, for rent units accounted for 35.3 percent of vacant units, while for sale units accounted for 4.4 percent. "Other" vacant units accounted for 18.6 percent of vacant units, representing a total of 118 "other" vacant units.

Table III.4.26
Disposition of Vacant Housing Units
City of Cody
2010 Census & 2017 Five-Year ACS Data

Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	117	31.5%	224	35.3%
For Sale	63	16.9%	28	4.4%
Rented Not Occupied	11	3.0%	0	0%
Sold Not Occupied	10	2.7%	0	0%
For Seasonal, Recreational, or Occasional Use	96	25.8%	265	41.7%
For Migrant Workers	1	0.3%	0	0%
Other Vacant	74	19.9%	118	18.6%
Total	**372**	**100.0%**	**635**	**100.0%**

Table III.4.27, 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 10.9 percent of total households in City of Cody. In City of Cody the 1,704 households with three bedrooms accounted for 26.0 percent of all households,and there were only 232 five-bedroom or more households, which accounted for 20.5 percent of all households.

Table III.4.27
Households by Number of Bedrooms
City of Cody
2017 5-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	17	55	100.0
One	29	362	508	1.2
Two	438	617	1,213	10.9
Three	1,212	324	1,704	26.0
Four	738	78	955	36.5
Five or more	217	0	232	20.5
Total	**4,032**	**1,398**	**4,667**	**100.0**

The age of a structure influences its value. As shown in Table III.4.28, structures built in 1939 or earlier had a median value of, 198,600 while structures built between 1950 and 1959 had a median value of 204,700 and those built between 1990 to 1999 had a median value of 280,500. 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 Cody was 214,500.

Table III.4.28 Owner Occupied Median Value by Year Structure Built City of Cody 2017 5-Year ACS Data	
Year Structure Built	**Median Value**
1939 or earlier	198,600
1940 to 1949	161,600
1950 to 1959	204,700
1960 to 1969	215,600
1970 to 1979	199,500
1980 to 1989	284,200
1990 to 1999	280,500
2000 to 2009	264,900
2010 to 2013	0
2014 or later	0
Median Value	**214,500**

Household mortgage status is reported in Table III.4.29. In, City of Cody households with a mortgage accounted for 60.7 percent of all households or 1,600 housing units, and the remaining 56.1 percent or 1,477 units had no mortgage. Of those units with a mortgage, 123 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,477 or 56.1 percent had no second mortgage or no home equity loan.

Table III.4.29 Mortgage Status City of Cody 2017 5-Year ACS Data		
Mortgage Status	**City of Cody**	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,600	60.7
With either a second mortgage or home equity loan, but not both	123	4.7
Second mortgage only	92	3.5
Home equity loan only	31	1.2
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	1,477	56.1
Housing units without a mortgage	1,034	39.3
Total	2,634	100.0%

Table III.4.30 lists the City of Cody median rent as $647 and the median home value as $214,500.

Table III.4.30 Median Rent City of Cody 2017 5-Year ACS Data	
Place	**Rent**
Median Rent	$647
Median Home Value	$214,500

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.4.31. In 2017, an estimated 0.7 percent of households were overcrowded, and an additional 0.4 percent were severely overcrowded.

Table III.4.31
Overcrowding and Severe Overcrowding
City of Cody
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	2,646	100.0%	0	0%	0	0%	2,646
2017 Five-Year ACS	2,617	99.4%	0	0%	17	0.6%	2,634
Renter							
2010 Five-Year ACS	1,672	100.0%	0	0%	0	0%	1,672
2017 Five-Year ACS	1,369	97.9%	29	2.1%	0	0%	1,398
Total							
2010 Five-Year ACS	4,318	100.0%	0	0%	0	0%	4,318
2017 Five-Year ACS	3,986	98.9%	29	0.7%	17	0.4%	4,032

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 12 households with incomplete plumbing facilities in 2017, representing 0.3 percent of households in City of Cody. This is compared to 0.3 percent of households lacking complete plumbing facilities in 2010.

Table III.4.32
Households with Incomplete Plumbing Facilities
City of Cody
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	4,305	4,020
Lacking Complete Plumbing Facilities	13	12
Total Households	**4,318**	**4,032**
Percent Lacking	**0.3%**	**0.3%**

There were 8 households lacking complete kitchen facilities in 2017, compared to 31 households in 2010. This was a change from 0.7 percent of households in 2010 to 0.2 percent in 2017.

Table III.4.33
Households with Incomplete Kitchen Facilities
City of Cody
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	4,287	4,024
Lacking Complete Kitchen Facilities	31	8
Total Households	**4,318**	**4,032**
Percent Lacking	**0.7%**	**0.2%**

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

In City of Cody 13.8 percent of households had a cost burden and 7.8 percent had a severe cost burden. Some 20.5 percent of renters were cost burdened, and 8.0 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 1.7 percent and a severe cost burden rate of 6.5 percent. Owner occupied households with a mortgage had a cost burden rate of 15.7 percent, and severe cost burden at 8.4 percent.

Table III.4.34
Cost Burden and Severe Cost Burden by Tenure
City of Cody
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	893	65.1%	200	14.6%	278	20.3%	0	0%	1,371
2017 Five-Year ACS	1,211	75.7%	251	15.7%	134	8.4%	4	0.2%	1,600
Owner Without a Mortgage									
2010 Five-Year ACS	1,141	89.5%	52	4.1%	82	6.4%	0	0%	1,275
2017 Five-Year ACS	927	89.7%	18	1.7%	67	6.5%	22	2.1%	1,034
Renter									
2010 Five-Year ACS	917	54.8%	328	19.6%	224	13.4%	203	12.1%	1,672
2017 Five-Year ACS	898	64.2%	286	20.5%	112	8.0%	102	7.3%	1,398
Total									
2010 Five-Year ACS	2,951	68.3%	580	13.4%	584	13.5%	203	4.7%	4,318
2017 Five-Year ACS	3,036	75.3%	555	13.8%	313	7.8%	128	3.2%	4,032

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.4.35 shows that the HUD estimated MFI for Park County was $70,700 in 2018. This compared to Wyoming's MFI of $79,600. Diagram III.4.11, illustrates the estimated MFI for 2000 through 2018 in Park County.

Table III.4.35
Median Family Income
Park County
2000–2018 HUD MFI

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

Table III.4.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 165 owner-occupied and 200 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 114 owner-occupied 115 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 3,115 households without a housing problem.

Diagram III.4.11
Estimated Median Family Income
Park County vs. Wyoming
HUD Data: 2000 - 2019

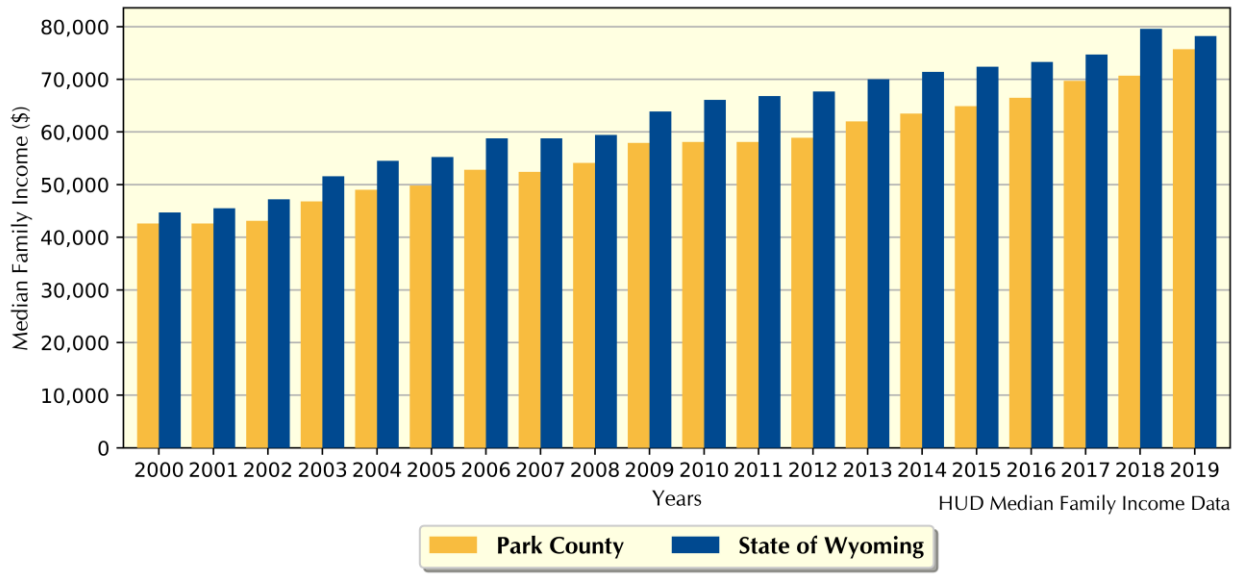


Table III.4.36
Housing Problems by Income and Tenure
City of Cody
2010–2018 HUD CHAS Data

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	15	0	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	50	0	10	60
Housing cost burden greater than 50% of income (and none of the above problems)	55	55	4	0	0	114
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	10	35	85	35	0	165
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
Has none of the 4 housing problems	20	135	415	395	1,095	2,060
Total	**100**	**225**	**569**	**430**	**1,105**	**2,429**
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	10	0	0	15	0	25
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	30	0	0	0	30
Housing cost burden greater than 50% of income (and none of the above problems)	105	10	0	0	0	115
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	60	120	20	0	0	200
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
Has none of the 4 housing problems	50	65	460	70	410	1,055
Total	**240**	**225**	**480**	**85**	**410**	**1,440**
Total						
Lacking complete plumbing or kitchen facilities	10	0	0	15	0	25
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	15	0	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	30	50	0	10	90
Housing cost burden greater than 50% of income (and none of the above problems)	160	65	4	0	0	229
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	70	155	105	35	0	365
Zero/negative income (and none of the above problems)	30	0	0	0	0	30
Has none of the 4 housing problems	70	200	875	465	1,505	3,115
Total	**340**	**450**	**1,049**	**515**	**1,515**	**3,869**

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.4.37 presents some basic statistics about the completed surveys.

Table III.4.37
Survey of Rental Properties
City of Cody
2019 Survey of Rental Properties

Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	48	469	3.0	14

Table III.4.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 46 single-family units in City of Cody, with 0 of them available. This translates into a vacancy rate of 0 percent in City of Cody, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 312 apartment units reported in the survey, with 10 of them available, which resulted in a vacancy rate of 3.2 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

Table III.4.38
Rental Vacancy Survey by Type
City of Cody
2019 Survey of Rental Properties

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	46	0	0%
Apartments	312	10	3.2%
Mobile Homes	21	0	0%
"Other" Units	2	0	0%
Don't Know	57	4	7.0%
Total	**469**	**14**	**3.0%**

Table III.4.39, reports units by bedroom size. As can be seen there were 141 two bedroom apartment units and 13 three bedroom units. Overall, the 177 two bedroom units accounted for 37.7 percent of all units, and the 48 three bedroom units accounted for 10.2 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 151 units listed as "Don't Know". Additional details for additional unit types are reported.

Table III.4.39
Rental Units by Bedroom Size
City of Cody
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	1	7	0	1	.	11
One	4	59	1	0	.	76
Two	17	141	9	0	.	177
Three	19	13	9	1	.	48
Four	5	0	0	0	.	6
Don't Know	0	92	2	0	57	151
Total	**46**	**312**	**21**	**2**	**57**	**469**

Table III.4.40 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.4.41 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 2.1 percent.

Table III.4.40
Single-Family Units by Bedroom Size
City of Cody
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	1	0	0%
One	4	0	0%
Two	17	0	0%
Three	19	0	0%
Four	5	0	0%
Don't know	0	0	0%
Total	**46**	**0**	**0%**

Table III.4.41
Apartment Units by Bedroom Size
City of Cody
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	7	4	57.1%
One	59	2	3.4%
Two	141	3	2.1%
Three	13	0	0%
Four	0	0	0%
Don't know	92	1	1.1%
Total	**312**	**10**	**3.2%**

Average market-rate rents by unit type are shown in Table III.4.42. 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.4.42
Average Market Rate Rents by Bedroom Size
City of Cody
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$565	$580	$.	$515	$581
One	$581	$580	$500	$.	$590
Two	$879	$685	$650	$.	$774
Three	$972	$725	$675	$900	$925
Four	$1,117	$.	$.	$.	$1,083
Total	**$900.4**	**$640.0**	**$581.2**	**$707.5**	**$794.2**

Table III.4.43 shows the average rental rates for assisted units by bedroom size and unit type. Since assistance is often based on income of the resident or other case by case determinations average assisted rents can vary across bedroom size.

Table III.4.43
Average Assisted Rate Rents by Bedroom Size
City of Cody
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$0	$0	$0	$0	$0
One	$0	$351.7	$0	$0	$351.7
Two	$0	$510.7	$0	$0	$510.7
Three	$0	$767.0	$0	$0	$767.0
Four	$0	$0	$0	$0	$0
Total	**$0**	**$468.8**	**$0**	**$0**	**$468.8**

Table III.4.44 shows vacancy rates for single-family units by average rental rates for City of Cody. The most common rent for single-family units was between 1,000 and 1,250 dollars and the units in this price range had a vacancy rate of 0 percent.

Table III.4.44
Single-Family Market Rate Rents by Vacancy Status
City of Cody
2019 Survey of Rental Properties

Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than $500	2	0	0%
$500 to $749	0	0	0%
$750 to $999	33	0	0%
$1,000 to $1,249	6	0	0%
$1,250 to $1,499	4	0	0%
Above $1,500	0	0	0%
Missing	1	0	0%
Total	**46**	**0**	**0%**

The average rent and availability of apartment units is displayed in Table III.4.45. The most common rent for apartment rents was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 5.3 percent.

Table III.4.45
Apartment Market Rate Rents by Vacancy Status
City of Cody
2019 Survey of Rental Properties

Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than $500	0	0	0%
$500 to $749	150	8.0	5.3%
$750 to $999	10	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	152	2.0	1.3%
Total	**312**	**10**	**3.2%**

Respondents were asked if utilities are included in the rent and as shown in Table III.4.46, 20 respondents, or 50.0 percent, included some sort of utility in the rent.

Table III.4.46
Are there any utilities included with the rent?
City of Cody
2019 Survey of Rental Properties

Period	Respondent
Yes	20
No	20
% Offering Utilities	**50.0%**

The type of utility included in the rent is shown in Table III.4.47. There were 123 respondents who included electricity, 165 respondents who included natural gas, 276 respondents who included water and sewer and 258 respondents included trash collection in the rent.

Table III.4.47
Which utilities are included with the rent?
City of Cody
2019 Survey of Rental Properties

Type of Utility Provided	Respondent
Electricity	123
Natural Gas	165
Water/Sewer	276
Trash Collection	258

Perceived Need for Housing Units

Table III.4.48 shows the number of survey respondents who keep a waiting list. As can be seen 7 respondents said they keep a waitlist, with an estimated 32 number of persons on the wait list.

Table III.4.48
Do you keep a waiting list?
City of Cody
2019A Survey of Rental Properties

Period	Respondent
Yes	7
No	34
Waitlist Size	**32**

Table III.4.49 shows the condition of rental units by unit type for City of Cody. 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 215 units were in good condition, or 45.8 percent and 32 units, or 6.8 percent, being in average condition. Details by unit type and condition are displayed.

Table III.4.49
Condition by Unit Type
City of Cody
2019A Survey of Rental Properties

Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	32	6.8%
Good	215	45.8%
Excellent	139	29.6%
Don't Know	0	0%
Total	**469**	**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.4.50, 2 respondents said they would prefer more single family units, 1 respondent wanted more apartment units, and 6 respondents indicated they would prefer more units of any type.

Table III.4.50
If you had the opportunity to own/manage more units, how many would you prefer
City of Cody
2019A Survey of Rental Properties

Unit Type	Respondents citing more units
Single family units	2
Duplex Units	1
Apartments	1
Mobile homes	0
Other	0
All types	6
Total	**10**

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

Table III.4.51
Households with Housing Problems by Income
City of Cody
2011-2015 HUD CHAS Data

Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	65	170	235
30.1-50% HAMFI	90	160	250
50.1-80% HAMFI	155	20	175
80.1-95% HAMFI	35	15.0	50
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	10	0	10
Total	355	365	720
Without Housing Problems			
30% HAMFI or less	20	50	70
30.1-50% HAMFI	135	65	200
50.1-80% HAMFI	410	455	865
80.1-95% HAMFI	315	70	385
95 – 115% HAMFI	295	50	345
115.1% HAMFI or more	875	360	1,235
Total	2,050	1,050	3,100
Not Computed			
30% HAMFI or less	15.0	15.0	30
30.1-50% HAMFI	0	0	0
50.1-80% HAMFI	0	0	0
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	15.0	15.0	30
Total			
30% HAMFI or less	100	235	335
30.1-50% HAMFI	225	225	450
50.1-80% HAMFI	565	475	1,040
80.1-95% HAMFI	350	85	435
95 – 115% HAMFI	295	50	345
115.1% HAMFI or more	885	360	1,245
Total	**2,420**	**1,430**	**3,850**

horizon. As can be seen there were a total of 355 owner occupied and 365 renter occupied households experiencing a housing problem.

Table III.4.52 shows the total estimated housing by tenure for City of Cody. As can be seen, in 2030 there are estimated to be a total of 3,012 owner and 1,682 renter occupied households or a total of 4,694 households. By 2050 there are estimated to be 3,365 owner, 1,861 renter for a total of 5,226 households in City of Cody.

Table III.4.52
Total Estimated Housing Forecast
City of Cody
Strong Growth Scenario

Year	Owner	Renter	Total
2017	2,786	1,486	4,272
2020	2,786	1,568	4,354
2025	2,901	1,626	4,527
2030	3,012	1,682	4,694
2035	3,115	1,736	4,851
2040	3,206	1,783	4,989
2045	3,289	1,825	5,114
2050	3,365	1,861	5,226

Table III.4.53, below shows the incremental housing demand for City of Cody. 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 226 owner-occupied and 196 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 Cody will see an additional 954 households, of which 86 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 260 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.4.53
Incremental Housing Demand Forecast
City of Cody
Strong Growth Scenario

Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	0	0	5.0	9	14	17	21	24
30.1-50%	0	0	11.0	21	31	39	47	54
50.1-80%	0	0	27	53	77	98	117	135
80.1-95%	0	0	17.0	33	48	61	73	84
95.1-115%	0	0	14	28	40	51	61	71
115+%	0	0	42	83	120	154	184	212
Total	**0**	**0**	**115**	**226**	**329**	**420**	**503**	**579**
				Renter				
0-30%	0	13.0	23	32	41	49	56	62
30.1-50%	0	13.0	22	31	39	47	53	59
50.1-80%	0	27.0	47	65	83	99	113	125
80.1-95%	0	5.0	8.0	12.0	15	18	20	22
95.1-115%	0	3.0	5.0	7.0	9	10	12	13
115+%	0	21.0	35	49	63	75	85	94
Total	**0**	**82**	**140**	**196**	**250**	**297**	**339**	**375**
				Total				
0-30%	0	13.0	28	42	55	66	76	86
30.1-50%	0	13.0	33	52	70	86	100	113
50.1-80%	0	27	73	118	160	197	230	260
80.1-95%	0	5.0	25	44	62	78	93	106
95.1-115%	0	3.0	19	34	49	62	73	84
115+%	0	21	77	132	183	228	269	306
Total	**0**	**82**	**255**	**422**	**579**	**717**	**842**	**954**

Table III.4.54 shows the Incremental Total Housing Need Forecast for City of Cody. 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 788 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 988 owner and 754 renter occupied households for a total of 1,742 quality households.

Table III.4.54 Incremental Total Housing Need Forecast City of Cody Strong Growth Scenario								
Income (% of MFI)	**2016**	**2020**	**2025**	**2030**	**2035**	**2040**	**2045**	**2050**
				Owner				
0-30%	75	75	80	84	88	92	96	99
30.1-50%	104	104	114	125	134	143	150	157
50.1-80%	178	178	205	231	255	277	296	314
80.1-95%	40	40	57	73	88	101	113	124
95.1-115%	0	0	14	28	40	51	61	71
115+%	12	12	54	94	132	165	195	223
Total	**409**	**409**	**524**	**635**	**738**	**829**	**912**	**988**
				Renter				
0-30%	177	190	200	209	218	225	232	238
30.1-50%	166	179	188	197	206	213	220	225
50.1-80%	21	48	67	86	104	119	133	145
80.1-95%	16.0	20.0	24	27	30	33	36	38
95.1-115%	0	3.0	5.0	7	9	10	12	13
115+%	0	21	35	49	63	75	85	94
Total	**379**	**461**	**519**	**575**	**629**	**676**	**718**	**754**
				Total				
0-30%	251	265	279	293	306	318	328	337
30.1-50%	270	283	303	322	340	356	370	383
50.1-80%	199	226	273	317	359	396	429	459
80.1-95%	56	61	81	100	118	134	149	162
95.1-115%	0	3	19	34	49	62	73	84
115+%	12	32	89	144	195	240	281	318
Total	**788**	**870**	**1,043**	**1,210**	**1,367**	**1,505**	**1,630**	**1,742**

City of Powell

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

Population Estimates

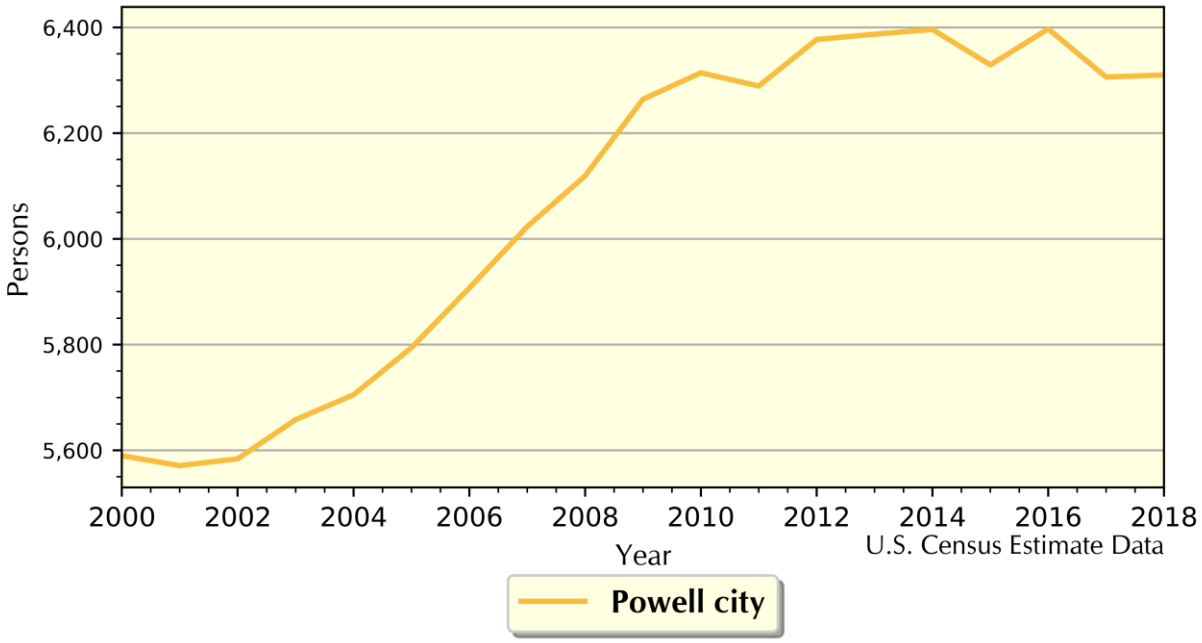
Table III.5.1 shows the population estimates for the City of Powell. In 2018, the city's population was 6,310, a 0.1% change from 2017. The population decreased -0.1 percent since 2010, from 6,314 people to 6,310 people in 2018. This data is also displayed in Diagram III.5.1 on the following page.

Several pieces of data presented in the profile are only available at the county level. A sub-set of the county level data are presented here to give a more complete view of City of Powell. Although a city may span several counties, for the county level data pieces, Park County was selected. For a more in-depth county level view, please refer to Park County in Volume II of this profile.

Table III.5.1
Population Estimates
City of Powell
Census Population Estimates

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

Diagram III.5.1
Population Estimates
City of Powell



Population Migration Trends

The Wyoming Department of Transportation (WYDOT) collects data on drivers who move to Wyoming and exchange licenses from other states as well as those surrendering Wyoming driver's licenses when relocating to a different state. The WYDOT data do not represent a precise count of migration, as they show only the net change in the number of driver's licenses, but the data indicates the general direction of population movement.

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

Table III.5.2
In-Migration by Age Cohort
City of Powell
Wyoming DOT Data

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

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

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

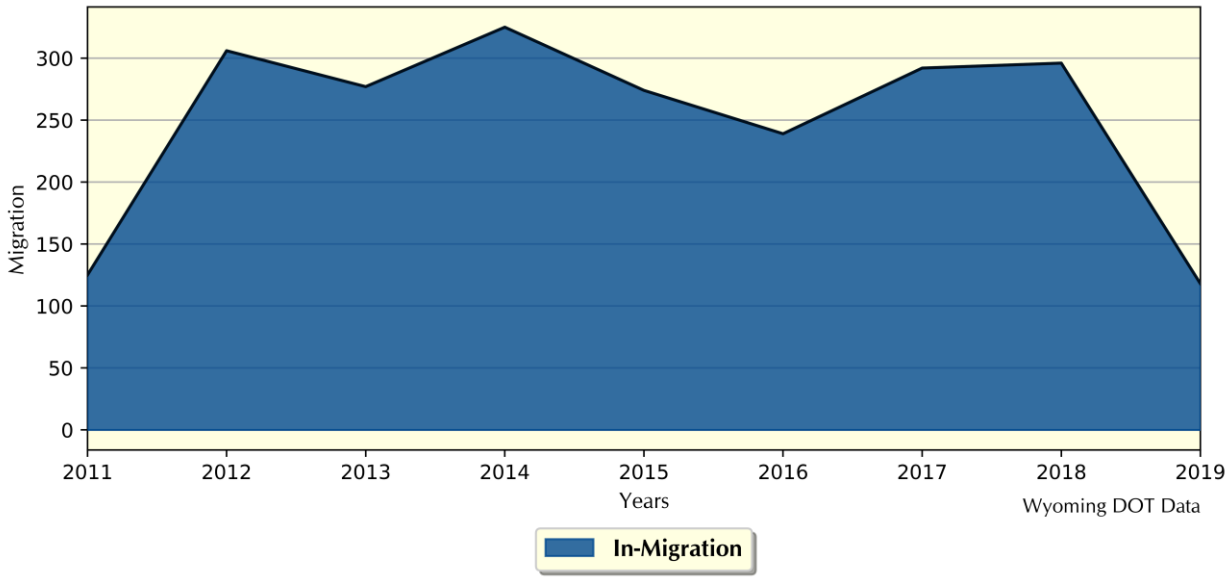


Diagram III.5.3
Migration Trends
Park County
2000 – 2019 First Half

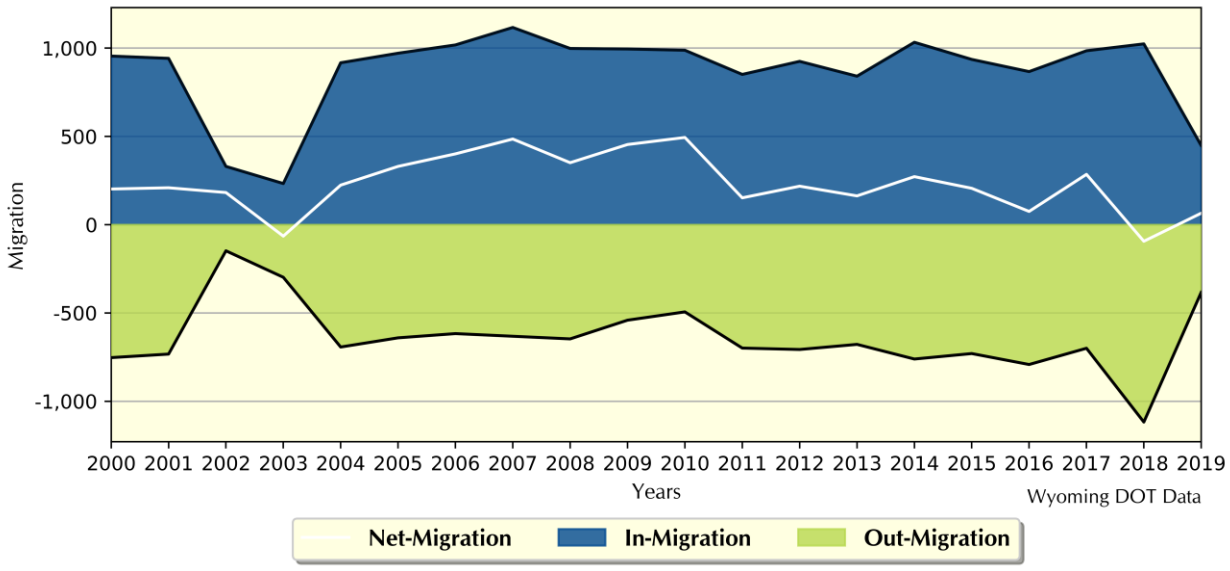


Table III.5.3 shows net-migration for Park County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 46 to 55, with 21.0 persons entering Park County. Those in the age range of 18 to 22 had the lowest levels of net migration, with 13 persons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

Table III.5.3
Net-Migration by Age Range
Park County
Wyoming DOT Data

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

Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data[5], along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

To study these important housing and income concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population, then quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. The five-year estimates are more robust than the one or three year samples because they include more responses and can be tabulated down to the Census tract level.

The Census Bureau collects race data according to U.S. Office of Management and Budget guidelines, and these data are based on self-identification. Ancestry refers to one's ethnic origin or descent, "roots," or heritage, or the place of birth of the person or the person's parents or ancestors before their arrival in the United States. Ethnic identities may or may not represent geographic areas. People may choose to report more than one race group and people of any race may be of any ethnic origin. Hispanic origin can be viewed as the heritage, nationality, lineage, or country of birth of the person or the person's parents or ancestors before arriving in the United States. People who identify as Hispanic, Latino, or Spanish may be any race.

The City of Powell population by race and ethnicity is shown in Table III.5.4. The white population increased by 2.7 percent, representing 91.9 percent of the population in 2017, compared with the black population, which increased by 272.4 percent and accounted for 0.4 percent of the population. The Hispanic population represented 9.3 percent of the population, which increased from 1,365 to 1,649 people between 2010 and 2017, or by 20.8 percent.

Table III.5.4
Population by Race and Ethnicity
City of Powell
2010 Census & 2017 Five-Year ACS

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

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

Table III.5.5
Population by Race and Ethnicity
City of Powell
2010 Census & 2017 Five-Year ACS

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

Group Quarters Population

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

Table III.5.6
Group Quarters Population
City of Powell
2000 & 2010 Census SF1 Data

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

Foreign Born Populations

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

Table III.5.7
Place of Birth for the Foreign-Born Population
City of Powell
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	England	17	0.3%
#2 country of origin	Canada	12	0.2%
#3 country of origin	Japan	6	0.1%
#4 country of origin	Mexico	6	0.1%
#5 country of origin	Ukraine	5	0.1%
#6 country of origin	Hong Kong	4	0.1%
#7 country of origin	Brazil	3	0%
#8 country of origin	Ghana	3	0%
#9 country of origin	France	2	0%
#10 country of origin	India	2	0%

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

Table III.5.8
Limited English Proficiency and Language Spoken at Home
City of Powell
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	102	1.7%
#2 LEP Language	Other Indo-European languages	15	0.3%
#3 LEP Language	Russian, Polish, or other Slavic languages	5	0.1%
#4 LEP Language	Other Asian and Pacific Island languages	4	0.1%
#5 LEP Language	Other and unspecified languages	3	0.1%
#6 LEP Language	Korean	2	0%
#7 LEP Language	Vietnamese	2	0%
#8 LEP Language	Arabic	0	0%
#9 LEP Language	Chinese	0	0%
#10 LEP Language	French, Haitian, or Cajun	0	0%

Disability

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

Table III.5.9
Disability by Age
City of Powell
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	39	7.0%	0	0%	39	4.1%
18 to 34	78	8.6%	51	4.8%	129	6.6%
35 to 64	133	14.0%	110	12.1%	243	13.1%
65 to 74	45	20.1%	48	13.2%	93	15.8%
75 or Older	74	37.0%	149	54.0%	223	46.8%
Total	**369**	**12.4%**	**358**	**10.7%**	**727**	**11.5%**

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

Table III.5.10
Total Disabilities Tallied: Aged 5 and Older
City of Powell
2017 Five-Year ACS

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

Education and Employment

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

Table III.5.11
Employment, Labor Force and Unemployment
City of Powell
2017 Five-Year ACS Data

Employment Status	2017 Five-Year ACS
Employed	3,352
Unemployed	125
Labor Force	**3,477**
Unemployment Rate	3.6%

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

Table III.5.12
High School or Greater Education
City of Powell
2017 Five-Year ACS Data

Education Level	Households
High School or Greater	2,301
Total Households	2,505
Percent High School or Above	**91.9%**

Table III.5.13
Educational Attainment
City of Powell
2017 Five-Year ACS Data

Education Level	Population	Percent
Less Than High School	423	8.5%
High School or Equivalent	1,362	27.4%
Some College or Associates Degree	2,068	41.6%
Bachelor's Degree	540	10.9%
Graduate or Professional Degree	573	11.5%
Total Population Above 18 years	**4,966**	**100.0%**

ECONOMICS

Labor Force

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

Table III.5.14
Labor Force Statistics
Park County
1990 - 2018 BLS Data

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

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

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

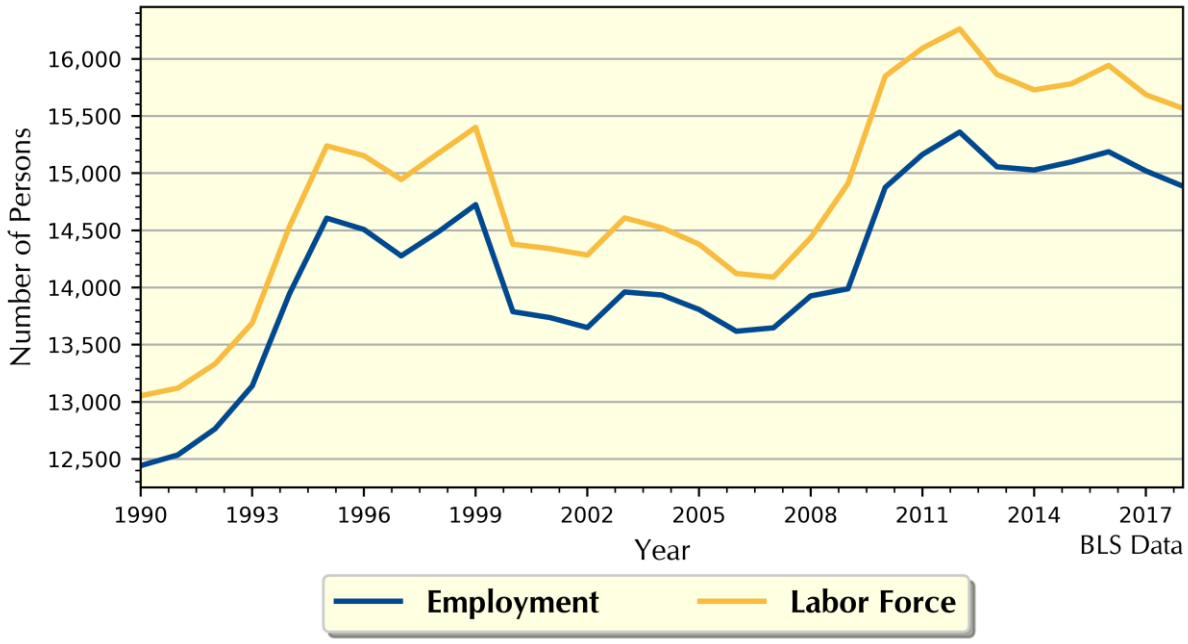
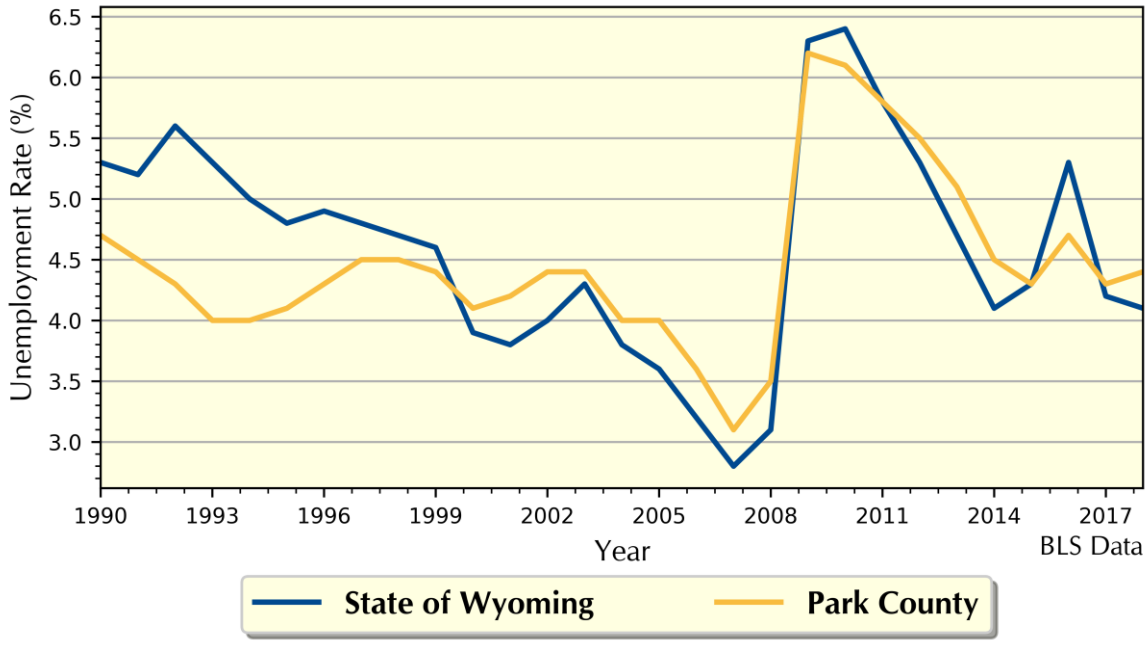


Diagram III.5.5 shows the unemployment rate for both the State and Park County. During the 1990's the average rate for Park County was 4.3 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.2 percent, which compared to 3.9 percent statewide.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

Diagram III.5.5
Annual Unemployment Rate
Park County



County Level Earnings and Employment

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

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

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

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

Table III.5.16
Real Earnings Per Job by Industry
Park County
BEA Table CA5N and CA25 Data

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

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

Diagram III.5.6
Real Average Earnings Per Job
Park County

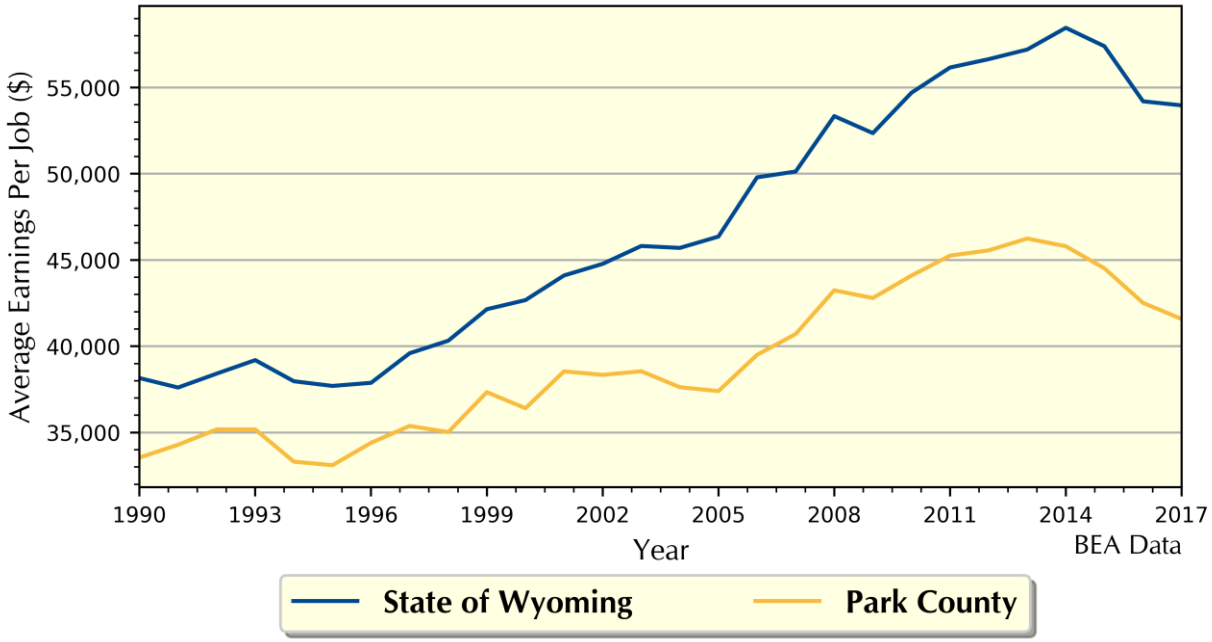
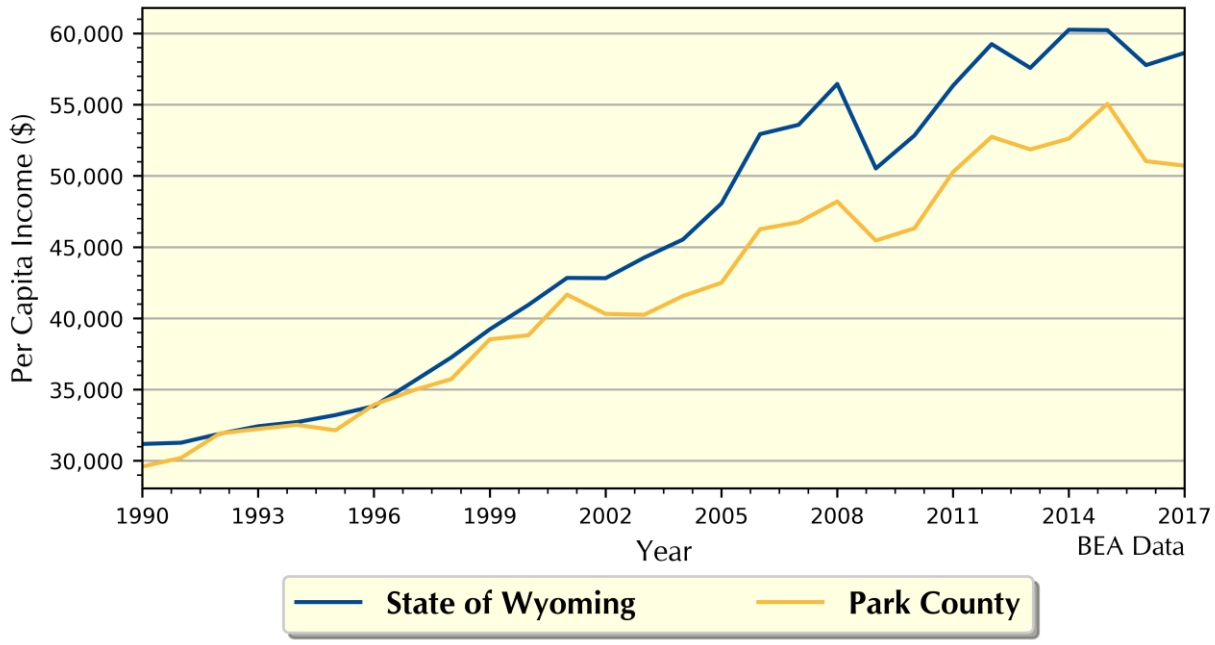


Diagram III.5.7 shows real per capita income for the Park County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over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

Diagram III.5.7
Real Per Capita Income
Park County



Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 3,295 in 2010 to 2694.0 in 2017, with the poverty rate reaching 9.4 percent in 2017. This compared to a state poverty rate of 10.8 percent and a national rate of 13.4 percent in 2017. Table III.5.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.5.8 on the following page.

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

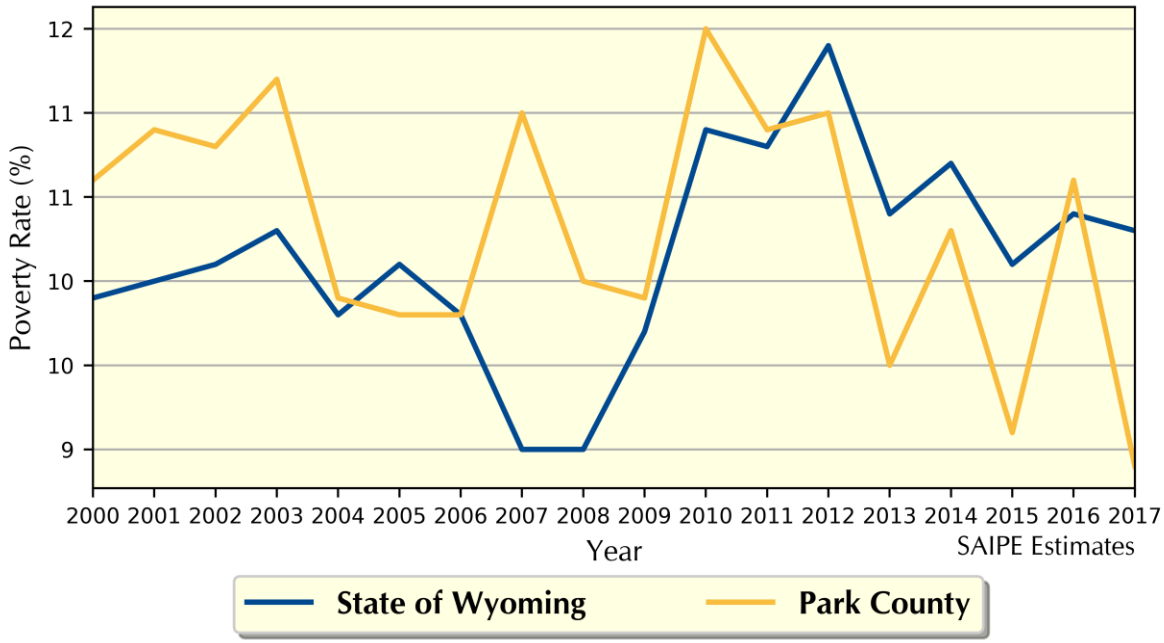
Table III.5.17
Persons in Poverty
Park County
2000–2017 SAIPE Estimates

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

Table III.5.18
Poverty by Age
City of Powell
2000 Census SF3 & 2017 Five-Year ACS Data

Age	2000 Census		2017 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	55	5.7%	74	10.1%
6 to 17	223	23.1%	96	13.1%
18 to 64	646	66.9%	452	61.6%
65 or Older	42	4.3%	112	15.3%
Total	**966**	**100.0%**	**734**	**100.0%**
Poverty Rate	**20.3%**	**.**	**12.4%**	**.**

Diagram III.5.8
Poverty Rates
Park County



HOUSING

Housing Production

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

The real value of single-family building permits increased from 171,060 dollars in 2016 to 150,121 dollars in 2017. This compares to an increase in permit value statewide, with values rising from 331,348 dollars in 2017 to 367,953 dollars in 2018. Additional details are given in Table III.5.19, as well as in Diagram III.5.9 and Diagram III.5.10.

Table III.5.19
Building Permits and Valuation
City of Powell
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	11	2	4	6	23	157,279	78,053
1981	30	0	4	0	34	85,741	0
1982	39	0	0	0	39	59,880	0
1983	11	2	0	0	13	99,619	0
1984	44	0	0	0	44	68,196	0
1985	17	0	0	0	17	124,343	0
1986	7	0	0	0	7	123,852	0
1987	5	0	0	0	5	127,403	0
1988	3	2	0	0	5	105,766	0
1989	6	0	0	0	6	133,963	0
1990	4	0	0	0	4	111,390	0
1991	6	0	0	0	6	108,586	0
1992	16	0	0	0	16	129,242	0
1993	12	0	0	0	12	134,356	0
1994	15	0	4	10	29	134,451	74,016
1995	14	0	4	9	27	131,684	72,493
1996	21	0	4	0	25	135,264	0
1997	9	4	0	0	13	127,177	0
1998	12	2	0	0	14	165,200	0
1999	7	0	20	0	27	154,647	0
2000	7	0	0	0	7	129,183	0
2001	7	0	0	0	7	126,396	0
2002	7	0	0	0	7	124,433	0
2003	7	0	0	0	7	122,171	0
2004	38	0	4	6	48	157,948	30,378
2005	19	4	0	0	23	172,315	0
2006	22	4	3	0	29	193,094	0
2007	24	4	4	0	32	254,361	0
2008	18	4	0	12	34	219,634	30,731
2009	12	4	0	0	16	142,713	0
2010	8	4	0	8	20	205,295	25,841
2011	8	2	0	0	10	205,872	0
2012	18	8	0	0	26	171,959	0
2013	21	0	12	0	33	248,425	0
2014	14	0	0	12	26	151,328	124,206
2015	15	2	0	0	17	170,301	0
2016	12	0	0	0	12	171,060	0
2017	14	0	0	0	14	150,121	0
2018	12	0	0	0	12	172,208	0

Diagram III.5.9
Single-Family Permits
City of Powell

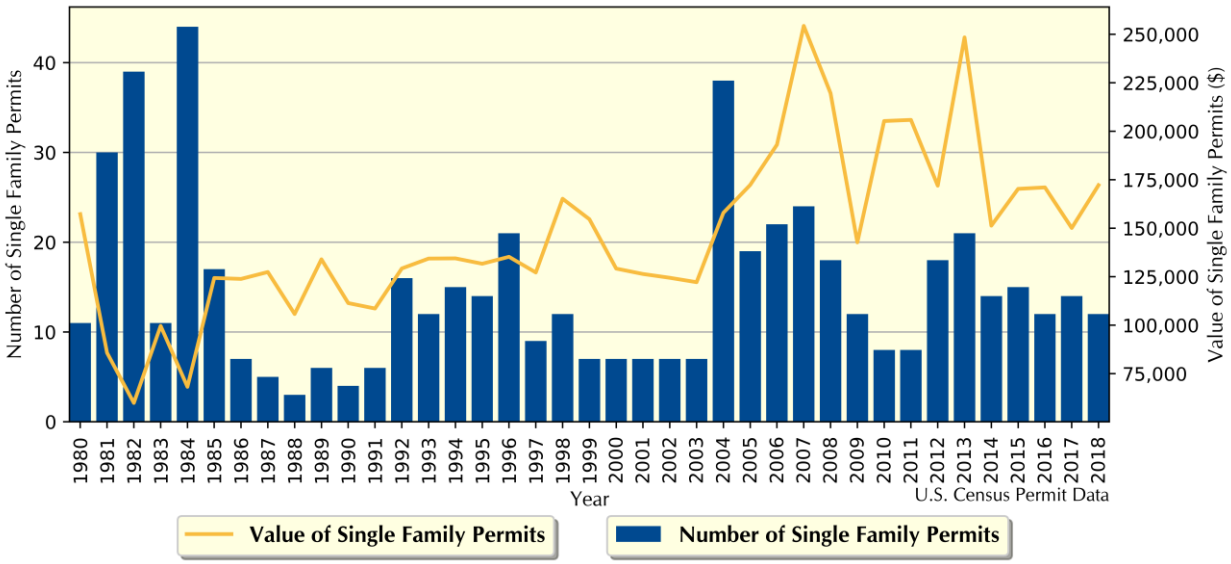
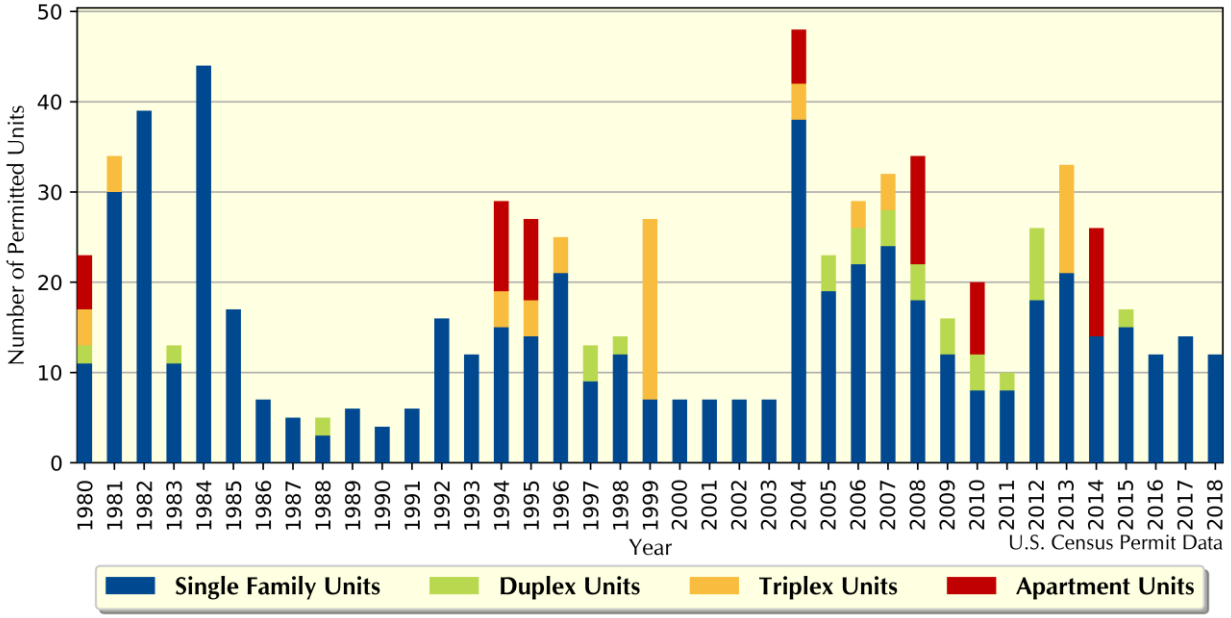


Diagram III.5.10
Total Permits by Unit Type
City of Powell



Housing Characteristics

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

Table III.5.20
Household Type by Tenure
City of Powell
2010 Census SF1 & 2017 Five-Year ACS Data

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

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

Table III.5.21
Housing Units by Type
City of Powell
2010 & 2017 Five-Year ACS Data

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

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

Table III.5.22
Housing Units by Tenure
City of Powell
2010 Census & 2017 Five-Year ACS Data

Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,463	93.8%	2,505	86.6%
Owner-Occupied	1,522	61.8%	1,708	68.2%
Renter-Occupied	941	38.2%	797	31.8%
Vacant Housing Units	164	6.2%	389	13.4%
Total Housing Units	**2,627**	**100.0%**	**2,894**	**100.0%**

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

Table III.5.23
Households by Income
City of Powell
2010 & 2017 Five-Year ACS Data

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

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

Table III.5.24
Households by Year Home Built
City of Powell
2010 & 2017 Five-Year ACS Data

Year Built	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	195	7.9%	263	10.5%
1940 to 1949	283	11.4%	374	14.9%
1950 to 1959	405	16.3%	253	10.1%
1960 to 1969	262	10.6%	331	13.2%
1970 to 1979	552	22.3%	411	16.4%
1980 to 1989	301	12.1%	230	9.2%
1990 to 1999	224	9.0%	286	11.4%
2000 to 2009	258	10.4%	257	10.3%
2010 or Later	.	.	100	4.0%
Total	**2,480**	**100.0%**	**2,505**	**100.0%**

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

Table III.5.25
Distribution of Units in Structure by Race
City of Powell
2017 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	81.1%	0%	0%	0%	0%	0%	100.0%
Duplex	5.6%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	1.3%	0%	0%	61.1%	0%	0%	0%
Apartment	8.3%	0%	0%	38.9%	0%	0%	0%
Mobile Home	3.6%	0%	0%	0%	0%	100.0%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

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

Table III.5.26
Disposition of Vacant Housing Units
City of Powell
2010 Census & 2017 Five-Year ACS Data

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

Table III.5.27, below shows the number of households in the county by number of bedrooms and tenure. There were 0 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 14.3 percent of total households in City of Powell. In City of Powell the 955 households with three bedrooms accounted for 27.0 percent of all households,and there were only 268 five-bedroom or more households, which accounted for 16.4 percent of all households.

Table III.5.27
Households by Number of Bedrooms
City of Powell
2017 5-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	0	0	100.0
One	32	296	415	0
Two	347	326	781	14.3
Three	726	120	955	27.0
Four	354	55	475	33.0
Five or more	249	0	268	16.4
Total	**2,505**	**797**	**2,894**	**100.0**

The age of a structure influences its value. As shown in Table III.5.28, structures built in 1939 or earlier had a median value of, 106,800 while structures built between 1950 and 1959 had a median value of 163,900 and those built between 1990 to 1999 had a median value of 301,000. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of 0 and, 0 respectively. The total median value in City of Powell was 179,000.

Table III.5.28
Owner Occupied Median Value by Year Structure Built
City of Powell
2017 5-Year ACS Data

Year Structure Built	Median Value
1939 or earlier	106,800
1940 to 1949	0
1950 to 1959	163,900
1960 to 1969	184,800
1970 to 1979	167,500
1980 to 1989	186,300
1990 to 1999	301,000
2000 to 2009	187,100
2010 to 2013	0
2014 or later	0
Median Value	**179,000**

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

Table III.5.29
Mortgage Status
City of Powell
2017 5-Year ACS Data

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

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

Table III.5.30
Median Rent
City of Powell
2017 5-Year ACS Data

Place	Rent
Median Rent	$567
Median Home Value	$179,000

Housing Problems

The Census identified the following four housing problems in the CHAS data. Households are considered to have housing problems if they have one of more of the four problems.

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. Household is overcrowded; and
4. Household is cost burdened.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table III.5.31. In 2017, an estimated 2.0 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table III.5.31
Overcrowding and Severe Overcrowding
City of Powell
2010 & 2017 Five-Year ACS Data

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

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

There were a total of 0 households with incomplete plumbing facilities in 2017, representing 0 percent of households in City of Powell. This is compared to 0 percent of households lacking complete plumbing facilities in 2010.

Table III.5.32
Households with Incomplete Plumbing Facilities
City of Powell
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	2,480	2,505
Lacking Complete Plumbing Facilities	0	0
Total Households	**2,480**	**2,505**
Percent Lacking	**0%**	**0%**

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

Table III.5.33
Households with Incomplete Kitchen Facilities
City of Powell
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	2,480	2,505
Lacking Complete Kitchen Facilities	0	0
Total Households	**2,480**	**2,505**
Percent Lacking	**0%**	**0%**

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

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

Table III.5.34
Cost Burden and Severe Cost Burden by Tenure
City of Powell
2010 & 2017 Five-Year ACS Data

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

Housing Problems by Income

Very low-income renters are those who earn less than 50 percent of the area median income (AMI), and include a significant proportion of extremely low-income renters (who earn less than 30 percent of AMI). Households with worst case needs are defined as very low-income renters who do not receive government housing assistance and who pay more than 50 percent of their income for rent, live in severely inadequate conditions, or both. Table III.5.35 shows that the HUD estimated MFI for Park County was $70,700 in 2018. This compared to Wyoming's MFI of $79,600. Diagram III.5.11, illustrates the estimated MFI for 2000 through 2018 in Park County.

Table III.5.35
Median Family Income
Park County
2000–2018 HUD MFI

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

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

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

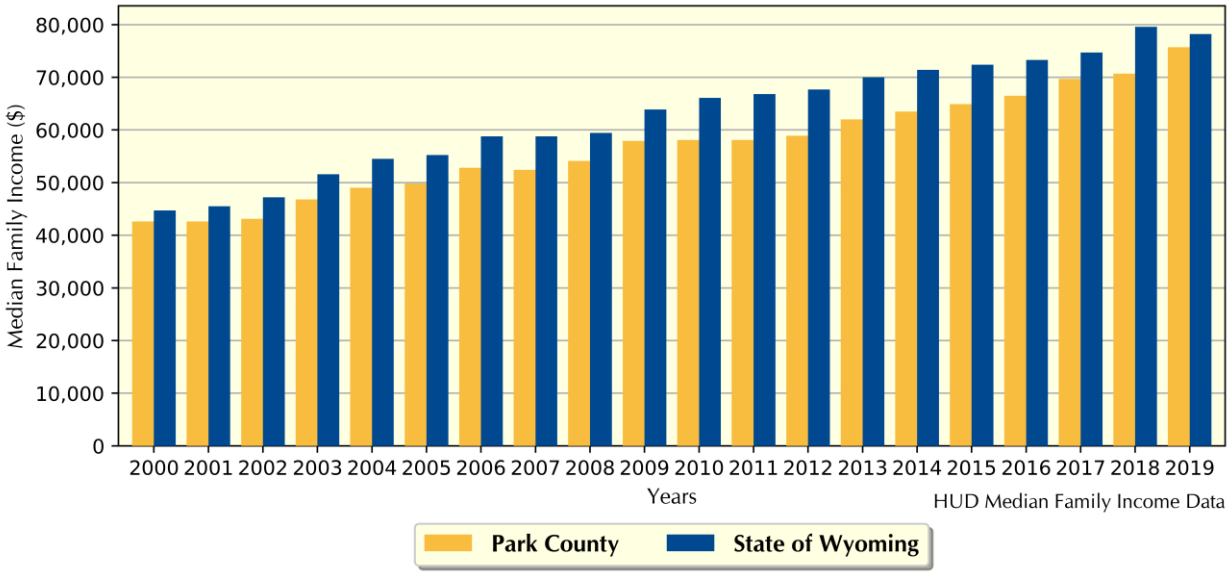


Table III.5.36
Housing Problems by Income and Tenure
City of Powell
2010–2018 HUD CHAS Data

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

Survey of Rental Properties

From May through June of 2019, a telephone survey was conducted with landlords and rental property managers throughout Wyoming. Table III.5.37 presents some basic statistics about the completed surveys.

Table III.5.37
Survey of Rental Properties
City of Powell
2019 Survey of Rental Properties

Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	26	271	10.7	29

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

Table III.5.38
Rental Vacancy Survey by Type
City of Powell
2019 Survey of Rental Properties

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	46	4	8.7%
Apartments	161	9	5.6%
Mobile Homes	28	1	3.6%
"Other" Units	0	0	0%
Don't Know	24	11	45.8%
Total	**271**	**29**	**10.7%**

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

Table III.5.39
Rental Units by Bedroom Size
City of Powell
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	5	0	0	.	5
One	3	64	0	0	.	71
Two	26	52	24	0	.	116
Three	11	22	4	0	.	49
Four	2	0	0	0	.	2
Don't Know	0	18	0	0	24	42
Total	**46**	**161**	**28**	**0**	**24**	**271**

Table III.5.40 displays the vacancy rate of single-family units by the number of bedrooms. Two-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 7.7 percent.

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

Table III.5.40
Single-Family Units by Bedroom Size
City of Powell
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	3	1	33.3%
Two	26	2	7.7%
Three	11	0	0%
Four	2	0	0%
Don't know	0	0	0%
Total	**46**	**4**	**8.7%**

Table III.5.41
Apartment Units by Bedroom Size
City of Powell
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	5	0	0%
One	64	2	3.1%
Two	52	5	9.6%
Three	22	0	0%
Four	0	0	0%
Don't know	18	2	11.1%
Total	**161**	**9**	**5.6%**

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

Table III.5.42
Average Market Rate Rents by Bedroom Size
City of Powell
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$.	$.	$.	$.	$.
One	$558	$563	$.	$.	$581
Two	$646	$683	$625	$.	$632
Three	$790	$.	$750	$.	$808
Four	$700	$.	$.	$.	$700
Total	**$799.2**	**$677.5**	**$683.9**	**$0**	**$773.9**

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

Table III.5.43
Average Assisted Rate Rents by Bedroom Size
City of Powell
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$0	$0	$0	$0	$0
One	$0	$444.5	$0	$0	$444.5
Two	$0	$524.5	$0	$0	$524.5
Three	$0	$681.0	$0	$0	$681.0
Four	$0	$0	$0	$0	$0
Total	**$1325.0**	**$543.1**	**$0**	**$0**	**$803.8**

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

Table III.5.44
Single-Family Market Rate Rents by Vacancy Status
City of Powell
2019 Survey of Rental Properties

Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than $500	0	0	0%
$500 to $749	28	3	10.7%
$750 to $999	14	0	0%
$1,000 to $1,249	0	0	0%
$1,250 to $1,499	0	0	0%
Above $1,500	1	1	100.0%
Missing	3	0	0%
Total	**46**	**4**	**8.7%**

The average rent and availability of apartment units is displayed in Table III.5.45. The most common rent for apartment rents was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 16.7 percent.

Table III.5.45
Apartment Market Rate Rents by Vacancy Status
City of Powell
2019 Survey of Rental Properties

Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than $500	0	0	0%
$500 to $749	6	1	16.7%
$750 to $999	1	0	0%
$1,000 to $1,249	0	0	0%
$1,250 to $1,499	0	0	0%
Above $1,500	0	0	0%
Missing	154	8	5.2%
Total	**161**	**9**	**5.6%**

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

Table III.5.46
Are there any utilities included with the rent?
City of Powell
2019 Survey of Rental Properties

Period	Respondent
Yes	14
No	8
% Offering Utilities	**63.6%**

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

Table III.5.47
Which utilities are included with the rent?
City of Powell
2019 Survey of Rental Properties

Type of Utility Provided	Respondent
Electricity	121
Natural Gas	112
Water/Sewer	172
Trash Collection	161

Perceived Need for Housing Units

Table III.5.48 shows the number of survey respondents who keep a waiting list. As can be seen 6 respondents said they keep a waitlist, with an estimated 10 number of persons on the wait list.

Table III.5.48
Do you keep a waiting list?
City of Powell
2019A Survey of Rental Properties

Period	Respondent
Yes	6
No	16
Waitlist Size	**10**

Table III.5.49 shows the condition of rental units by unit type for City of Powell. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported 216 units were in good condition, or 79.7 percent and 0 units, or 0 percent, being in average condition. Details by unit type and condition are displayed.

Table III.5.49
Condition by Unit Type
City of Powell
2019A Survey of Rental Properties

Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	0	0%
Good	216	79.7%
Excellent	31	11.4%
Don't Know	0	0%
Total	**271**	**100.0%**

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

Table III.5.50
If you had the opportunity to own/manage more units, how many would you prefer
City of Powell
2019A Survey of Rental Properties

Unit Type	Respondents citing more units
Single family units	2
Duplex Units	1
Apartments	0
Mobile homes	0
Other	0
All types	3
Total	**6**

2018 Household Forecast

The 2018 Housing Needs Forecast reports housing demand projections from 2018 to 2050, with 2017 as the base year. Three possible economic futures portraying moderate, strong, and very strong growth were used to create three forecasts. The strong scenario is the base case, representing conditions as of today. The moderate growth scenario forecast projects household growth with the assumption of slower population and employment growth, where the very strong growth scenario incorporates assumptions of much stronger employment and population growth over the forecast horizon.

The primary objective of offering three alternative forecasts is to enhance planning capacity and to provide additional tools in order to assist state and local governments in their ongoing housing needs assessment, thereby facilitating informed discussion about housing demand at the local community level. These forecasts prove useful when interpreting the need for new or rehabilitated housing and whether single-family or rental housing activities might be best undertaken.

All three forecasts span the period of 2017 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is report here. The moderate and very strong scenarios are reported in the WCDA housing forecast report.

This report uses the modified population projections based on projections released from Woods & Poole Economic, Inc (W&P).

Table III.5.51
Households with Housing Problems by Income
City of Powell
2011-2015 HUD CHAS Data

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

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Table III.5.51 shows the current CHAS housing problem estimates for the period of 2011-2015. Both the income distribution and the percentage share of households experiencing housing problems were derived from this data and assumed to remain constant throughout the forecast

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

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

Table III.5.52
Total Estimated Housing Forecast
City of Powell
Strong Growth Scenario

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

Table III.5.53, below shows the incremental housing demand for City of Powell. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 2017, the base year, the incremental housing demand is set at zero and all future years show the estimated stock needed in addition to the current housing supply to satisfy future demand.

As can be seen in 2030 an estimated additional 125 owner-occupied and 117 renter occupied households will be needed above current 2016 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated City of Powell will see an additional 549 households, of which 86 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 112 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.5.53
Incremental Housing Demand Forecast
City of Powell
Strong Growth Scenario

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

Table III.5.54 shows the Incremental Total Housing Need Forecast for City of Powell. The incremental total housing need forecast is calculated by adding the incremental housing demand forecast with current un-met housing need. Un-met housing need is defined as any household experiencing a housing problem as defined by HUD. The total housing need shows the broadest measure of future housing need because it takes into account future housing demand as well as the current need among existing housing stock. Total housing need does not necessarily mean the constructions of new units. Unmet housing needs can be alleviated through the rehabilitation of existing units or by focusing on creating more affordable housing options.

In 2017, the base year, the total housing need set at the 492 households, which represents all households with an unmet housing need that needs to be addressed, such as cost burden or sub-standard living conditions. In all future years, the incremental housing need forecast shows both existing need and need based on future demand by income. In 2050, there will be an estimated need for 592 owner and 449 renter occupied households for a total of 1,041 quality households.

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

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

City of Douglas

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

Population Estimates

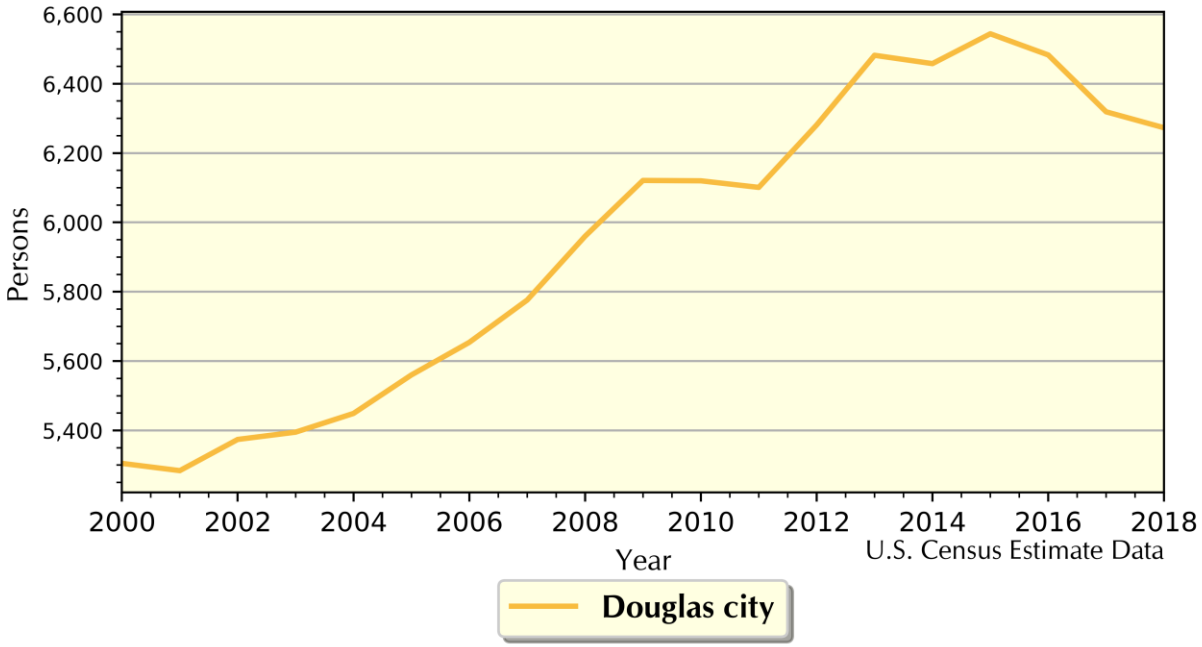
Table III.6.1 shows the population estimates for the City of Douglas. In 2018, the city's population was 6,273, a -0.7% change from 2017. The population increased 2.5 percent since 2010, from 6,120 people to 6,273 people in 2018. This data is also displayed in Diagram III.6.1 on the following page.

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 Douglas. Although a city may span several counties, for the county level data pieces, Converse County was selected. For a more in-depth county level view, please refer to Converse County in Volume II of this profile.

Table III.6.1
Population Estimates
City of Douglas
Census Population Estimates

Year	Population	Percent Yearly Change
2000	5,305	.
2001	5,284	-0.4%
2002	5,374	1.7%
2003	5,395	0.4%
2004	5,449	1.0%
2005	5,560	2.0%
2006	5,654	1.7%
2007	5,776	2.2%
2008	5,960	3.2%
2009	6,121	2.7%
2010	6,120	0%
2011	6,101	-0.3%
2012	6,281	3.0%
2013	6,482	3.2%
2014	6,458	-0.4%
2015	6,544	1.3%
2016	6,483	-0.9%
2017	6,319	-2.5%
2018	6,273	-0.7%

Diagram III.6.1
Population Estimates
City of Douglas



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

Table III.6.2
In-Migration by Age Cohort
City of Douglas
Wyoming DOT Data

Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
					In				
14-17	3	5	4	3	3	5	1	2	2
18-22	10	31	37	31	29	13	22	32	13
23-25	33	21	24	41	28	17	18	15	12
26-35	47	67	78	86	83	66	55	75	30
36-45	44	60	41	54	49	31	20	39	24
46-55	15	63	55	54	48	39	34	32	14
56-65	9	21	23	24	29	32	42	19	18
66 +	2	12	16	11	12	14	14	16	8
Total	**145**	**280**	**278**	**304**	**281**	**217**	**206**	**230**	**121**

The shaded areas in Diagram III.6.2 and Diagram III.6.3 represents in and out- migration, with the white line depicting net migration. The maximum net migration occurred in 2008 with 195 people entering and the lowest net migration occurred in 2018 with 121 leaving Converse County.

Diagram III.6.2
In-Migration
City of Douglas
2011 – 2019 First Half

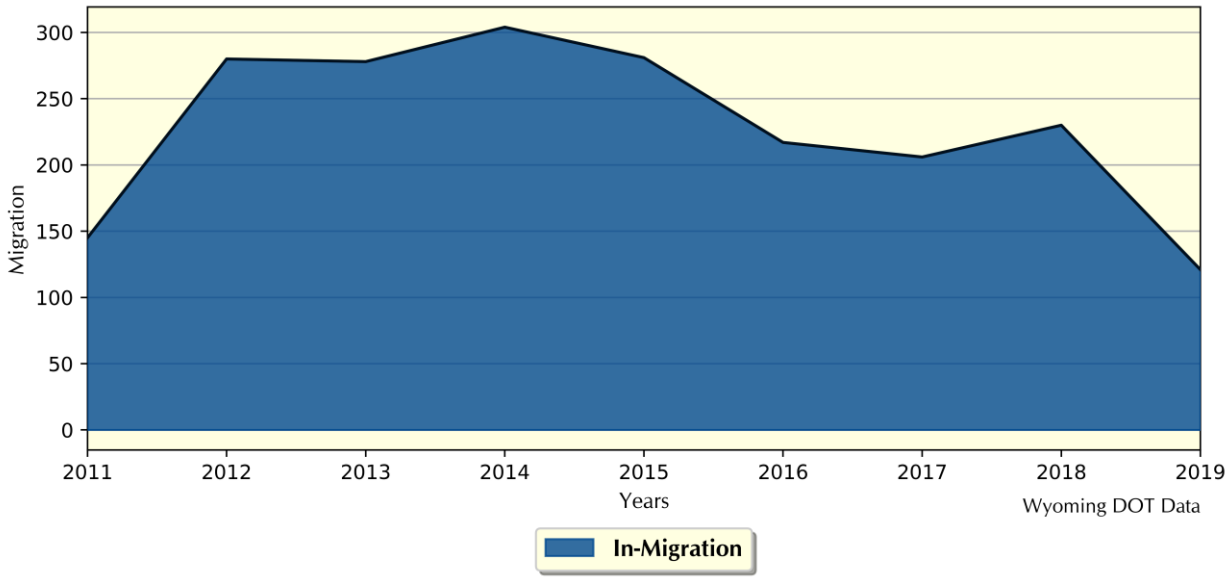


Diagram III.6.3
Migration Trends
Converse County
2000 – 2019 First Half

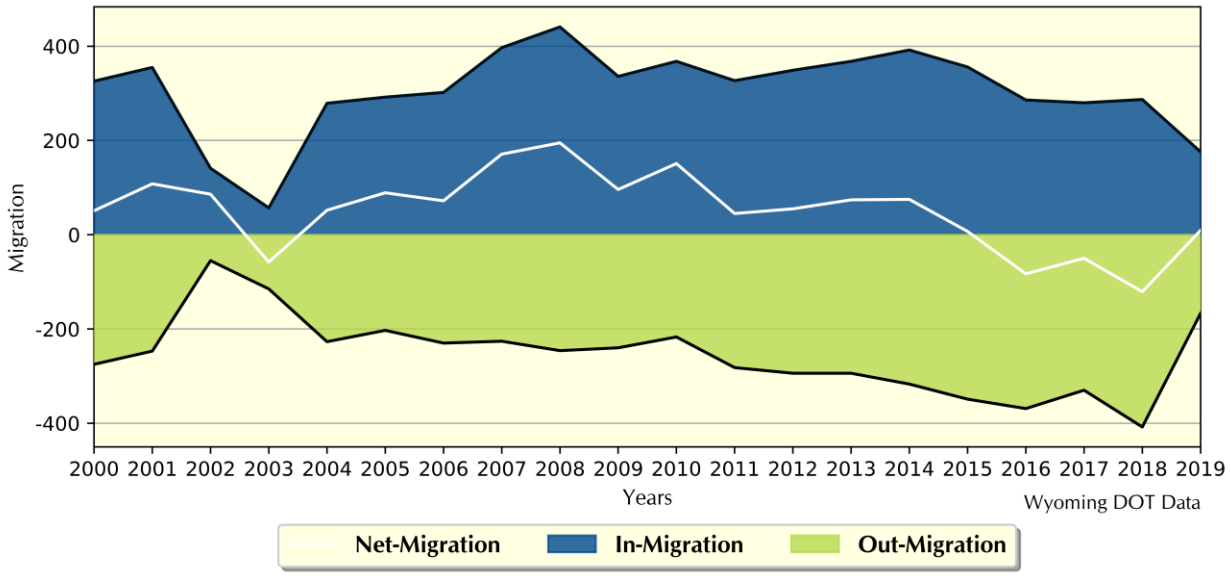


Table III.6.3 shows net-migration for Converse County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 36 to 45, with 11.0 persons entering Converse County. Those in the age range of 46 to 55 had the lowest levels of net migration, with 12 persons leaving Converse County.

Table III.6.3
Net-Migration by Age Range
Converse County
Wyoming DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
						Net						
14-17	5	2	0	-1	0	1	0	-2	1	1	-3	0
18-22	6	4	5	-7	2	14	4	1	-20	-2	2	7
23-25	-6	2	17	4	-1	14	20	2	-15	-6	-11	1
26-35	65	30	44	24	3	33	38	36	-16	-34	-17	3
36-45	66	14	41	32	29	-4	17	19	-15	-14	-29	11
46-55	52	20	37	-1	34	26	11	-16	-8	-13	-39	-12
56-65	10	16	12	-6	-8	-10	-1	-20	-4	17	-15	9
66 +	-3	8	-5	0	-4	0	-14	-13	-6	1	-9	-10
Total	**195**	**96**	**151**	**45**	**55**	**74**	**75**	**7**	**-83**	**-50**	**-121**	**9**

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 data[6], 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 Douglas population by race and ethnicity is shown in Table III.6.4. The white population decreased by 2.5 percent, representing 97.4 percent of the population in 2017, compared with the black population, which increased by 63.0 percent and accounted for 0 percent of the population. The Hispanic population represented 12.3 percent of the population, which increased from 867 to 1,157 people between 2010 and 2017, or by 33.4 percent.

Table III.6.4
Population by Race and Ethnicity
City of Douglas
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	5,777	94.4%	6,298	97.4%
Black	20	0.3%	1	0%
American Indian	50	0.8%	8	0.1%
Asian	12	0.2%	0	0%
Native Hawaiian/ Pacific Islander	3	0%	0	0%
Other	134	2.2%	66	1.0%
Two or More Races	124	2.0%	92	1.4%
Total	**6,120**	**100.0%**	**6,465**	**100.0%**
Non-Hispanic	5,657	92.4%	5,669	87.7%
Hispanic	463	7.6%	796	12.3%

The change in race and ethnicity between 2010 and 2017 is shown in Table III.6.5. During this time, the total non-Hispanic population was 5,669 persons in 2017. The Hispanic population was 796.

Table III.6.5
Population by Race and Ethnicity
City of Douglas
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	5,504	97.3%	5,615	99.0%
Black	18	0.3%	1	0%
American Indian	42	0.7%	8	0.1%
Asian	12	0.2%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	4	0.1%	0	0%
Two or More Races	77	1.4%	45	0.8%
Total Non-Hispanic	**5,657**	**100.0%**	**5,669**	**100.0%**
Hispanic				
White	273	59.0%	683	85.8%
Black	2	0.4%	0	0%
American Indian	8	1.7%	0	0%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	3	0.6%	0	0%
Other	130	28.1%	66	8.3%
Two or More Races	47	10.2%	47	5.9%
Total Non-Hispanic	**463**	**100.0**	**796**	**100.0%**
Total Population	**6,120**	**100.0%**	**6,465**	**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.6.6, between 2000 and 2010, the institutionalized population changed -6.0 percent in City of Douglas, from 84 people in 2000 to 79 in 2010. The non-institutionalized population changed -77.8%, from 9 in 2000 to 2 in 2010.

Table III.6.6
Group Quarters Population
City of Douglas
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	38.1%	30	38.0%	-6.2%
Juvenile Facilities	.	.	7	8.9%	.
Nursing Homes	51	60.7%	42	53.2%	-17.6%
Other Institutions	1	1.2%	0	0%	-100.0%
Total	**84**	**100.0%**	**79**	**100.0%**	**-6.0%**
Non-Institutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	9	100.0%	2	100.0%	-77.8%
Total	**9**	**100.0%**	**2**	**100.0%**	**-77.8%**
Group Quarters Population	**93**	**100.0%**	**81**	**100.0%**	**-12.9%**

Foreign Born Populations

The number of foreign born persons is shown in Table III.6.7. An estimated 0.9 percent of the population was born in Mexico, some 0.9 percent were born in Guatemala, and another 0.5 percent were born in Italy .

Table III.6.7
Place of Birth for the Foreign-Born Population
City of Douglas
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	56	0.9%
#2 country of origin	Guatemala	55	0.9%
#3 country of origin	Italy	30	0.5%
#4 country of origin	France	25	0.4%
#5 country of origin	Ireland	12	0.2%
#6 country of origin	Afghanistan	0	0%
#7 country of origin	Africa n.e.c	0	0%
#8 country of origin	Albania	0	0%
#9 country of origin	Argentina	0	0%
#10 country of origin	Armenia	0	0%

Limited English Proficiency and the language spoken at home are shown in Table III.6.8. An estimated 0.3 percent (17 people) of the population speaks Spanish at home, followed by 0 percent (0 people) speaking Arabic

Table III.6.8
Limited English Proficiency and Language Spoken at Home
City of Douglas
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	17	0.3%
#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.6.9. The disability rate for females was 13.9 percent, compared to 12.4 percent for males. The disability rate grew precipitously higher with age, with 53.0 percent of those over 75 experiencing a disability.

Table III.6.9
Disability by Age
City of Douglas
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	0	0%	6	1.0%	6	0.5%
18 to 34	0	0%	37	6.3%	37	3.0%
35 to 64	270	18.7%	196	16.3%	466	17.6%
65 to 74	28	12.0%	45	16.9%	73	14.6%
75 or Older	100	49.8%	160	55.2%	260	53.0%
Total	**398**	**12.4%**	**444**	**13.9%**	**842**	**13.1%**

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.6.10. Some 9.4 percent have an ambulatory disability, 3.7 percent have an independent living disability, and 1.4 percent have a self-care disability.

Table III.6.10
Total Disabilities Tallied: Aged 5 and Older
City of Douglas
2017 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	481	7.5%
Vision disability	164	2.6%
Cognitive disability	261	4.4%
Ambulatory disability	559	9.4%
Self-Care disability	84	1.4%
Independent living disability	178	3.7%

Education and Employment

Education and employment data from the City of Douglas 2017 Five-Year ACS is presented in Table III.6.11, Table III.6.12, and Table III.6.13. In 2017, 3,280 people were in the labor force, including 3,152 employed and 128 unemployed people. The unemployment rate for City of Douglas was estimated at 3.9 percent in 2017.

Table III.6.11
Employment, Labor Force and Unemployment
City of Douglas
2017 Five-Year ACS Data

Employment Status	2017 Five-Year ACS
Employed	3,152
Unemployed	128
Labor Force	**3,280**
Unemployment Rate	3.9%

Table III.6.12 and Table III.6.13 show educational attainment in City of Douglas. In 2017, 90.0 percent of households had a high school education or greater, including 36.4 percent with a high school diploma or equivalent, 38.5 percent with some college, 9.5 percent with a Bachelor's Degree, and 4.5 percent with a graduate or professional degree.

Table III.6.12
High School or Greater Education
City of Douglas
2017 Five-Year ACS Data

Education Level	Households
High School or Greater	2,454
Total Households	2,728
Percent High School or Above	**90.0%**

Table III.6.13
Educational Attainment
City of Douglas
2017 Five-Year ACS Data

Education Level	Population	Percent
Less Than High School	548	11.1%
High School or Equivalent	1,789	36.4%
Some College or Associates Degree	1,895	38.5%
Bachelor's Degree	467	9.5%
Graduate or Professional Degree	219	4.5%
Total Population Above 18 years	**4,918**	**100.0%**

ECONOMICS

Labor Force

Table III.6.14 shows the labor force statistics for Converse County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.8 percent. The highest level of unemployment occurred during 2016 rising to a rate of 6.2 percent. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 percent in 2010. Over the last year, the unemployment rate in Converse County decreased from 4.5 percent in 2017 to 3.7 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.6.14
Labor Force Statistics
Converse County
1990 - 2018 BLS Data

Year	City of Douglas				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	320	5,408	5,728	5.6%	5.3%
1991	300	5,477	5,777	5.2%	5.2%
1992	348	5,648	5,996	5.8%	5.6%
1993	342	5,785	6,127	5.6%	5.3%
1994	314	5,917	6,231	5.0%	5.0%
1995	337	6,053	6,390	5.3%	4.8%
1996	346	6,167	6,513	5.3%	4.9%
1997	383	6,183	6,566	5.8%	4.8%
1998	341	6,252	6,593	5.2%	4.7%
1999	329	6,340	6,669	4.9%	4.6%
2000	263	6,318	6,581	4.0%	3.9%
2001	250	6,267	6,517	3.8%	3.8%
2002	261	6,010	6,271	4.2%	4.0%
2003	290	6,233	6,523	4.4%	4.3%
2004	257	6,282	6,539	3.9%	3.8%
2005	246	6,428	6,674	3.7%	3.6%
2006	233	6,574	6,807	3.4%	3.2%
2007	196	6,696	6,892	2.8%	2.8%
2008	202	7,142	7,344	2.8%	3.1%
2009	437	7,197	7,634	5.7%	6.3%
2010	413	7,155	7,568	5.5%	6.4%
2011	370	7,289	7,659	4.8%	5.8%
2012	342	7,634	7,976	4.3%	5.3%
2013	297	7,811	8,108	3.7%	4.7%
2014	250	8,079	8,329	3.0%	4.1%
2015	307	8,015	8,322	3.7%	4.3%
2016	492	7,391	7,883	6.2%	5.3%
2017	333	7,147	7,480	4.5%	4.2%
2018	278	7,276	7,554	3.7%	4.1%

Diagram III.6.4 shows the employment and labor force for Converse County. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 7,276 persons, with the labor force reaching 7,554, indicating there were a total of 278 unemployed persons.

Diagram III.6.4
Employment and Labor Force
Converse County
1990 – 2017 BLS Data

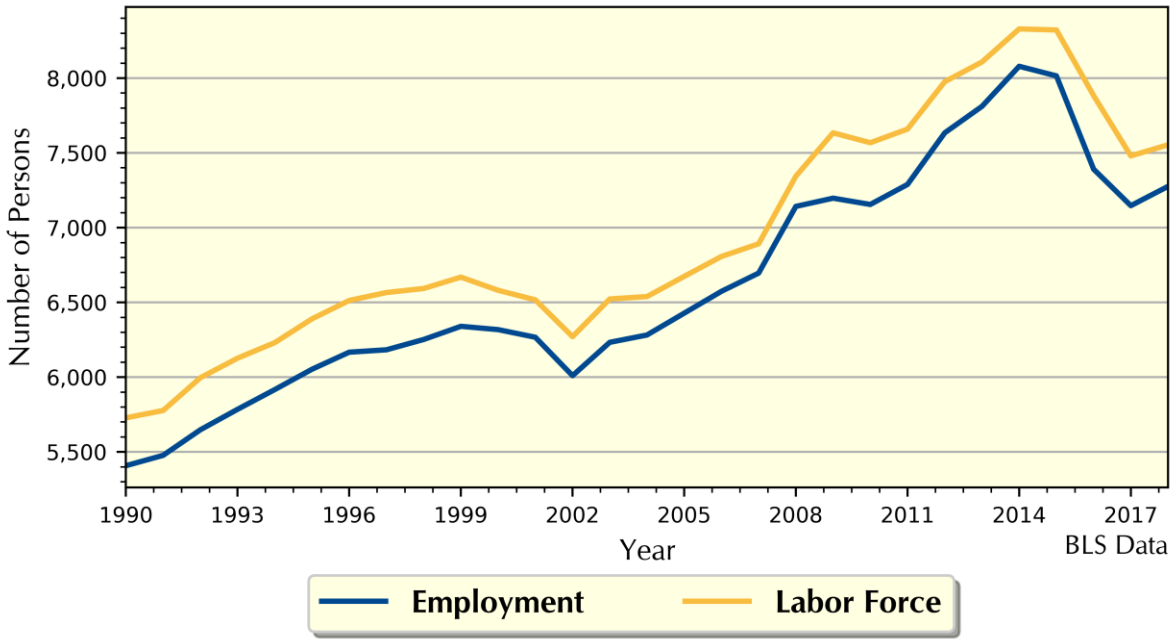
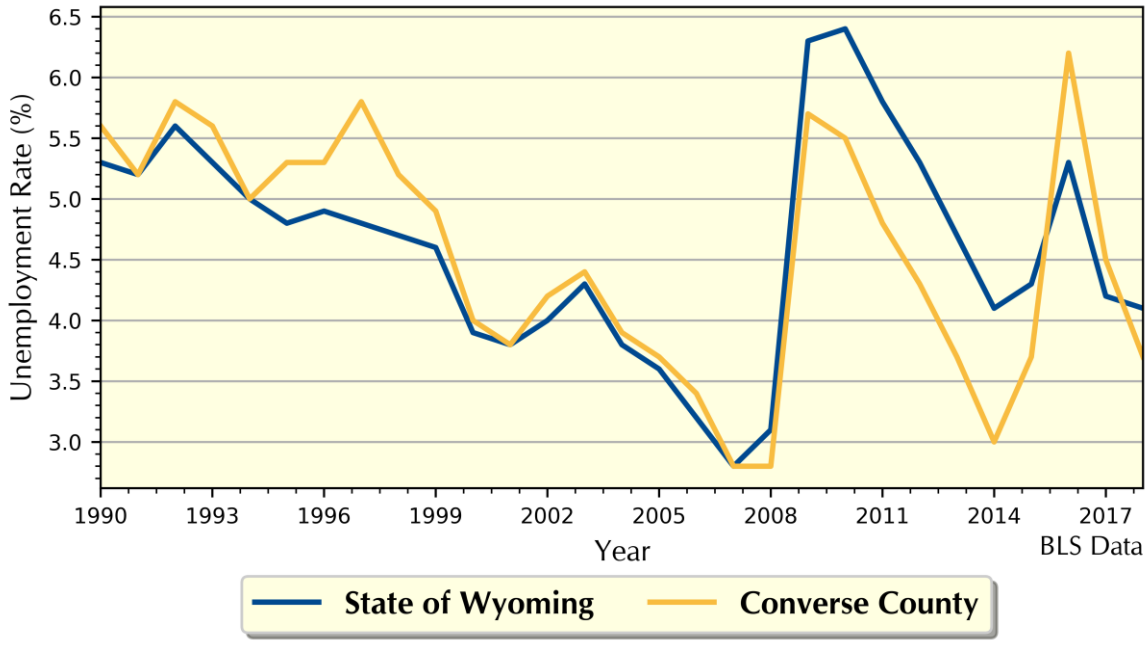


Diagram III.6.5 shows the unemployment rate for both the State and Converse County. During the 1990's the average rate for Converse County was 5.4 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.9 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 4.3 percent. Over the course of the entire period the Converse County had an average unemployment rate that lower than the State, 4.5 percent for Converse County, versus 4.6 statewide.

Diagram III.6.5
Annual Unemployment Rate
Converse 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.6.15 shows the total employment by industry for the Converse County. The most recent estimates show the government and government enterprises industry was the largest employer in Converse County, with employment reaching 1,641 jobs in 2017. Between 2016 and 2017 the administrative and waste management services industry saw the largest percentage increase, rising by 17.1 percent to 301 jobs.

Table III.6.15
Employment by Industry
Converse County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	499	513	517	515	515	530	531	555	4.5
Forestry, fishing, related activities, and other	95	93	110	98	108	106	121	116.0	-4.1
Mining	1,297	1,417	1,676	1,771	1,862	1,762	1,472	1,524	3.5
Utilities	0	0	0	0	0	229	242	247	2.1
Construction	765	587	645	654	850	743	540	460	-14.8
Manufacturing	127	189	185	204	241	216	204	216	5.9
Wholesale trade	0	0	0	0	0	143	92	75	-18.5
Retail trade	616	616	649	650	668	683	667	657	-1.5
Transportation and warehousing	459	484	481	545	560	581	439	415	-5.5
Information	75	78	74	69	68	70	64	59	-7.8
Finance and insurance	176	145	180	201	227	256	269	271	0.7
Real estate and rental and leasing	346	347	373	376	412	416	386	388	0.5
Professional and technical services	248	276	283	297	322	352	307	280	-8.8
Management of companies and enterprises	0	0	0	10	11	12	18	19	5.6
Administrative and waste services	0	0	0	186	205	202	257	301	17.1
Educational services	0	0	13	13	0	0	0	20	0
Health care and social assistance	0	0	391	0	0	0	0	408	0
Arts, entertainment, and recreation	105	106	105	110	113	119	122	107	-12.3
Accommodation and food services	554	620	672	639	608	602	497	466	-6.2
Other services, except public administration	354	386	414	419	427	416	380	411	8.2
Government and government enterprises	1,545	1,533	1,578	1,625	1,641	1,666	1,708	1,641	-3.9
Total	**8,203**	**8,270**	**8,852**	**9,088**	**9,592**	**9,499**	**8,728**	**8,636**	**-1.1**

Table III.6.16 shows the real average earnings per job by industry for Converse County. In 2017, the utilities industry had the highest average earnings reaching 123,287 dollars. Between 2016 and 2017 the management of companies and enterprises industry saw the largest percentage increase, rising by 108.2 percent to -5,544 dollars.

Table III.6.16
Real Earnings Per Job by Industry
Converse County
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	-785	15,730	-2,541	8,224	15,510	8,618	2,955	1,846	-37.5
Forestry, fishing, related activities, and other	31,130	26,746	22,178	27,807	25,837	25,490	23,828	26,640	11.8
Mining	85,346	100,951	92,677	89,533	85,813	82,891	76,712	73,496	-4.2
Utilities	0	0	0	0	0	133,801	127,489	123,287	-3.3
Construction	76,426	65,933	81,397	77,521	83,569	82,717	71,490	64,248	-10.1
Manufacturing	40,369	48,732	50,838	56,050	60,913	56,791	56,375	52,138	-7.5
Wholesale trade	0	0	0	0	0	49,495	53,334	50,844	-4.7
Retail trade	37,455	31,487	29,291	27,518	27,833	28,977	25,756	24,082	-6.5
Transportation and warehousing	80,247	82,377	89,216	99,289	90,527	91,277	87,428	101,967	16.6
Information	41,805	40,831	37,949	39,243	38,890	33,528	33,344	33,156	-0.6
Finance and insurance	38,338	44,906	40,580	35,335	31,929	30,545	32,240	28,350	-12.1
Real estate and rental and leasing	30,239	30,034	41,249	49,472	55,495	64,564	57,229	41,877	-26.8
Professional and technical services	41,082	45,835	50,657	46,319	45,501	58,392	41,832	33,969	-18.8
Management of companies and enterprises	0	0	0	2,170	1,065	176	-2,663	-5,544	108.2
Administrative and waste services	0	0	0	33,227	41,162	39,696	37,301	45,096	20.9
Educational services	0	0	6,029	10,348	0	0	0	6,442	0
Health care and social assistance	0	0	50,829	0	0	0	0	41,784	0
Arts, entertainment, and recreation	10,140	13,022	14,918	13,659	13,887	13,261	12,478	11,373	-8.9
Accommodation and food services	17,804	17,958	23,178	26,056	27,712	29,618	25,964	20,856	-19.7
Other services, except public administration	33,683	33,618	35,305	36,644	35,910	34,162	32,694	33,830	3.5
Government and government enterprises	62,933	63,309	64,112	69,408	73,519	74,336	74,196	74,558	0.5
Total	**54,849**	**57,472**	**57,834**	**60,358**	**61,601**	**61,126**	**55,592**	**53,564**	**-3.6**

Diagram III.6.6 shows real average earnings per job for Converse County from 1990 to 2017. Over this period the average earning per job for Converse County was 47,393 dollars, which was higher than the statewide average of 46,885 dollars over the same period.

Diagram III.6.6
Real Average Earnings Per Job
Converse County

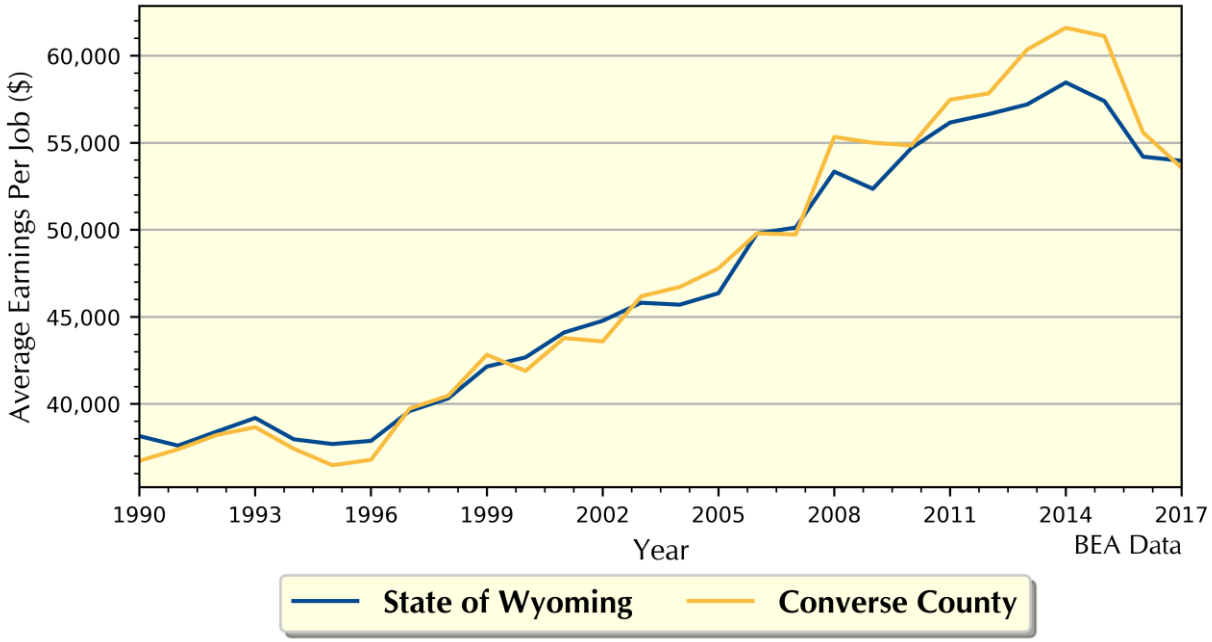
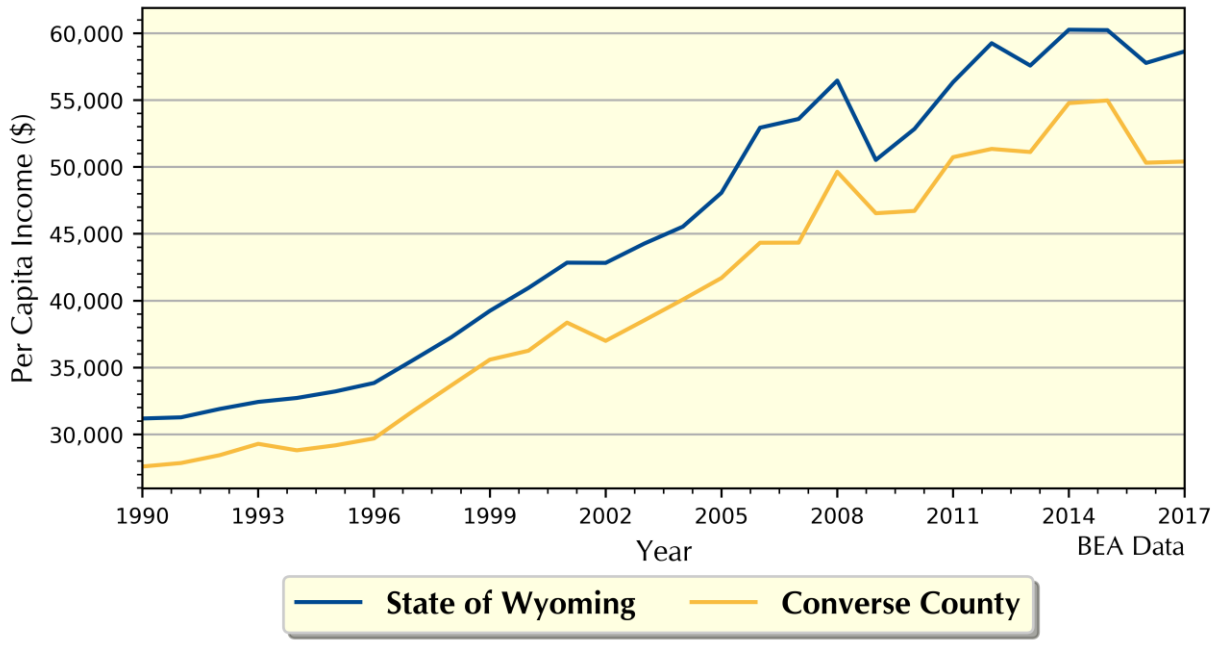


Diagram III.6.7 shows real per capita income for the Converse County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Converse County was 40,322 dollars, which was lower than the statewide average of 45,699 dollars over the same period.

Diagram III.6.7
Real Per Capita Income
Converse 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 1,429 in 2010 to 1260.0 in 2017, with the poverty rate reaching 9.2 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.6.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.6.8 on the following page.

The rate of poverty for Converse County is shown in Table III.6.18. In 2017, there were an estimated 446 people (7.0 percent) living in poverty, compared to 14.1 percent living in poverty in 2000. In 2017, some 8.1 percent of those in poverty were under age 6 and 8.1 percent were 65 or older.

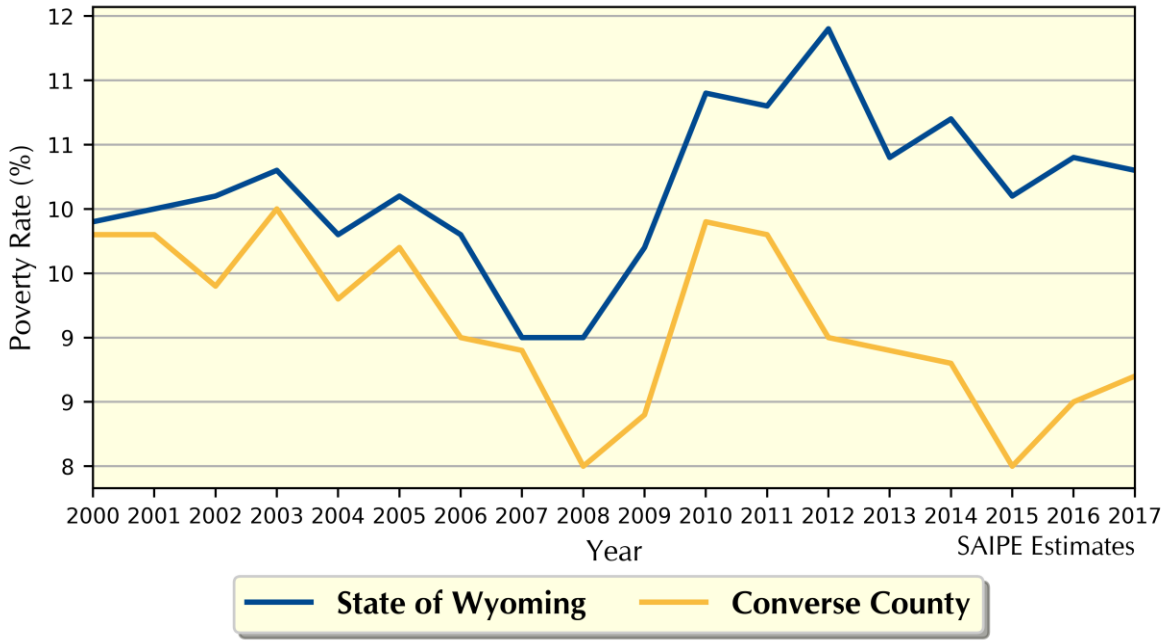
Table III.6.17
Persons in Poverty
Converse County
2000–2017 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	1,235	10.3%
2001	1,268	10.3%
2002	1,222	9.9%
2003	1,312	10.5%
2004	1,242	9.8%
2005	1,288	10.2%
2006	1,206	9.5%
2007	1,202	9.4%
2008	1,122	8.5%
2009	1,195	8.9%
2010	1,429	10.4%
2011	1,404	10.3%
2012	1,316	9.5%
2013	1,336	9.4%
2014	1,299	9.3%
2015	1,205	8.5%
2016	1,272	9.0%
2017	1,260	9.2%

Table III.6.18
Poverty by Age
City of Douglas
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	112	15.3%	36	8.1%
6 to 17	176	24.1%	132	29.6%
18 to 64	351	48.1%	242	54.3%
65 or Older	91	12.5%	36	8.1%
Total	**730**	**100.0%**	**446**	**100.0%**
Poverty Rate	**14.1%**	**.**	**7.0%**	**.**

Diagram III.6.8
Poverty Rates
Converse 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 Douglas increased from 1 authorizations in 2017 to 11 in 2018.

The real value of single-family building permits increased from 343,857 dollars in 2016 to 143,164 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.6.19, as well as in Diagram III.6.9 and Diagram III.6.10.

Table III.6.19
Building Permits and Valuation
City of Douglas
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	27	2	12	0	41	104,260	0
1981	33	4	0	46	83	107,121	62,230
1982	14	8	4	0	26	97,272	0
1983	11	10	0	0	21	85,163	0
1984	12	2	0	0	14	94,864	0
1985	2	6	0	0	8	126,416	0
1986	2	0	0	0	2	143,764	0
1987	1	0	0	0	1	131,579	0
1988	0	2	0	0	2	0	0
1989	1	0	0	0	1	87,410	0
1990	0	0	0	0	0	inf	0
1991	2	0	0	0	2	71,273	0
1992	2	0	0	0	2	156,583	0
1993	9	0	0	0	9	113,763	0
1994	6	6	0	0	12	147,143	0
1995	12	0	0	0	12	136,244	0
1996	14	0	0	0	14	122,711	0
1997	1	0	0	24	25	88,968	80,865
1998	8	0	0	0	8	169,069	0
1999	5	0	0	0	5	110,999	0
2000	0	10	0	0	10	0	0
2001	0	8	0	0	8	0	0
2002	2	2	4	0	8	131,145	0
2003	3	0	0	42	45	109,195	56,748
2004	9	0	0	0	9	175,758	0
2005	33	0	0	0	33	142,447	0
2006	29	0	0	0	29	139,364	0
2007	88	0	16	0	104	107,411	0
2008	49	0	40	0	89	121,446	0
2009	33	0	0	0	33	129,989	0
2010	22	0	0	0	22	138,744	0
2011	26	2	0	18	46	129,496	101,746
2012	35	0	7	6	48	135,510	51,514
2013	36	0	0	10	46	135,403	72,151
2014	40	0	0	0	40	198,899	0
2015	22	0	0	10	32	229,481	81,997
2016	2	0	0	0	2	343,857	0
2017	1	0	0	0	1	143,164	0
2018	11	0	0	0	11	212,880	0

Diagram III.6.9
Single-Family Permits
City of Douglas

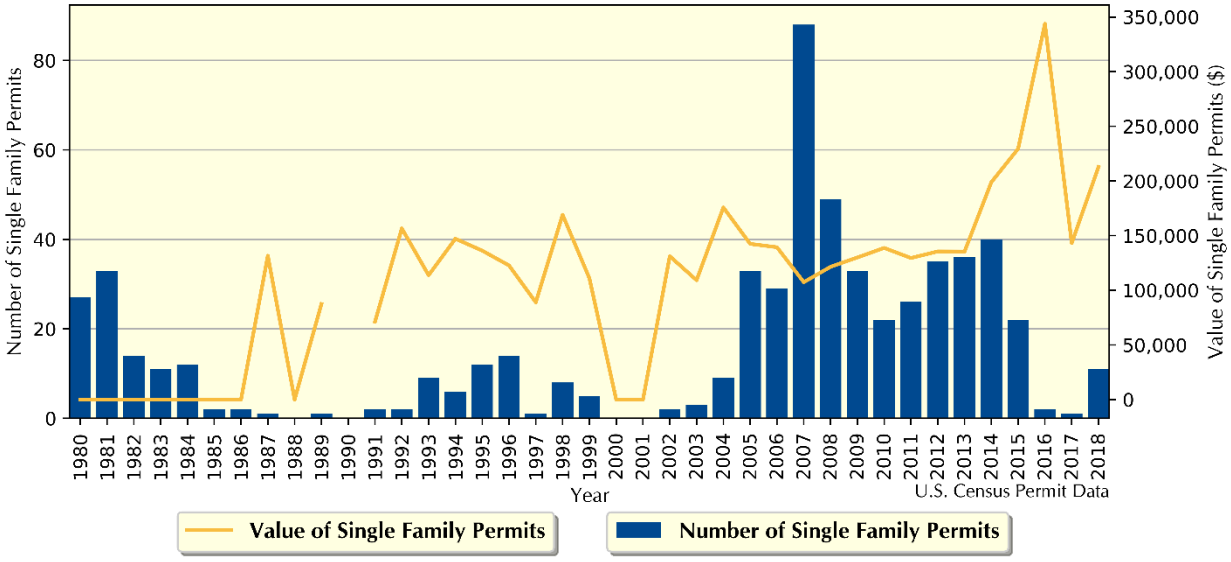
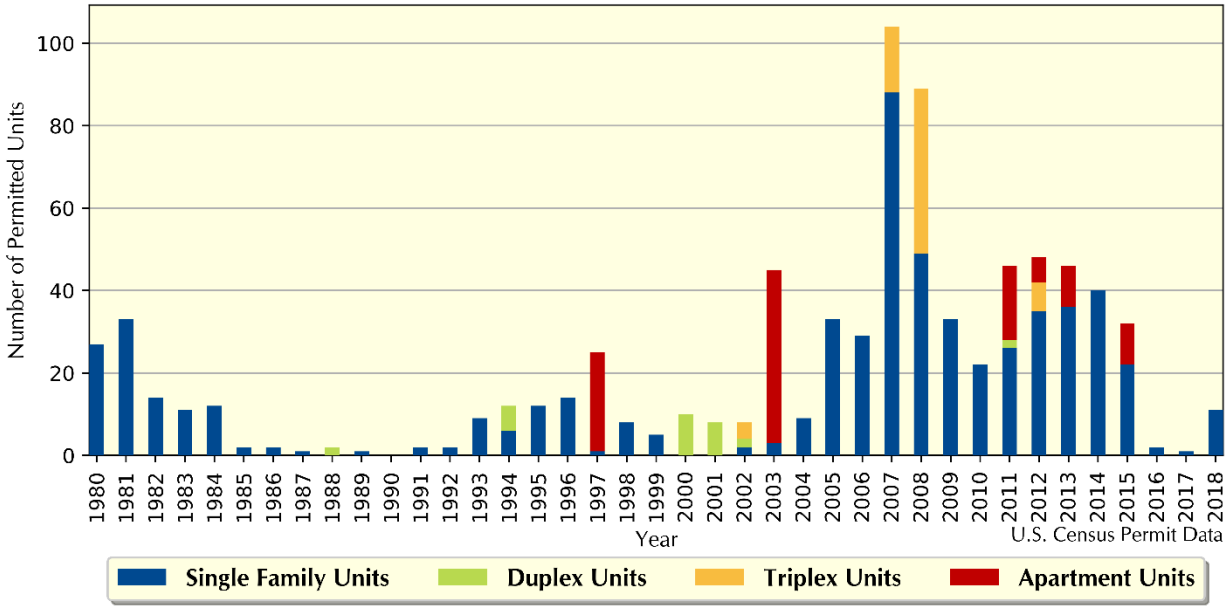


Diagram III.6.10
Total Permits by Unit Type
City of Douglas



Housing Characteristics

Households by type and tenure are shown in Table III.6.20. Family households represented 66.1 percent of households, while non-family households accounted for 33.9 percent. These changed from 63.4 percent and 36.6 percent, respectively.

Table III.6.20
Household Type by Tenure
City of Douglas
2010 Census SF1 & 2017 Five-Year ACS Data

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	1,613	63.4%	1,803	66.1%
Married-Couple Family	1,214	75.3%	1,510	83.7%
Owner-Occupied	999	82.3%	1,282	84.9%
Renter-Occupied	215	17.7%	228	15.1%
Other Family	399	24.7%	293	22.1%
Male Householder, No Spouse Present	137	34.3%	119	46.8%
Owner-Occupied	81	59.1%	101	84.9%
Renter-Occupied	56	40.9%	18	15.1%
Female Householder, No Spouse Present	262	65.7%	174	89.4%
Owner-Occupied	112	42.7%	99	56.9%
Renter-Occupied	150	57.3%	75	43.1%
Non-Family Households	933	36.6%	925	33.9%
Owner-Occupied	460	49.3%	566	61.2%
Renter-Occupied	473	50.7%	359	38.8%
Total	**2,546**	**100.0%**	**2,728**	**100.0%**

Table III.6.21 below shows housing units by type in 2010 and 2017. In 2010, there were 2,858 housing units, compared with 3,160 in 2017. Single-family units accounted for 67.7 percent of units in 2017, compared to 64.1 in 2010. Apartment units accounted for 12.7 percent in 2017, compared to 17.8 percent in 2010.

Table III.6.21
Housing Units by Type
City of Douglas
2010 & 2017 Five-Year ACS Data

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,833	64.1%	2,140	67.7%
Duplex	45	1.6%	0	0%
Tri- or Four-Plex	52	1.8%	128	4.1%
Apartment	509	17.8%	401	12.7%
Mobile Home	419	14.7%	457	14.5%
Boat, RV, Van, Etc.	0	0%	34	1.1%
Total	**2,858**	**100.0%**	**3,160**	**100.0%**

Table III.6.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 3,160 housing units. An estimated 75.1 percent were owner-occupied, and 13.7 percent were vacant.

Table III.6.22
Housing Units by Tenure
City of Douglas
2010 Census & 2017 Five-Year ACS Data

Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,546	91.3%	2,728	86.3%
Owner-Occupied	1,652	64.9%	2,048	75.1%
Renter-Occupied	894	35.1%	680	24.9%
Vacant Housing Units	242	8.7%	432	13.7%
Total Housing Units	**2,788**	**100.0%**	**3,160**	**100.0%**

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.6.23. Households earning more than 100,000 dollars per year represented 23.9 percent of households in 2017, compared to 14.2 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 9.2 percent of households in 2017, compared to 13.3 percent in 2000.

Table III.6.23
Households by Income
City of Douglas
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	352	13.3%	250	9.2%
$15,000 to $19,999	195	7.4%	72	2.6%
$20,000 to $24,999	108	4.1%	166	6.1%
$25,000 to $34,999	348	13.1%	351	12.9%
$35,000 to $49,999	295	11.1%	273	10.0%
$50,000 to $74,999	571	21.6%	524	19.2%
$75,000 to $99,999	401	15.1%	440	16.1%
$100,000 or More	377	14.2%	652	23.9%
Total	**2,647**	**100.0%**	**2,728**	**100.0%**

Table III.6.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 8.9 percent of households in 2010 and 11.6 percent of households in 2017. Housing units built in 1939 or earlier represented 9.4 percent of households in 2017 and 12.1 percent of households in 2010.

Table III.6.24
Households by Year Home Built
City of Douglas
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	321	12.1%	256	9.4%
1940 to 1949	79	3.0%	168	6.2%
1950 to 1959	158	6.0%	133	4.9%
1960 to 1969	132	5.0%	77	2.8%
1970 to 1979	1,048	39.6%	1,081	39.6%
1980 to 1989	413	15.6%	396	14.5%
1990 to 1999	260	9.8%	149	5.5%
2000 to 2009	236	8.9%	316	11.6%
2010 or Later	.	.	152	5.6%
Total	**2,647**	**100.0%**	**2,728**	**100.0%**

The distribution of unit types by race are shown in Table III.6.25. An estimated 66.6 percent of white households occupy single-family homes, while 0 percent of black households do. Some 14.9 percent of white households occupied apartments, while 0 percent of black households do. An estimated 0 percent of Asian, and 0 percent of American Indian households occupy single-family homes.

Table III.6.25
Distribution of Units in Structure by Race
City of Douglas
2017 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	66.6%	0%	0%	0%	0%	100.0%	0%
Duplex	0%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	1.8%	0%	0%	0%	0%	0%	0%
Apartment	14.9%	0%	0%	0%	0%	0%	0%
Mobile Home	15.5%	0%	0%	0%	0%	0%	0%
Boat, RV, Van, Etc.	1.3%	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.6.26. By 2017, for rent units accounted for 33.8 percent of vacant units, while for sale units accounted for 14.8 percent. "Other" vacant units accounted for 16.4 percent of vacant units, representing a total of 71 "other" vacant units.

Table III.6.26
Disposition of Vacant Housing Units
City of Douglas
2010 Census & 2017 Five-Year ACS Data

Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	75	31.0%	146	33.8%
For Sale	47	19.4%	64	14.8%
Rented Not Occupied	12	5.0%	40	9.3%
Sold Not Occupied	2	0.8%	0	0%
For Seasonal, Recreational, or Occasional Use	43	17.8%	67	15.5%
For Migrant Workers	1	0.4%	44	10.2%
Other Vacant	62	25.6%	71	16.4%
Total	**242**	**100.0%**	**432**	**100.0%**

Table III.6.27, below shows the number of households in the county by number of bedrooms and tenure. There were 18 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 6.4 percent of total households in City of Douglas. In City of Douglas the 1,275 households with three bedrooms accounted for 24.4 percent of all households,and there were only 205 five-bedroom or more households, which accounted for 21.5 percent of all households.

Table III.6.27
Households by Number of Bedrooms
City of Douglas
2017 5-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	9	18	27	100.0
One	45	104	203	0.9
Two	352	369	771	6.4
Three	977	134	1,275	24.4
Four	570	0	679	40.3
Five or more	95	55	205	21.5
Total	**2,728**	**680**	**3,160**	**100.0**

The age of a structure influences its value. As shown in Table III.6.28, structures built in 1939 or earlier had a median value of, 157,000 while structures built between 1950 and 1959 had a median value of 210,900 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 189,500 and, 0 respectively. The total median value in City of Douglas was 185,900.

Table III.6.28
Owner Occupied Median Value by Year Structure Built
City of Douglas
2017 5-Year ACS Data

Year Structure Built	Median Value
1939 or earlier	157,000
1940 to 1949	260,800
1950 to 1959	210,900
1960 to 1969	173,700
1970 to 1979	191,900
1980 to 1989	253,900
1990 to 1999	0
2000 to 2009	165,400
2010 to 2013	189,500
2014 or later	0
Median Value	**185,900**

Household mortgage status is reported in Table III.6.29. In, City of Douglas households with a mortgage accounted for 62.7 percent of all households or 1,284 housing units, and the remaining 59.5 percent or 1,219 units had no mortgage. Of those units with a mortgage, 65 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,219 or 59.5 percent had no second mortgage or no home equity loan.

Table III.6.29
Mortgage Status
City of Douglas
2017 5-Year ACS Data

Mortgage Status	City of Douglas	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,284	62.7
With either a second mortgage or home equity loan, but not both	65	3.2
Second mortgage only	21	1.0
Home equity loan only	44	2.1
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	1,219	59.5
Housing units without a mortgage	764	37.3
Total	2,048	100.0%

Table III.6.30 lists the City of Douglas median rent as $528 and the median home value as $185,900.

Table III.6.30
Median Rent
City of Douglas
2017 5-Year ACS Data

Place	Rent
Median Rent	$528
Median Home Value	$185,900

Housing Problems

The Census identified the following four housing problems in the CHAS data. Households are considered to have housing problems if they have one of more of the four problems.

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. Household is overcrowded; and
4. Household is cost burdened.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table III.6.31. In 2017, an estimated 1.1 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table III.6.31
Overcrowding and Severe Overcrowding
City of Douglas
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	1,727	100.0%	0	0%	0	0%	1,727
2017 Five-Year ACS	2,048	100.0%	0	0%	0	0%	2,048
Renter							
2010 Five-Year ACS	867	94.2%	53	5.8%	0	0%	920
2017 Five-Year ACS	650	95.6%	30	4.4%	0	0%	680
Total							
2010 Five-Year ACS	2,594	98.0%	53	2.0%	0	0%	2,647
2017 Five-Year ACS	2,698	98.9%	30	1.1%	0	0%	2,728

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 18 households with incomplete plumbing facilities in 2017, representing 0.7 percent of households in City of Douglas. This is compared to 0 percent of households lacking complete plumbing facilities in 2010.

Table III.6.32
Households with Incomplete Plumbing Facilities
City of Douglas
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	2,647	2,710
Lacking Complete Plumbing Facilities	0	18
Total Households	**2,647**	**2,728**
Percent Lacking	**0%**	**0.7%**

There were 18 households lacking complete kitchen facilities in 2017, compared to 11 households in 2010. This was a change from 0.4 percent of households in 2010 to 0.7 percent in 2017.

Table III.6.33
Households with Incomplete Kitchen Facilities
City of Douglas
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	2,636	2,710
Lacking Complete Kitchen Facilities	11	18
Total Households	**2,647**	**2,728**
Percent Lacking	**0.4%**	**0.7%**

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 Douglas 12.2 percent of households had a cost burden and 7.0 percent had a severe cost burden. Some 20.7 percent of renters were cost burdened, and 3.7 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 6.4 percent and a severe cost burden rate of 1.7 percent. Owner occupied households with a mortgage had a cost burden rate of 11.2 percent, and severe cost burden at 12.0 percent.

Table III.6.34
Cost Burden and Severe Cost Burden by Tenure
City of Douglas
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	876	77.4%	199	17.6%	57	5.0%	0	0%	1,132
2017 Five-Year ACS	970	75.5%	144	11.2%	154	12.0%	16	1.2%	1,284
Owner Without a Mortgage									
2010 Five-Year ACS	567	95.3%	28	4.7%	0	0%	0	0%	595
2017 Five-Year ACS	702	91.9%	49	6.4%	13	1.7%	0	0%	764
Renter									
2010 Five-Year ACS	496	53.9%	215	23.4%	195	21.2%	14	1.5%	920
2017 Five-Year ACS	469	69.0%	141	20.7%	25	3.7%	45	6.6%	680
Total									
2010 Five-Year ACS	1,939	73.3%	442	16.7%	252	9.5%	14	0.5%	2,647
2017 Five-Year ACS	2,141	78.5%	334	12.2%	192	7.0%	61	2.2%	2,728

Housing Problems by Income

Table III.6.35
Median Family Income
Converse County
2000–2018 HUD MFI

Year	MFI	State of Wyoming MFI
2000	43,100	44,700
2001	43,100	45,500
2002	44,500	47,200
2003	50,000	51,600
2004	52,400	54,500
2005	54,600	55,250
2006	59,000	58,800
2007	58,300	58,800
2008	60,100	59,450
2009	64,200	63,900
2010	66,400	66,100
2011	69,900	66,800
2012	70,800	67,700
2013	73,400	70,000
2014	74,100	71,400
2015	76,700	72,400
2016	77,200	73,300
2017	76,700	74,700
2018	77,900	79,600

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.6.35 shows that the HUD estimated MFI for Converse County was $77,900 in 2018. This compared to Wyoming's MFI of $79,600. Diagram III.6.11, illustrates the estimated MFI for 2000 through 2018 in Converse County.

Table III.6.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 110 owner-occupied and 210 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 140 owner-occupied 20 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 2,180 households without a housing problem.

Diagram III.6.11
Estimated Median Family Income
Converse County vs. Wyoming
HUD Data: 2000 - 2019

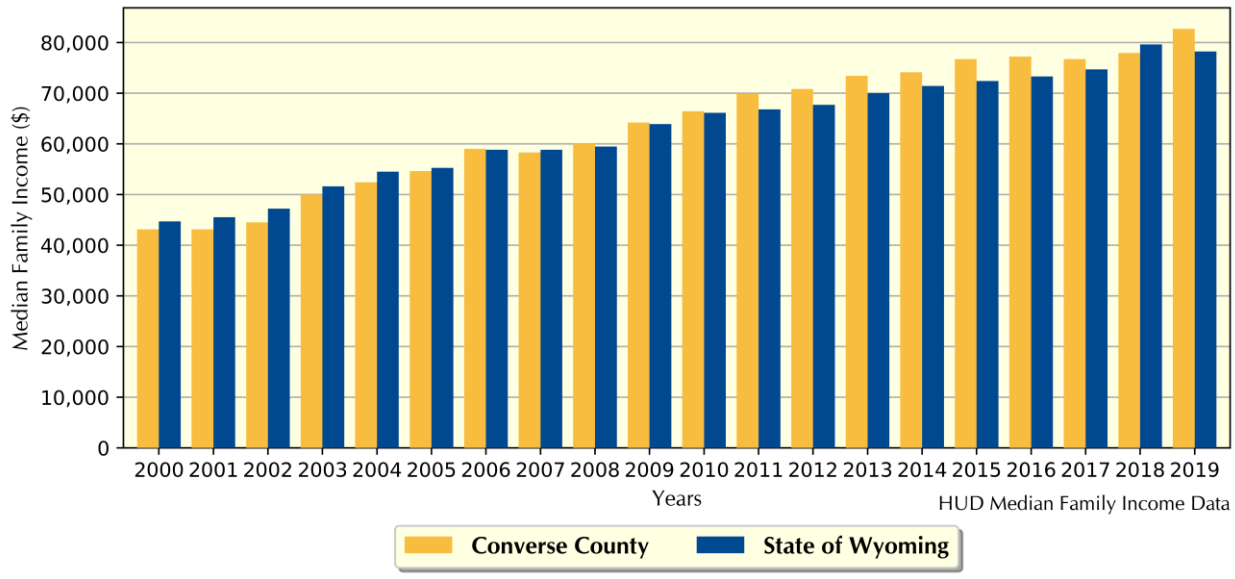


Table III.6.36
Housing Problems by Income and Tenure
City of Douglas
2010–2018 HUD CHAS Data

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	30	0	30
Housing cost burden greater than 50% of income (and none of the above problems)	45	95	0	0	0	140
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	15	25	15	0	55	110
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
Has none of the 4 housing problems	25	125	265	225	1,045	1,685
Total	**100**	**245**	**280**	**255**	**1,100**	**1,980**
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	15	0	0	0	0	15
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	30	30
Housing cost burden greater than 50% of income (and none of the above problems)	20	0	0	0	0	20
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	70	100	40	0	0	210
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	65	25	195	105	105	495
Total	**170**	**125**	**235**	**105**	**135**	**770**
Total						
Lacking complete plumbing or kitchen facilities	15	0	0	0	0	15
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	30	30	60
Housing cost burden greater than 50% of income (and none of the above problems)	65	95	0	0	0	160
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	85	125	55	0	55	320
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
Has none of the 4 housing problems	90	150	460	330	1,150	2,180
Total	**270**	**370**	**515**	**360**	**1,235**	**2,750**

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.6.37 presents some basic statistics about the completed surveys.

Table III.6.37
Survey of Rental Properties
City of Douglas
2019 Survey of Rental Properties

Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	37	592	2.4	14

Table III.6.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 82 single-family units in City of Douglas, with 1 of them available. This translates into a vacancy rate of 1.2 percent in City of Douglas, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 397 apartment units reported in the survey, with 10 of them available, which resulted in a vacancy rate of 2.5 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

Table III.6.38
Rental Vacancy Survey by Type
City of Douglas
2019 Survey of Rental Properties

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	82	1	1.2%
Apartments	397	10	2.5%
Mobile Homes	39	1	2.6%
"Other" Units	28	1	3.6%
Don't Know	36	1	2.8%
Total	**592**	**14**	**2.4%**

Table III.6.39, reports units by bedroom size. As can be seen there were 226 two bedroom apartment units and 59 three bedroom units. Overall, the 285 two bedroom units accounted for 48.1 percent of all units, and the 104 three bedroom units accounted for 17.6 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 72 units listed as "Don't Know". Additional details for additional unit types are reported.

Table III.6.39
Rental Units by Bedroom Size
City of Douglas
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	9	0	0	.	9
One	2	98	0	0	.	105
Two	12	226	33	10	.	285
Three	23	59	6	16	.	104
Four	7	5	0	2	.	15
Don't Know	36	0	0	0	36	72
Total	**82**	**397**	**39**	**28**	**36**	**592**

Table III.6.40 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 4.3 percent.

Table III.6.41 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 3.1 percent.

Table III.6.40
Single-Family Units by Bedroom Size
City of Douglas
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	2	0	0%
Two	12	0	0%
Three	23	1	4.3%
Four	7	0	0%
Don't know	36	0	0%
Total	**82**	**1**	**1.2%**

Table III.6.41
Apartment Units by Bedroom Size
City of Douglas
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	9	1	11.1%
One	98	2	2.0%
Two	226	7	3.1%
Three	59	0	0%
Four	5	0	0%
Don't know	0	0	0%
Total	**397**	**10**	**2.5%**

Average market-rate rents by unit type are shown in Table III.6.42. 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.6.42
Average Market Rate Rents by Bedroom Size
City of Douglas
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$.	$488	$.	$.	$488
One	$800	$626	$.	$.	$661
Two	$850	$712	$690	$475	$710
Three	$1,068	$881	$733	$575	$882
Four	$1,517	$968	$.	$650	$1,191
Total	**$1312.7**	**$753.3**	**$703.6**	**$708.3**	**$928.1**

Table III.6.43 shows vacancy rates for single-family units by average rental rates for City of Douglas. The most common rent for single-family units was between 1,250 amd 1,500 dollars and the units in this price range had a vacancy rate of 2.4 percent.

Table III.6.43
Single-Family Market Rate Rents by Vacancy Status
City of Douglas
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	30	0	0%
$1,000 to $1,249	42	1	2.4%
$1,250 to $1,499	1	0	0%
Above $1,500	3	0	0%
Missing	2	0	0%
Total	**82**	**1**	**1.2%**

The average rent and availability of apartment units is displayed in Table III.6.44. 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 1.2 percent.

Table III.6.44
Apartment Market Rate Rents by Vacancy Status
City of Douglas
2019 Survey of Rental Properties

Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than $500	50	7	14.0%
$500 to $749	172	2	1.2%
$750 to $999	79	1	1.3%
$1,000 to $1,249	60	0	0%
$1,250 to $1,499	0	0	0%
Above $1,500	0	0	0%
Missing	36	0	0%
Total	**397**	**10**	**2.5%**

Respondents were asked if utilities are included in the rent and as shown in Table III.6.45, 19 respondents, or 63.3 percent, included some sort of utility in the rent.

Table III.6.45
Are there any utilities included with the rent?
City of Douglas
2019 Survey of Rental Properties

Period	Respondent
Yes	19
No	11
% Offering Utilities	**63.3%**

The type of utility included in the rent is shown in Table III.6.46. There were 258 respondents who included electricity, 253 respondents who included natural gas, 418 respondents who included water and sewer and 410 respondents included trash collection in the rent.

Table III.6.46
Which utilities are included with the rent?
City of Douglas
2019 Survey of Rental Properties

Type of Utility Provided	Respondent
Electricity	258
Natural Gas	253
Water/Sewer	418
Trash Collection	410

Perceived Need for Housing Units

Table III.6.47 shows the number of survey respondents who keep a waiting list. As can be seen 9 respondents said they keep a waitlist, with an estimated 95 number of persons on the wait list.

Table III.6.47
Do you keep a waiting list?
City of Douglas
2019A Survey of Rental Properties

Period	Respondent
Yes	9
No	21
Waitlist Size	**95**

Table III.6.48 shows the condition of rental units by unit type for City of Douglas. 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 303 units were in good condition, or 51.2 percent and 77 units, or 13.0 percent, being in average condition. Details by unit type and condition are displayed.

Table III.6.48
Condition by Unit Type
City of Douglas
2019A Survey of Rental Properties

Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	77	13.0%
Good	303	51.2%
Excellent	174	29.4%
Don't Know	0	0%
Total	**592**	**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.6.49, 1 respondent said they would prefer more single family units, 0 respondents wanted more apartment units, and 4 respondents indicated they would prefer more units of any type.

Table III.6.49
If you had the opportunity to own/manage more units, how many would you prefer
City of Douglas
2019A Survey of Rental Properties

Unit Type	Respondents citing more units
Single family units	1
Duplex Units	0
Apartments	0
Mobile homes	0
Other	0
All types	4
Total	**5**

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.6.50 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.6.50
Households with Housing Problems by Income
City of Douglas
2011-2015 HUD CHAS Data

Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	60	105	165
30.1-50% HAMFI	120	95	215
50.1-80% HAMFI	15	40	55
80.1-95% HAMFI	30	0	30
95 – 115% HAMFI	20	0	20
115.1% HAMFI or more	29	30.0	59
Total	274	270	544
Without Housing Problems			
30% HAMFI or less	25	70	95
30.1-50% HAMFI	130	25	155
50.1-80% HAMFI	265	195	460
80.1-95% HAMFI	205	90	295
95 – 115% HAMFI	145	20	165
115.1% HAMFI or more	920	105	1,025
Total	1,690	505	2,195
Not Computed			
30% HAMFI or less	15.0	0	15
30.1-50% HAMFI	0	0	0
50.1-80% HAMFI	0	0	0
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	15.0	0	15
Total			
30% HAMFI or less	100	175	275
30.1-50% HAMFI	250	120	370
50.1-80% HAMFI	280	235	515
80.1-95% HAMFI	235	90	325
95 – 115% HAMFI	165	20	185
115.1% HAMFI or more	949	135	1,084
Total	**1,979**	**775**	**2,754**

horizon. As can be seen there were a total of 274 owner occupied and 270 renter occupied households experiencing a housing problem.

Table III.6.51shows the total estimated housing by tenure for City of Douglas. As can be seen, in 2030 there are estimated to be a total of 1,844 owner and 968 renter occupied households or a total of 2,812 households. By 2050 there are estimated to be 2,183 owner, 1,140 renter for a total of 3,323 households in City of Douglas.

Table III.6.51
Total Estimated Housing Forecast
City of Douglas
Strong Growth Scenario

Year	Owner	Renter	Total
2017	1,668	858	2,526
2020	1,652	872	2,524
2025	1,748	920	2,668
2030	1,844	968	2,812
2035	1,936	1,014	2,950
2040	2,023	1,059	3,082
2045	2,104	1,101	3,205
2050	2,183	1,140	3,323

Table III.6.52, below shows the incremental housing demand for City of Douglas. 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 176 owner-occupied and 110 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 Douglas will see an additional 797 households, of which 90 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 158 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.6.52
Incremental Housing Demand Forecast
City of Douglas
Strong Growth Scenario

Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	0	0	4.0	9	14	18	22	26
30.1-50%	0	0	10.0	22	34	45	55	65
50.1-80%	0	0	11	25	38	50	62	73
80.1-95%	0	0	9.0	21	32	42	52	61
95.1-115%	0	0	7	15	22	30	36	43
115+%	0	0	38	84	129	170	209	247
Total	**0**	**0**	**80**	**176**	**268**	**355**	**436**	**515**
				Renter				
0-30%	0	3.0	14	25	35	45	55	64
30.1-50%	0	2.0	10	17	24	31	38	44
50.1-80%	0	4.0	19	33	47	61	74	86
80.1-95%	0	2.0	7.0	13.0	18	23	28	33
95.1-115%	0	0	2.0	3.0	4	5	6	7
115+%	0	2.0	11	19	27	35	42	49
Total	**0**	**14**	**62**	**110**	**156**	**201**	**243**	**282**
				Total				
0-30%	0	3.0	18	34	49	63	77	90
30.1-50%	0	2.0	20	39	58	76	93	109
50.1-80%	0	4	30	58	85	111	135	158
80.1-95%	0	2.0	17	34	50	65	80	94
95.1-115%	0	0	8	18	26	35	43	50
115+%	0	2	49	104	156	205	251	296
Total	**0**	**14**	**142**	**286**	**424**	**556**	**679**	**797**

Table III.6.53 shows the Incremental Total Housing Need Forecast for City of Douglas. 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 530 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 746 owner and 581 renter occupied households for a total of 1,327 quality households.

Table III.6.53 Incremental Total Housing Need Forecast City of Douglas Strong Growth Scenario								
Income (% of MFI)	**2016**	**2020**	**2025**	**2030**	**2035**	**2040**	**2045**	**2050**
				Owner				
0-30%	51	50	55	59	64	69	73	77
30.1-50%	101	100	111	123	135	146	156	166
50.1-80%	13	13	24	38	51	63	74	86
80.1-95%	25	25	35	46	57	67	77	86
95.1-115%	17	17	24	32	39	46	53	60
115+%	24	24	63	109	153	195	234	271
Total	**231**	**229**	**311**	**407**	**499**	**586**	**667**	**746**
				Renter				
0-30%	116	119	130	141	151	162	171	180
30.1-50%	105	107	115	122	129	136	143	149
50.1-80%	44	49	63	78	92	105	118	130
80.1-95%	0	2.0	7	13	18	23	28	33
95.1-115%	0	0	2.0	3	4	5	6	7
115+%	33.0	36	44	52	60	68	76	82
Total	**299**	**313**	**361**	**409**	**455**	**500**	**542**	**581**
				Total				
0-30%	167	169	185	201	216	230	244	257
30.1-50%	206	208	226	246	264	282	299	315
50.1-80%	57	61	87	115	142	168	192	215
80.1-95%	25	27	42	59	75	91	105	119
95.1-115%	17	17	25	34	43	52	59	67
115+%	58	60	107	161	213	263	309	354
Total	**530**	**542**	**672**	**816**	**954**	**1,086**	**1,209**	**1,327**

City of Evanston

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

Population Estimates

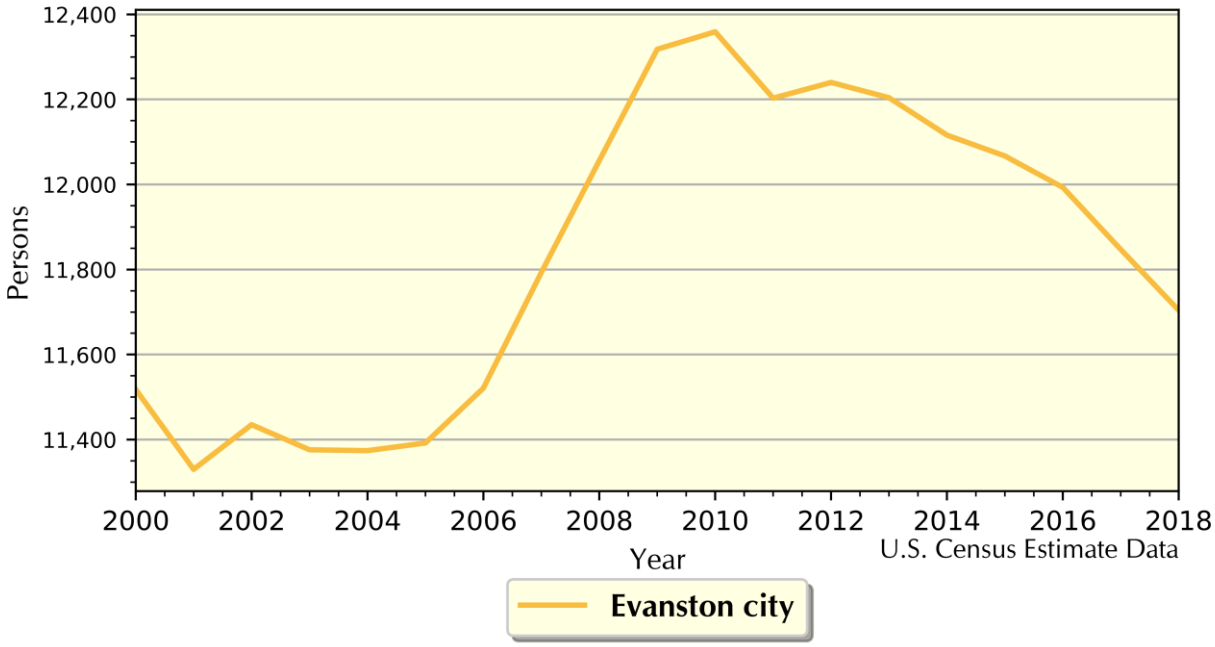
Table III.7.1 shows the population estimates for the City of Evanston. In 2018, the city's population was 11,704, a -1.2% change from 2017. The population decreased -5.3 percent since 2010, from 12,359 people to 11,704 people in 2018. This data is also displayed in Diagram III.7.1 on the following page.

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 Evanston. Although a city may span several counties, for the county level data pieces, Uinta County was selected. For a more in-depth county level view, please refer to Uinta County in Volume II of this profile.

Table III.7.1
Population Estimates
City of Evanston
Census Population Estimates

Year	Population	Percent Yearly Change
2000	11,518	.
2001	11,330	-1.6%
2002	11,435	0.9%
2003	11,376	-0.5%
2004	11,374	0%
2005	11,392	0.2%
2006	11,521	1.1%
2007	11,793	2.4%
2008	12,056	2.2%
2009	12,318	2.2%
2010	12,359	0.3%
2011	12,203	-1.3%
2012	12,240	0.3%
2013	12,204	-0.3%
2014	12,116	-0.7%
2015	12,067	-0.4%
2016	11,993	-0.6%
2017	11,847	-1.2%
2018	11,704	-1.2%

Diagram III.7.1
Population Estimates
City of Evanston



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

Table III.7.2
In-Migration by Age Cohort
City of Evanston
Wyoming DOT Data

Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
					In				
14-17	4	6	6	6	6	3	1	2	3
18-22	27	49	47	37	39	25	23	33	17
23-25	54	46	52	33	27	22	18	28	14
26-35	57	152	109	100	120	102	75	84	67
36-45	40	70	93	57	79	64	55	62	37
46-55	24	56	30	51	47	52	54	55	19
56-65	16	37	37	36	32	35	35	46	27
66 +	10	13	7	22	25	26	28	37	15
Total	**202**	**429**	**381**	**342**	**375**	**329**	**289**	**347**	**199**

The shaded areas in Diagram III.7.2 and Diagram III.7.3 represents in and out- migration, with the white line depicting net migration. The maximum net migration occurred in 2006 with 286 people entering and the lowest net migration occurred in 2018 with 348 leaving Uinta County.

Diagram III.7.2
In-Migration
City of Evanston
2011 – 2019 First Half

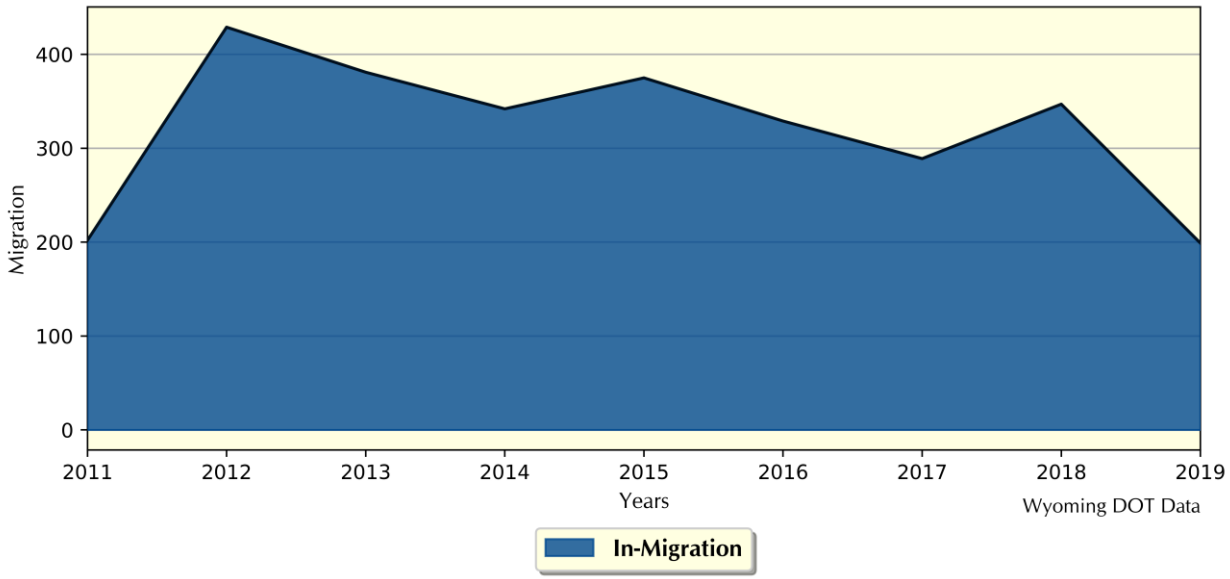


Diagram III.7.3
Migration Trends
Uinta County
2000 – 2019 First Half

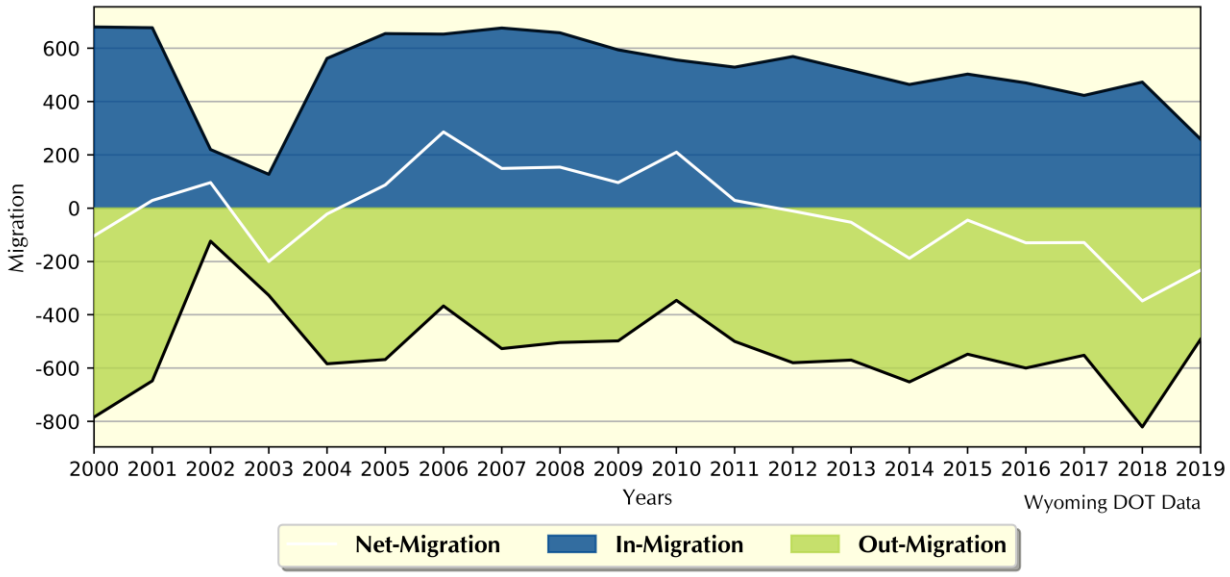


Table III.7.3 shows net-migration for Uinta County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 16 to 17, with 0 persons entering Uinta County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 50 persons leaving Uinta County.

Table III.7.3
Net-Migration by Age Range
Uinta County
Wyoming DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
						Net						
14-17	5	3	0	4	1	3	4	0	0	-3	-8	0
18-22	-12	-33	5	-20	-27	-26	-49	-22	-32	-38	-69	-48
23-25	7	18	27	-16	14	-1	-26	-30	-12	-40	-29	-34
26-35	92	51	100	32	48	-9	-14	15	-21	-26	-98	-50
36-45	54	28	47	37	5	17	-35	7	-18	-22	-41	-27
46-55	17	25	30	10	-9	-16	-30	-10	-1	4	-50	-20
56-65	-2	-2	-6	-11	-30	-6	-29	-14	-33	0	-34	-21
66 +	-7	6	7	-7	-13	-15	-9	9	-13	-4	-19	-33
Total	**154**	**96**	**210**	**29**	**-11**	**-53**	**-188**	**-45**	**-130**	**-129**	**-348**	**-233**

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 data[7], 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 Evanston population by race and ethnicity is shown in Table III.7.4. The white population decreased by 5.0 percent, representing 91.1 percent of the population in 2017, compared with the black population, which increased by 166.7 percent and accounted for 0.1 percent of the population. The Hispanic population represented 13.7 percent of the population, which increased from 1,855 to 1,875 people between 2010 and 2017, or by 1.1 percent.

Table III.7.4
Population by Race and Ethnicity
City of Evanston
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	11,095	89.8%	10,976	91.1%
Black	39	0.3%	18	0.1%
American Indian	119	1.0%	198	1.6%
Asian	36	0.3%	23	0.2%
Native Hawaiian/ Pacific Islander	21	0.2%	0	0%
Other	735	5.9%	325	2.7%
Two or More Races	314	2.5%	514	4.3%
Total	**12,359**	**100.0%**	**12,054**	**100.0%**
Non-Hispanic	10,833	87.7%	10,398	86.3%
Hispanic	1,526	12.3%	1,656	13.7%

The change in race and ethnicity between 2010 and 2017 is shown in Table III.7.5. During this time, the total non-Hispanic population was 10,398 persons in 2017. The Hispanic population was 1,656.

Table III.7.5
Population by Race and Ethnicity
City of Evanston
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
	Non-Hispanic			
White	10,449	96.5%	9,878	95.0%
Black	32	0.3%	18	0.2%
American Indian	85	0.8%	183	1.8%
Asian	36	0.3%	23	0.2%
Native Hawaiian/ Pacific Islander	19	0.2%	0	0%
Other	2	0%	0	0%
Two or More Races	210	1.9%	296	2.8%
Total Non-Hispanic	**10,833**	**100.0%**	**10,398**	**100.0%**
	Hispanic			
White	646	42.3%	1,098	66.3%
Black	7	0.5%	0	0%
American Indian	34	2.2%	15	0.9%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	2	0.1%	0	0%
Other	733	48.0%	325	19.6%
Two or More Races	104	6.8%	218	13.2%
Total Non-Hispanic	**1,526**	**100.0**	**1,656**	**100.0%**
Total Population	**12,359**	**100.0%**	**12,054**	**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.7.6, between 2000 and 2010, the institutionalized population changed -56.1 percent in City of Evanston, from 198 people in 2000 to 87 in 2010. The non-institutionalized population changed 133.3%, from 60 in 2000 to 140 in 2010.

Table III.7.6
Group Quarters Population
City of Evanston
2000 & 2010 Census SF1 Data

Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	0	0%	0	0%	0%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	68	34.3%	15	17.2%	-77.9%
Other Institutions	130	65.7%	72	82.8%	-44.6%
Total	**198**	**100.0%**	**87**	**100.0%**	**-56.1%**
Non-Institutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	60	100.0%	140	100.0%	133.3%
Total	**60**	**100.0%**	**140**	**100.0%**	**133.3%**
Group Quarters Population	**258**	**100.0%**	**227**	**100.0%**	**-12.0%**

Foreign Born Populations

The number of foreign born persons is shown in Table III.7.7. An estimated 3.0 percent of the population was born in Mexico, some 0.6 percent were born in Guatemala, and another 0.4 percent were born in Germany .

Table III.7.7
Place of Birth for the Foreign-Born Population
City of Evanston
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	363	3.0%
#2 country of origin	Guatemala	70	0.6%
#3 country of origin	Germany	53	0.4%
#4 country of origin	Honduras	22	0.2%
#5 country of origin	Venezuela	18	0.1%
#6 country of origin	Korea	14	0.1%
#7 country of origin	Spain	14	0.1%
#8 country of origin	Canada	7	0.1%
#9 country of origin	Philippines	7	0.1%
#10 country of origin	Thailand	2	0%

Limited English Proficiency and the language spoken at home are shown in Table III.7.8. An estimated 2.6 percent (296 people) of the population speaks Spanish at home, followed by 0.1 percent (11 people) speaking German or other West Germanic languages

Table III.7.8
Limited English Proficiency and Language Spoken at Home
City of Evanston
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	296	2.6%
#2 LEP Language	German or other West Germanic languages	11	0.1%
#3 LEP Language	Arabic	0	0%
#4 LEP Language	Chinese	0	0%
#5 LEP Language	French, Haitian, or Cajun	0	0%
#6 LEP Language	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.7.9. The disability rate for females was 17.9 percent, compared to 15.4 percent for males. The disability rate grew precipitously higher with age, with 48.3 percent of those over 75 experiencing a disability.

Table III.7.9
Disability by Age
City of Evanston
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	122	8.4%	64	5.9%	186	7.3%
18 to 34	68	5.5%	127	9.4%	195	7.6%
35 to 64	349	16.1%	465	19.6%	814	18.0%
65 to 74	285	66.1%	256	55.4%	541	60.6%
75 or Older	107	40.2%	138	57.3%	245	48.3%
Total	**931**	**15.4%**	**1,050**	**17.9%**	**1,981**	**16.6%**

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.7.10. Some 7.1 percent have an ambulatory disability, 8.9 percent have an independent living disability, and 4.0 percent have a self-care disability.

Table III.7.10
Total Disabilities Tallied: Aged 5 and Older
City of Evanston
2017 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	583	4.9%
Vision disability	254	2.1%
Cognitive disability	887	8.0%
Ambulatory disability	785	7.1%
Self-Care disability	444	4.0%
Independent living disability	756	8.9%

Education and Employment

Education and employment data from the City of Evanston 2017 Five-Year ACS is presented in Table III.7.11, Table III.7.12, and Table III.7.13. In 2017, 6,083 people were in the labor force, including 5,676 employed and 407 unemployed people. The unemployment rate for City of Evanston was estimated at 6.7 percent in 2017.

Table III.7.11
Employment, Labor Force and Unemployment
City of Evanston
2017 Five-Year ACS Data

Employment Status	2017 Five-Year ACS
Employed	5,676
Unemployed	407
Labor Force	**6,083**
Unemployment Rate	6.7%

Table III.7.12 and Table III.7.13 show educational attainment in City of Evanston. In 2017, 88.7 percent of households had a high school education or greater, including 36.1 percent with a high school diploma or equivalent, 37.7 percent with some college, 8.3 percent with a Bachelor's Degree, and 5.1 percent with a graduate or professional degree.

Table III.7.12
High School or Greater Education
City of Evanston
2017 Five-Year ACS Data

Education Level	Households
High School or Greater	4,103
Total Households	4,628
Percent High School or Above	**88.7%**

Table III.7.13
Educational Attainment
City of Evanston
2017 Five-Year ACS Data

Education Level	Population	Percent
Less Than High School	1,103	12.8%
High School or Equivalent	3,123	36.1%
Some College or Associates Degree	3,253	37.7%
Bachelor's Degree	717	8.3%
Graduate or Professional Degree	444	5.1%
Total Population Above 18 years	**8,640**	**100.0%**

ECONOMICS

Labor Force

Table III.7.14 shows the labor force statistics for City of Evanston from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.7 percent. The highest level of unemployment occurred during 1993 rising to a rate of 8.5 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 City of Evanston decreased from 4.5 percent in 2017 to 4.4 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.7.14
Labor Force Statistics
City of Evanston
1990 - 2018 BLS Data

Year	City of Evanston				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	653	9,246	9,899	6.6%	5.3%
1991	738	9,348	10,086	7.3%	5.2%
1992	858	9,394	10,252	8.4%	5.6%
1993	915	9,787	10,702	8.5%	5.3%
1994	843	9,829	10,672	7.9%	5.0%
1995	735	10,182	10,917	6.7%	4.8%
1996	802	10,211	11,013	7.3%	4.9%
1997	622	10,029	10,651	5.8%	4.8%
1998	601	10,141	10,742	5.6%	4.7%
1999	700	9,828	10,528	6.6%	4.6%
2000	427	10,031	10,458	4.1%	3.9%
2001	401	10,375	10,776	3.7%	3.8%
2002	469	10,617	11,086	4.2%	4.0%
2003	488	10,488	10,976	4.4%	4.3%
2004	402	10,240	10,642	3.8%	3.8%
2005	361	10,285	10,646	3.4%	3.6%
2006	330	10,620	10,950	3.0%	3.2%
2007	295	10,818	11,113	2.7%	2.8%
2008	333	11,179	11,512	2.9%	3.1%
2009	781	10,789	11,570	6.8%	6.3%
2010	742	9,815	10,557	7.0%	6.4%
2011	630	9,537	10,167	6.2%	5.8%
2012	574	9,689	10,263	5.6%	5.3%
2013	525	9,435	9,960	5.3%	4.7%
2014	474	9,396	9,870	4.8%	4.1%
2015	488	9,195	9,683	5.0%	4.3%
2016	549	8,884	9,433	5.8%	5.3%
2017	414	8,689	9,103	4.5%	4.2%
2018	390	8,541	8,931	4.4%	4.1%

Diagram III.7.4 shows the employment and labor force for City of Evanston. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 8,541 persons, with the labor force reaching 8,931, indicating there were a total of 390 unemployed persons.

Diagram III.7.4
Employment and Labor Force
City of Evanston
1990 – 2017 BLS Data

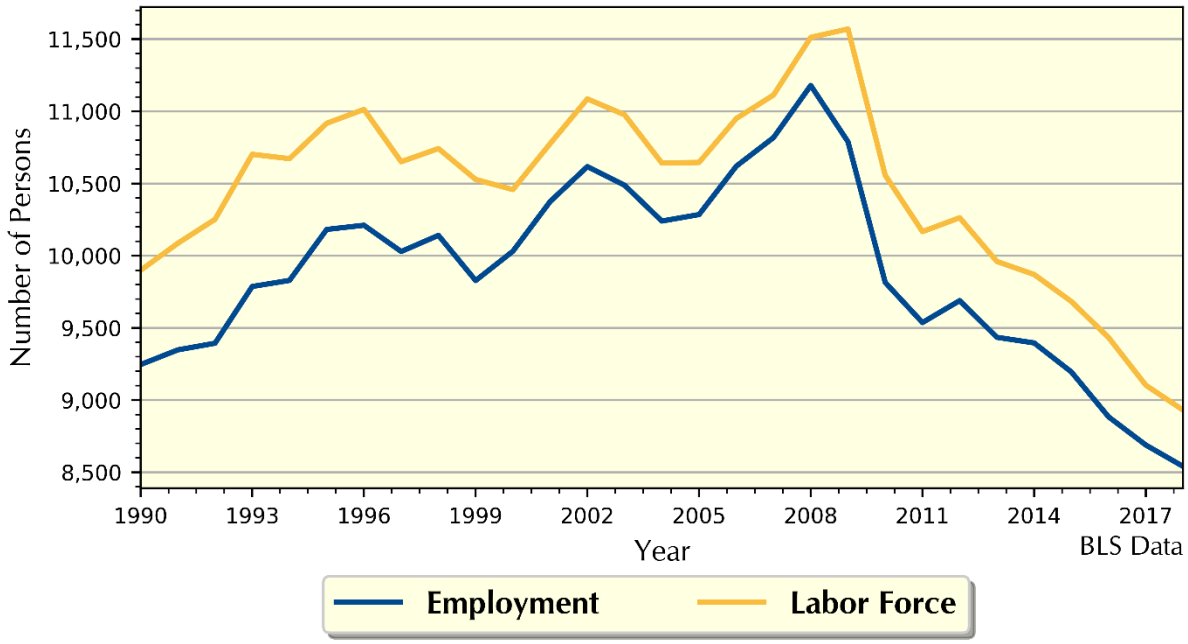
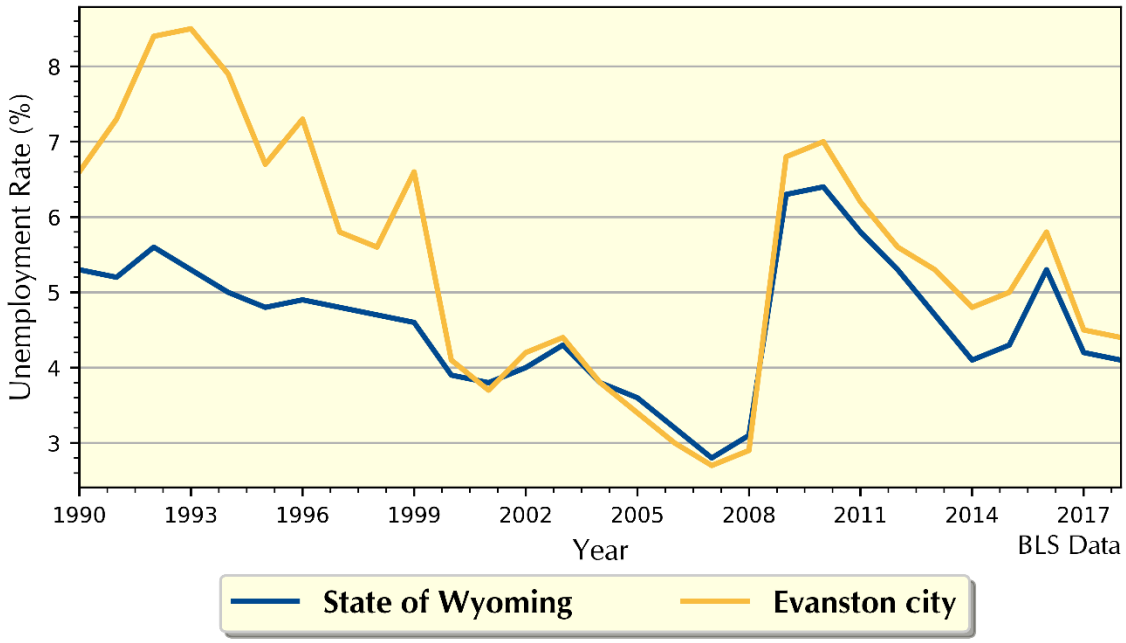


Diagram III.7.5 shows the unemployment rate for both the State and City of Evanston. During the 1990's the average rate for City of Evanston was 7.1 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.9 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 5.4 percent. Over the course of the entire period the City of Evanston had an average unemployment rate that higher than the State, 5.5 percent for City of Evanston, versus 4.6 statewide.

Diagram III.7.5
Annual Unemployment Rate
City of Evanston



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.7.15 shows the total employment by industry for the Uinta County. The most recent estimates show the government and government enterprises industry was the largest employer in Uinta County, with employment reaching 2,285 jobs in 2017. Between 2016 and 2017 the utilities industry saw the largest percentage increase, rising by 13.4 percent to 110 jobs.

Table III.7.15
Employment by Industry
Uinta County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	373	381	377	374	377	385	385	397	3.1
Forestry, fishing, related activities, and other	64	63	65	56	67	72	69	68.0	-1.4
Mining	946	770	828	809	750	644	574	538	-6.3
Utilities	97	99	94	91	86	91	97	110	13.4
Construction	1,699	1,416	1,463	1,244	1,279	1,201	959	946	-1.4
Manufacturing	314	359	379	369	364	354	353	336	-4.8
Wholesale trade	304	325	324	315	296	257	220	202	-8.2
Retail trade	1,424	1,473	1,474	1,420	1,424	1,451	1,472	1,464	-0.5
Transportation and warehousing	460	475	466	470	487	498	481	489	1.7
Information	248	255	266	253	258	264	289	293	1.4
Finance and insurance	408	427	423	411	433	426	441	449	1.8
Real estate and rental and leasing	553	572	551	545	567	596	556	557	0.2
Professional and technical services	502	498	511	499	532	480	419	413	-1.4
Management of companies and enterprises	32	32	34	43	37	62	86	60	-30.2
Administrative and waste services	295	311	361	333	356	323	286	265	-7.3
Educational services	0	0	0	0	0	0	57	61	7.0
Health care and social assistance	0	0	0	0	0	0	1,266	1,285	1.5
Arts, entertainment, and recreation	127	127	129	147	202	211	184	207	12.5
Accommodation and food services	797	768	758	736	730	777	775	810	4.5
Other services, except public administration	498	517	497	476	493	503	483	474	-1.9
Government and government enterprises	2,280	2,268	2,270	2,254	2,274	2,322	2,328	2,285	-1.8
Total	**12,791**	**12,479**	**12,639**	**12,215**	**12,349**	**12,201**	**11,780**	**11,709**	**-0.6**

Table III.7.16 shows the real average earnings per job by industry for Uinta County. In 2017, the utilities industry had the highest average earnings reaching 106,192 dollars. Between 2016 and 2017 the administrative and waste management services industry saw the largest percentage increase, rising by 13.5 percent to 30,250 dollars.

Table III.7.16
Real Earnings Per Job by Industry
Uinta County
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	5,007	15,788	-3,224	4,490	12,369	9,207	1,740	371	-78.7
Forestry, fishing, related activities, and other	11,916	14,553	12,873	14,413	12,791	13,314	13,712	14,121	3.0
Mining	116,507	99,567	98,746	94,344	96,184	86,021	73,887	67,016	-9.3
Utilities	115,880	118,760	110,247	113,049	111,922	114,740	116,381	106,192	-8.8
Construction	78,442	69,667	71,701	94,568	63,796	65,750	62,794	61,768	-1.6
Manufacturing	65,604	61,153	63,474	63,264	62,392	56,783	54,609	52,603	-3.7
Wholesale trade	79,492	78,354	71,186	70,318	77,725	65,315	65,205	68,914	5.7
Retail trade	25,570	23,235	23,067	25,514	25,015	23,761	24,300	24,994	2.9
Transportation and warehousing	82,535	81,037	82,397	71,564	74,202	70,714	78,587	79,232	0.8
Information	76,009	78,343	76,707	77,143	78,010	79,867	73,459	74,674	1.7
Finance and insurance	26,196	24,982	25,311	26,757	25,757	28,563	27,477	27,323	-0.6
Real estate and rental and leasing	46,565	39,852	38,762	33,096	28,106	28,737	27,618	24,854	-10.0
Professional and technical services	49,713	51,632	49,921	53,168	56,043	49,398	44,686	47,500	6.3
Management of companies and enterprises	31,225	34,769	18,766	34,311	50,037	72,515	65,185	42,506	-34.8
Administrative and waste services	84,596	56,774	39,366	31,613	31,089	31,136	26,655	30,250	13.5
Educational services	0	0	0	0	0	0	14,387	14,333	-0.4
Health care and social assistance	0	0	0	0	0	0	42,964	43,467	1.2
Arts, entertainment, and recreation	31,769	25,201	26,313	12,774	15,311	14,243	15,228	12,869	-15.5
Accommodation and food services	18,569	18,901	19,643	19,328	19,369	18,953	19,447	19,094	-1.8
Other services, except public administration	29,294	29,006	31,828	31,709	30,716	28,105	24,598	23,304	-5.3
Government and government enterprises	60,573	58,942	57,894	62,341	62,981	61,420	60,693	59,914	-1.3
Total	**55,196**	**50,487**	**49,587**	**51,891**	**49,007**	**46,923**	**44,961**	**44,000**	**-2.1**

Diagram III.7.6 shows real average earnings per job for Uinta County from 1990 to 2017. Over this period the average earning per job for Uinta County was 43,481 dollars, which was lower than the statewide average of 46,885 dollars over the same period.

Diagram III.7.6
Real Average Earnings Per Job
Uinta County

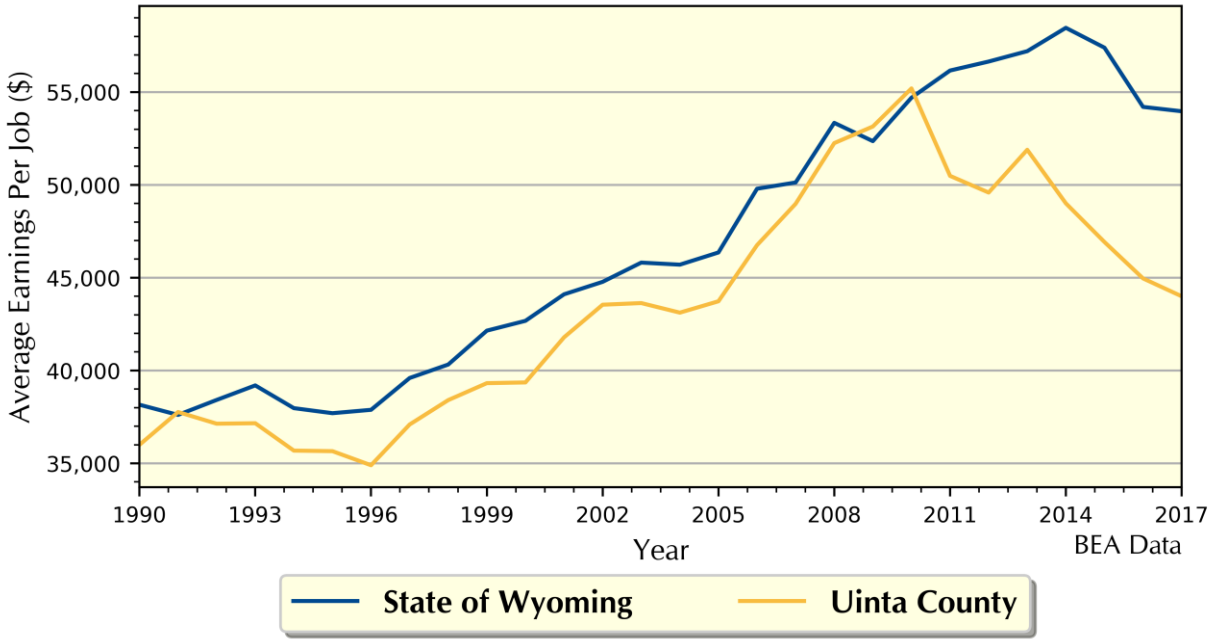
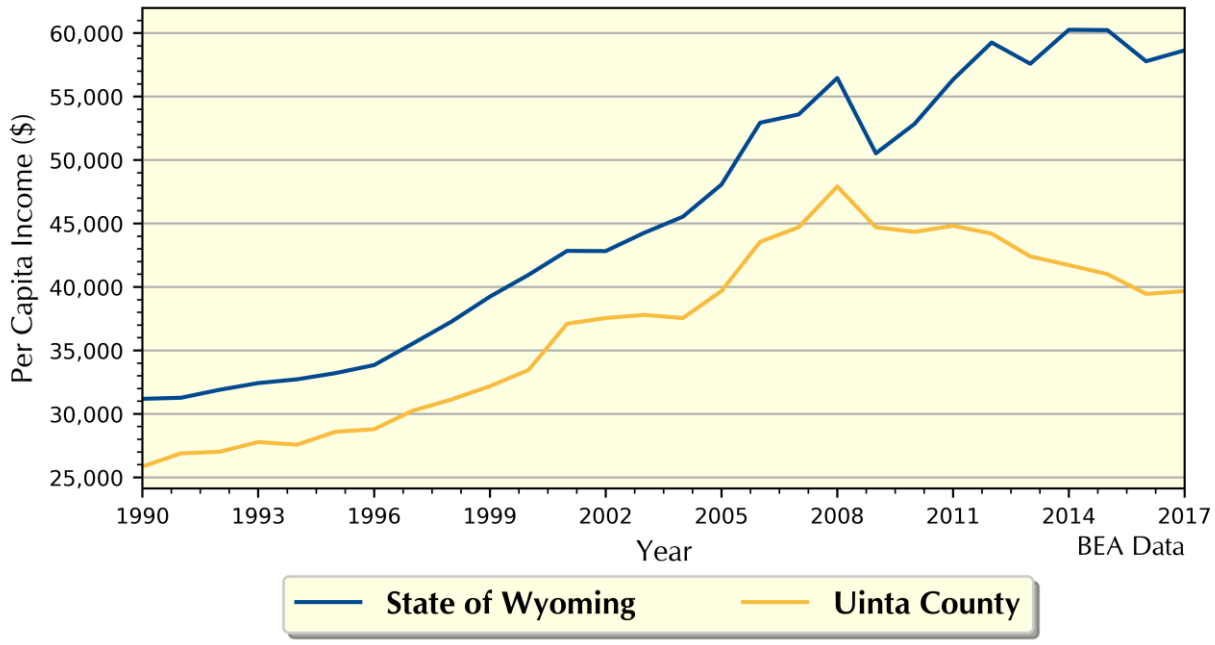


Diagram III.7.7 shows real per capita income for the Uinta County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Uinta County was 36,705 dollars, which was lower than the statewide average of 45,699 dollars over the same period.

Diagram III.7.7
Real Per Capita Income
Uinta County



Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 2,344 in 2010 to 2067.0 in 2017, with the poverty rate reaching 10.2 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.7.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.7.8 on the following page.

The rate of poverty for Uinta County is shown in Table III.7.18. In 2017, there were an estimated 2,297 people (19.3 percent) living in poverty, compared to 11.7 percent living in poverty in 2000. In 2017, some 9.0 percent of those in poverty were under age 6 and 9.6 percent were 65 or older.

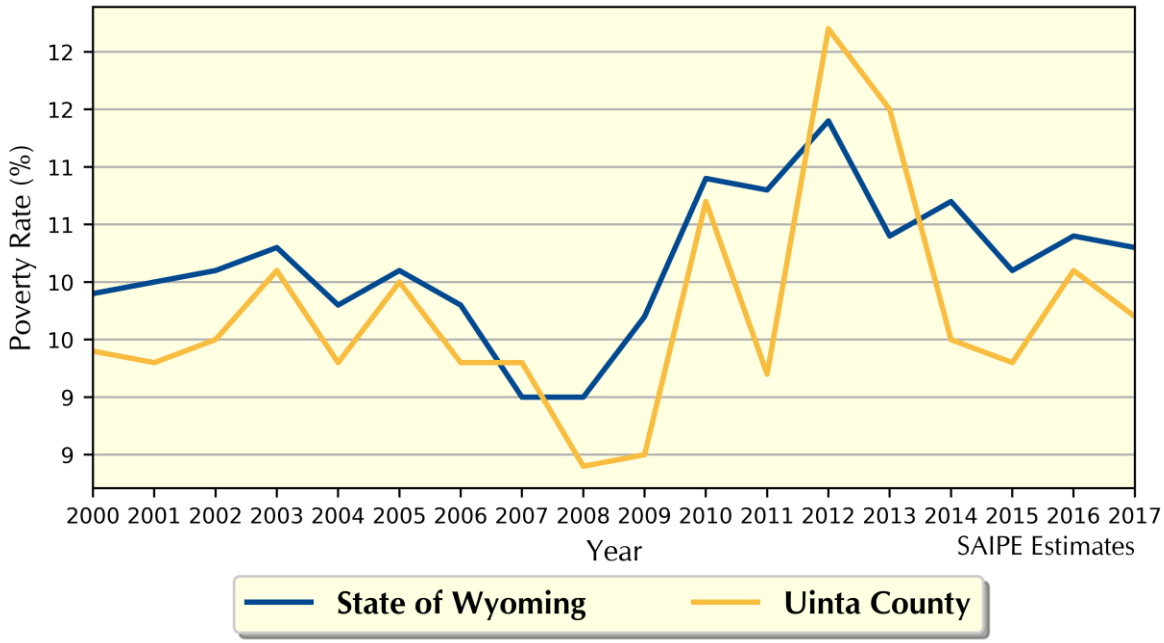
Table III.7.17
Persons in Poverty
Uinta County
2000–2017 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	1,916	9.9%
2001	1,918	9.8%
2002	1,951	10.0%
2003	2,063	10.6%
2004	1,922	9.8%
2005	2,046	10.5%
2006	1,944	9.8%
2007	1,935	9.8%
2008	1,805	8.9%
2009	1,853	9.0%
2010	2,344	11.2%
2011	2,013	9.7%
2012	2,646	12.7%
2013	2,515	12.0%
2014	2,081	10.0%
2015	2,030	9.8%
2016	2,183	10.6%
2017	2,067	10.2%

Table III.7.18
Poverty by Age
City of Evanston
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	280	21.4%	206	9.0%
6 to 17	262	20.0%	771	33.6%
18 to 64	724	55.4%	1,100	47.9%
65 or Older	42	3.2%	220	9.6%
Total	**1,308**	**100.0%**	**2,297**	**100.0%**
Poverty Rate	**11.7%**	**.**	**19.3%**	**.**

Diagram III.7.8
Poverty Rates
Uinta 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 Evanston increased from 1 authorizations in 2017 to 2 in 2018.

The real value of single-family building permits increased from 301,088 dollars in 2016 to 255,650 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.7.19, as well as in Diagram III.7.9 and Diagram III.7.10.

Table III.7.19
Building Permits and Valuation
City of Evanston
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	184	16	0	7	207	143,806	89,519
1981	334	66	0	108	508	105,032	49,427
1982	562	0	0	186	748	82,910	61,221
1983	291	0	32	22	345	96,036	47,764
1984	106	0	3	90	199	88,661	38,230
1985	34	0	0	0	34	95,457	0
1986	13	0	0	0	13	92,263	0
1987	4	0	0	0	4	96,265	0
1988	1	0	0	0	1	121,495	0
1989	0	0	0	0	0	0	0
1990	1	0	0	0	1	72,816	0
1991	3	0	0	0	3	129,102	0
1992	9	0	0	0	9	123,707	0
1993	11	0	0	0	11	170,345	0
1994	22	0	0	0	22	160,457	0
1995	21	0	0	0	21	131,265	0
1996	22	0	0	0	22	128,909	0
1997	22	0	0	0	22	126,730	0
1998	23	0	0	0	23	125,318	0
1999	24	0	0	0	24	123,525	0
2000	26	0	0	0	26	120,835	0
2001	24	0	0	0	24	118,228	0
2002	26	0	0	0	26	116,392	0
2003	27	0	0	0	27	114,276	0
2004	31	0	0	0	31	111,270	0
2005	34	0	0	0	34	107,912	0
2006	30	0	0	0	30	104,751	0
2007	219	0	0	0	219	168,770	0
2008	15	0	16	0	31	338,570	0
2009	11	0	0	0	11	278,483	0
2010	11	0	0	0	11	370,492	0
2011	12	0	0	0	12	256,152	0
2012	16	0	0	0	16	238,229	0
2013	12	0	4	0	16	307,241	0
2014	11	0	0	6	17	277,938	177,331
2015	12	0	0	0	12	279,747	0
2016	13	0	0	12	25	301,088	83,359
2017	1	0	0	0	1	255,650	0
2018	2	0	0	0	2	297,500	0

Diagram III.7.9
Single-Family Permits
City of Evanston

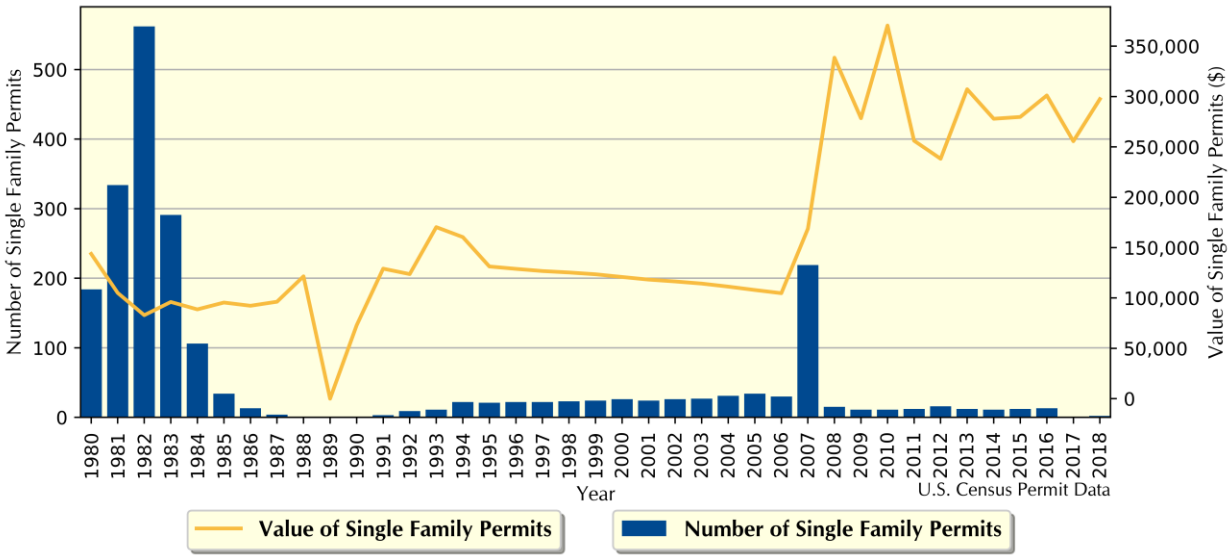
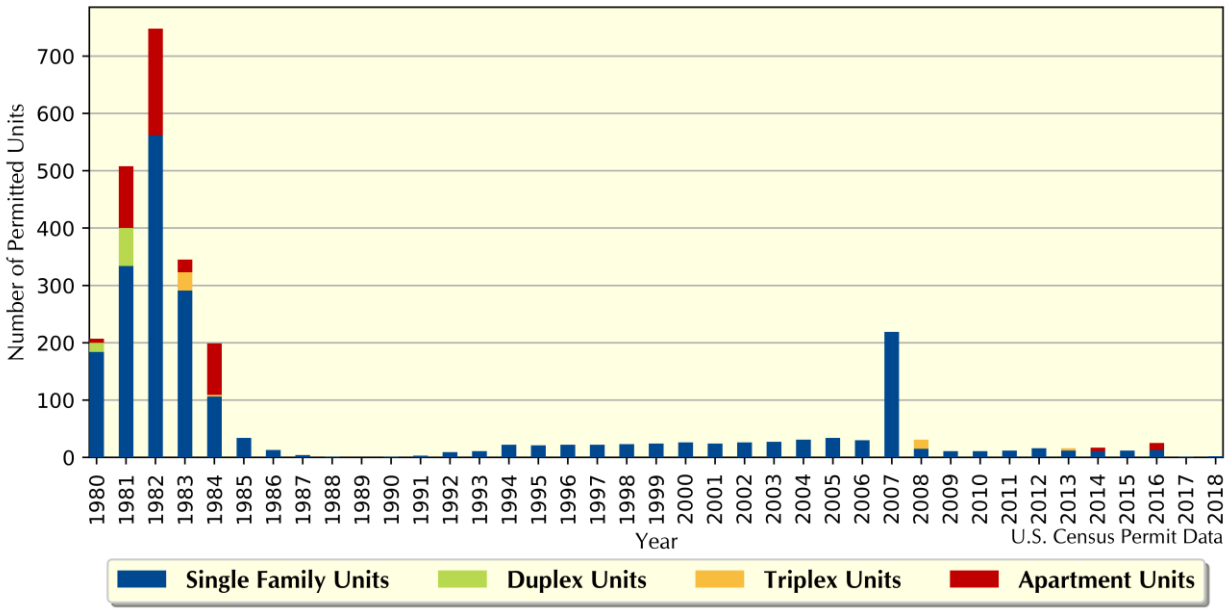


Diagram III.7.10
Total Permits by Unit Type
City of Evanston



Housing Characteristics

Households by type and tenure are shown in Table III.7.20. Family households represented 69.8 percent of households, while non-family households accounted for 30.2 percent. These changed from 69.1 percent and 30.9 percent, respectively.

Table III.7.20
Household Type by Tenure
City of Evanston
2010 Census SF1 & 2017 Five-Year ACS Data

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	3,135	69.1%	3,229	69.8%
Married-Couple Family	2,353	75.1%	2,355	72.9%
Owner-Occupied	1,959	83.3%	1,838	78.0%
Renter-Occupied	394	16.7%	517	22.0%
Other Family	782	24.9%	874	24.2%
Male Householder, No Spouse Present	236	30.2%	251	27.0%
Owner-Occupied	140	59.3%	123	49.0%
Renter-Occupied	96	40.7%	128	51.0%
Female Householder, No Spouse Present	546	69.8%	623	62.5%
Owner-Occupied	266	48.7%	252	40.4%
Renter-Occupied	280	51.3%	371	59.6%
Non-Family Households	1,405	30.9%	1,399	30.2%
Owner-Occupied	760	54.1%	796	56.9%
Renter-Occupied	645	45.9%	603	43.1%
Total	**4,540**	**100.0%**	**4,628**	**100.0%**

Table III.7.21 below shows housing units by type in 2010 and 2017. In 2010, there were 5,007 housing units, compared with 5,275 in 2017. Single-family units accounted for 56.5 percent of units in 2017, compared to 61.8 in 2010. Apartment units accounted for 14.6 percent in 2017, compared to 19.9 percent in 2010.

Table III.7.21
Housing Units by Type
City of Evanston
2010 & 2017 Five-Year ACS Data

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	3,093	61.8%	2,983	56.5%
Duplex	136	2.7%	28	0.5%
Tri- or Four-Plex	242	4.8%	269	5.1%
Apartment	997	19.9%	770	14.6%
Mobile Home	539	10.8%	1,214	23.0%
Boat, RV, Van, Etc.	0	0%	11	0.2%
Total	**5,007**	**100.0%**	**5,275**	**100.0%**

Table III.7.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 5,275 housing units. An estimated 65.0 percent were owner-occupied, and 12.3 percent were vacant.

Table III.7.22
Housing Units by Tenure
City of Evanston
2010 Census & 2017 Five-Year ACS Data

Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	4,540	88.8%	4,628	87.7%
Owner-Occupied	3,125	68.8%	3,009	65.0%
Renter-Occupied	1,415	31.2%	1,619	35.0%
Vacant Housing Units	571	11.2%	647	12.3%
Total Housing Units	**5,111**	**100.0%**	**5,275**	**100.0%**

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.7.23. Households earning more than 100,000 dollars per year represented 20.0 percent of households in 2017, compared to 21.1 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 13.5 percent of households in 2017, compared to 11.9 percent in 2000.

Table III.7.23
Households by Income
City of Evanston
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	511	11.9%	623	13.5%
$15,000 to $19,999	242	5.6%	233	5.0%
$20,000 to $24,999	256	5.9%	376	8.1%
$25,000 to $34,999	448	10.4%	441	9.5%
$35,000 to $49,999	563	13.1%	664	14.3%
$50,000 to $74,999	913	21.2%	897	19.4%
$75,000 to $99,999	465	10.8%	467	10.1%
$100,000 or More	911	21.1%	927	20.0%
Total	**4,309**	**100.0%**	**4,628**	**100.0%**

Table III.7.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 5.2 percent of households in 2010 and 11.9 percent of households in 2017. Housing units built in 1939 or earlier represented 12.8 percent of households in 2017 and 10.8 percent of households in 2010.

Table III.7.24
Households by Year Home Built
City of Evanston
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	466	10.8%	594	12.8%
1940 to 1949	126	2.9%	72	1.6%
1950 to 1959	93	2.2%	181	3.9%
1960 to 1969	210	4.9%	326	7.0%
1970 to 1979	1,095	25.4%	844	18.2%
1980 to 1989	1,626	37.7%	1,786	38.6%
1990 to 1999	469	10.9%	218	4.7%
2000 to 2009	224	5.2%	552	11.9%
2010 or Later	.	.	55	1.2%
Total	**4,309**	**100.0%**	**4,628**	**100.0%**

The distribution of unit types by race are shown in Table III.7.25. An estimated 62.7 percent of white households occupy single-family homes, while 100.0 percent of black households do. Some 13.8 percent of white households occupied apartments, while 0 percent of black households do. An estimated 100.0 percent of Asian, and 55.4 percent of American Indian households occupy single-family homes.

Table III.7.25
Distribution of Units in Structure by Race
City of Evanston
2017 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	62.7%	100.0%	55.4%	100.0%	0%	38.6%	28.9%
Duplex	0.7%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	3.9%	0%	0%	0%	0%	0%	45.3%
Apartment	13.8%	0%	44.6%	0%	0%	0%	17.2%
Mobile Home	18.9%	0%	0%	0%	0%	61.4%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	8.6%
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.7.26. By 2017, for rent units accounted for 19.8 percent of vacant units, while for sale units accounted for 7.3 percent. "Other" vacant units accounted for 42.5 percent of vacant units, representing a total of 275 "other" vacant units.

Table III.7.26
Disposition of Vacant Housing Units
City of Evanston
2010 Census & 2017 Five-Year ACS Data

Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	267	46.8%	128	19.8%
For Sale	66	11.6%	47	7.3%
Rented Not Occupied	8	1.4%	57	8.8%
Sold Not Occupied	10	1.8%	71	11.0%
For Seasonal, Recreational, or Occasional Use	44	7.7%	69	10.7%
For Migrant Workers	2	0.4%	0	0%
Other Vacant	174	30.5%	275	42.5%
Total	**571**	**100.0%**	**647**	**100.0%**

Table III.7.27, 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 6.6 percent of total households in City of Evanston. In City of Evanston the 1,823 households with three bedrooms accounted for 34.4 percent of all households,and there were only 525 five-bedroom or more households, which accounted for 14.4 percent of all households.

Table III.7.27
Households by Number of Bedrooms
City of Evanston
2017 5-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	0	0	100.0
One	48	258	350	0
Two	692	771	1,815	6.6
Three	1,109	504	1,823	34.4
Four	652	69	762	34.6
Five or more	508	17	525	14.4
Total	**4,628**	**1,619**	**5,275**	**100.0**

The age of a structure influences its value. As shown in Table III.7.28, structures built in 1939 or earlier had a median value of, 108,200 while structures built between 1950 and 1959 had a median value of 161,400 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 352,500 and, 0 respectively. The total median value in City of Evanston was 167,700.

Table III.7.28
Owner Occupied Median Value by Year Structure Built
City of Evanston
2017 5-Year ACS Data

Year Structure Built	Median Value
1939 or earlier	108,200
1940 to 1949	0
1950 to 1959	161,400
1960 to 1969	0
1970 to 1979	0
1980 to 1989	179,900
1990 to 1999	0
2000 to 2009	330,800
2010 to 2013	352,500
2014 or later	0
Median Value	**167,700**

Household mortgage status is reported in Table III.7.29. In, City of Evanston households with a mortgage accounted for 52.3 percent of all households or 1,575 housing units, and the remaining 49.1 percent or 1,477 units had no mortgage. Of those units with a mortgage, 98 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,477 or 49.1 percent had no second mortgage or no home equity loan.

Table III.7.29
Mortgage Status
City of Evanston
2017 5-Year ACS Data

Mortgage Status	City of Evanston	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,575	52.3
With either a second mortgage or home equity loan, but not both	98	3.3
Second mortgage only	0	0
Home equity loan only	98	3.3
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	1,477	49.1
Housing units without a mortgage	1,434	47.7
Total	3,009	100.0%

Table III.7.30 lists the City of Evanston median rent as $531 and the median home value as $167,700.

Table III.7.30
Median Rent
City of Evanston
2017 5-Year ACS Data

Place	Rent
Median Rent	$531
Median Home Value	$167,700

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.7.31. In 2017, an estimated 2.0 percent of households were overcrowded, and an additional 0.8 percent were severely overcrowded.

Table III.7.31
Overcrowding and Severe Overcrowding
City of Evanston
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	2,787	99.4%	18	0.6%	0	0%	2,805
2017 Five-Year ACS	2,976	98.9%	33	1.1%	0	0%	3,009
Renter							
2010 Five-Year ACS	1,352	89.9%	135	9.0%	17	1.1%	1,504
2017 Five-Year ACS	1,523	94.1%	59	3.6%	37	2.3%	1,619
Total							
2010 Five-Year ACS	4,139	96.1%	153	3.6%	17	0.4%	4,309
2017 Five-Year ACS	4,499	97.2%	92	2.0%	37	0.8%	4,628

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 Evanston. This is compared to 0.5 percent of households lacking complete plumbing facilities in 2010.

Table III.7.32
Households with Incomplete Plumbing Facilities
City of Evanston
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	4,289	4,628
Lacking Complete Plumbing Facilities	20	0
Total Households	**4,309**	**4,628**
Percent Lacking	**0.5%**	**0%**

There were 21 households lacking complete kitchen facilities in 2017, compared to 42 households in 2010. This was a change from 1.0 percent of households in 2010 to 0.5 percent in 2017.

Table III.7.33
Households with Incomplete Kitchen Facilities
City of Evanston
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	4,267	4,607
Lacking Complete Kitchen Facilities	42	21
Total Households	**4,309**	**4,628**
Percent Lacking	**1.0%**	**0.5%**

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 Evanston 14.9 percent of households had a cost burden and 9.8 percent had a severe cost burden. Some 17.9 percent of renters were cost burdened, and 17.9 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 11.9 percent and a severe cost burden rate of 3.1 percent. Owner occupied households with a mortgage had a cost burden rate of 14.5 percent, and severe cost burden at 7.6 percent.

Table III.7.34
Cost Burden and Severe Cost Burden by Tenure
City of Evanston
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	1,571	76.4%	364	17.7%	120	5.8%	0	0%	2,055
2017 Five-Year ACS	1,227	77.9%	229	14.5%	119	7.6%	0	0%	1,575
Owner Without a Mortgage									
2010 Five-Year ACS	695	92.7%	0	0%	47	6.3%	8	1.1%	750
2017 Five-Year ACS	1,220	85.1%	170	11.9%	44	3.1%	0	0%	1,434
Renter									
2010 Five-Year ACS	909	60.4%	282	18.8%	168	11.2%	145	9.6%	1,504
2017 Five-Year ACS	948	58.6%	289	17.9%	290	17.9%	92	5.7%	1,619
Total									
2010 Five-Year ACS	3,175	73.7%	646	15.0%	335	7.8%	153	3.6%	4,309
2017 Five-Year ACS	3,395	73.4%	688	14.9%	453	9.8%	92	2.0%	4,628

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.7.35 shows that the HUD estimated MFI for Uinta County was $66,100 in 2018. This compared to Wyoming's MFI of $79,600. Diagram III.7.11, illustrates the estimated MFI for 2000 through 2018 in Uinta County.

Table III.7.35
Median Family Income
Uinta County
2000–2018 HUD MFI

Year	MFI	State of Wyoming MFI
2000	49,900	44,700
2001	50,900	45,500
2002	52,400	47,200
2003	54,300	51,600
2004	58,500	54,500
2005	60,050	55,250
2006	63,800	58,800
2007	63,100	58,800
2008	65,100	59,450
2009	69,300	63,900
2010	71,600	66,100
2011	67,900	66,800
2012	68,900	67,700
2013	73,300	70,000
2014	75,800	71,400
2015	76,700	72,400
2016	75,000	73,300
2017	66,300	74,700
2018	66,100	79,600

Table III.7.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 395 owner-occupied and 195 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 225 owner-occupied 195 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 3,070 households without a housing problem.

Diagram III.7.11
Estimated Median Family Income
Uinta County vs. Wyoming
HUD Data: 2000 - 2019

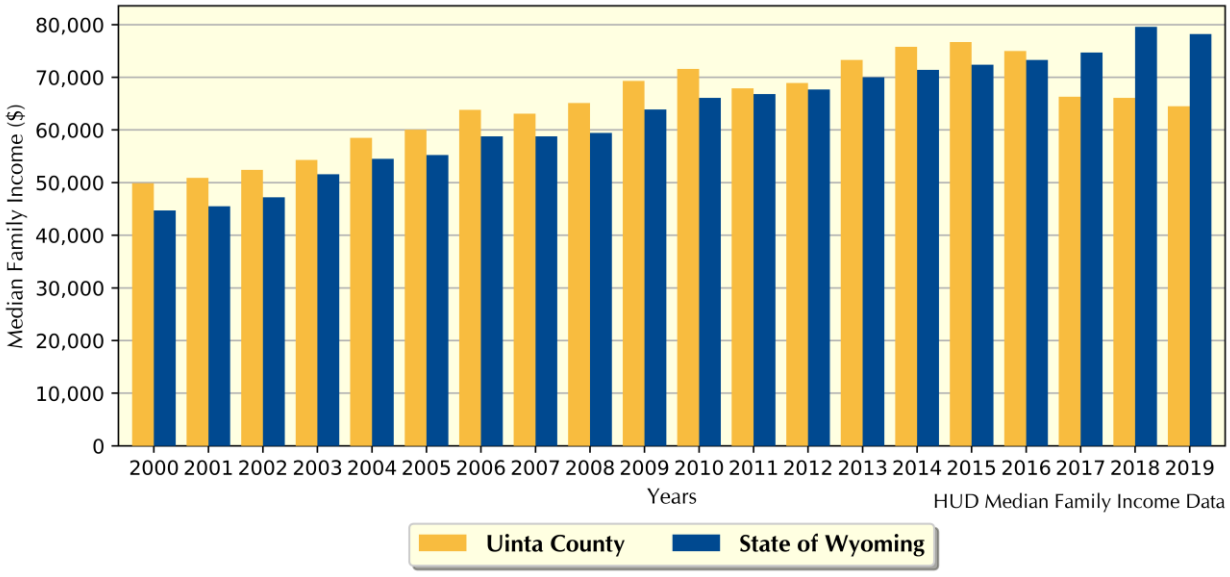


Table III.7.36
Housing Problems by Income and Tenure
City of Evanston
2010–2018 HUD CHAS Data

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	15	0	0	15
Housing cost burden greater than 50% of income (and none of the above problems)	135	70	0	20	0	225
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	140	50	155	15	35	395
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	20	195	410	325	1,275	2,225
Total	**295**	**315**	**580**	**360**	**1,310**	**2,860**
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	0	25	25
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	35	35	0	0	0	70
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	20	0	75	0	0	95
Housing cost burden greater than 50% of income (and none of the above problems)	185	10	0	0	0	195
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	55	125	0	15	0	195
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
Has none of the 4 housing problems	90	235	230	90	200	845
Total	**400**	**405**	**305**	**105**	**225**	**1,440**
Total						
Lacking complete plumbing or kitchen facilities	0	0	0	0	25	25
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	35	35	0	0	0	70
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	20	0	90	0	0	110
Housing cost burden greater than 50% of income (and none of the above problems)	320	80	0	20	0	420
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	195	175	155	30	35	590
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
Has none of the 4 housing problems	110	430	640	415	1,475	3,070
Total	**695**	**720**	**885**	**465**	**1,535**	**4,300**

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.7.37 presents some basic statistics about the completed surveys.

Table III.7.37
Survey of Rental Properties
City of Evanston
2019 Survey of Rental Properties

Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	24	940	11.7	110

Table III.7.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 27 single-family units in City of Evanston, with 0 of them available. This translates into a vacancy rate of 0 percent in City of Evanston, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 588 apartment units reported in the survey, with 40 of them available, which resulted in a vacancy rate of 6.8 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

Table III.7.38
Rental Vacancy Survey by Type
City of Evanston
2019 Survey of Rental Properties

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	27	0	0%
Apartments	588	40	6.8%
Mobile Homes	223	2	0.9%
"Other" Units	22	2	9.1%
Don't Know	69	61	88.4%
Total	**940**	**110**	**11.7%**

Table III.7.39, reports units by bedroom size. As can be seen there were 122 two bedroom apartment units and 63 three bedroom units. Overall, the 133 two bedroom units accounted for 14.1 percent of all units, and the 92 three bedroom units accounted for 9.8 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 674 units listed as "Don't Know". Additional details for additional unit types are reported.

Table III.7.39
Rental Units by Bedroom Size
City of Evanston
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	28	0	0	.	28
Two	1	122	5	4	.	133
Three	6	63	2	11	.	92
Four	1	10	2	0	.	13
Don't Know	19	365	214	7	69	674
Total	**27**	**588**	**223**	**22**	**69**	**940**

Table III.7.40 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.7.41 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 25.4 percent.

Table III.7.40
Single-Family Units by Bedroom Size
City of Evanston
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	0	0	0%
Two	1	0	0%
Three	6	0	0%
Four	1	0	0%
Don't know	19	0	0%
Total	**27**	**0**	**0%**

Table III.7.41
Apartment Units by Bedroom Size
City of Evanston
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	28	0	0%
Two	122	31	25.4%
Three	63	5	7.9%
Four	10	0	0%
Don't know	365	4	1.1%
Total	**588**	**40**	**6.8%**

Average market-rate rents by unit type are shown in Table III.7.42. 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.7.42
Average Market Rate Rents by Bedroom Size
City of Evanston
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$.	$.	$.	$.	$.
One	$500	$502	$.	$.	$502
Two	$550	$610	$525	$650	$591
Three	$900	$854	$683	$742	$825
Four	$950	$1,200	$763	$.	$919
Total	**$895.8**	**$654.9**	**$638.8**	**$767.5**	**$728.7**

Table III.7.43 shows the average rental rates for assisted units by bedroom size and unit type. Since assistance is often based on income of the resident or other case by case determinations average assisted rents can vary across bedroom size.

Table III.7.43
Average Assisted Rate Rents by Bedroom Size
City of Evanston
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$0	$0	$0	$0	$0
One	$0	$380.0	$0	$0	$380.0
Two	$0	$535.0	$0	$0	$535.0
Three	$0	$716.0	$0	$0	$716.0
Four	$0	$0	$0	$0	$0
Total	**$1050.0**	**$543.7**	**$0**	**$0**	**$796.8**

Table III.7.44 shows vacancy rates for single-family units by average rental rates for City of Evanston. 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.7.44
Single-Family Market Rate Rents by Vacancy Status
City of Evanston
2019 Survey of Rental Properties

Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than $500	1	0	0%
$500 to $749	19	0	0%
$750 to $999	5	0	0%
$1,000 to $1,249	1	0	0%
$1,250 to $1,499	0	0	0%
Above $1,500	0	0	0%
Missing	1	0	0%
Total	**27**	**0**	**0%**

The average rent and availability of apartment units is displayed in Table III.7.45. The most common rent for apartment rents was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 13.6 percent.

Table III.7.45
Apartment Market Rate Rents by Vacancy Status
City of Evanston
2019 Survey of Rental Properties

Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than $500	48	1	2.1%
$500 to $749	279	38	13.6%
$750 to $999	24	1	4.2%
$1,000 to $1,249	20	0	0%
$1,250 to $1,499	0	0	0%
Above $1,500	0	0	0%
Missing	217	0	0%
Total	**588**	**40**	**6.8%**

Respondents were asked if utilities are included in the rent and as shown in Table III.7.46, 17 respondents, or 77.3 percent, included some sort of utility in the rent.

Table III.7.46
Are there any utilities included with the rent?
City of Evanston
2019 Survey of Rental Properties

Period	Respondent
Yes	17
No	5
% Offering Utilities	**77.3%**

The type of utility included in the rent is shown in Table III.7.47. There were 19 respondents who included electricity, 210 respondents who included natural gas, 697 respondents who included water and sewer and 697 respondents included trash collection in the rent.

Table III.7.47
Which utilities are included with the rent?
City of Evanston
2019 Survey of Rental Properties

Type of Utility Provided	Respondent
Electricity	19
Natural Gas	210
Water/Sewer	697
Trash Collection	697

Perceived Need for Housing Units

Table III.7.48 shows the number of survey respondents who keep a waiting list. As can be seen 7 respondents said they keep a waitlist, with an estimated 66 number of persons on the wait list.

Table III.7.48
Do you keep a waiting list?
City of Evanston
2019A Survey of Rental Properties

Period	Respondent
Yes	7
No	15
Waitlist Size	**66**

Table III.7.49 shows the condition of rental units by unit type for City of Evanston. 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 398 units were in good condition, or 42.3 percent and 75 units, or 8.0 percent, being in average condition. Details by unit type and condition are displayed.

Table III.7.49
Condition by Unit Type
City of Evanston
2019A Survey of Rental Properties

Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	75	8.0%
Good	398	42.3%
Excellent	289	30.7%
Don't Know	0	0%
Total	**940**	**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.7.50, 1 respondent said they would prefer more single family units, 2 respondents wanted more apartment units, and 7 respondents indicated they would prefer more units of any type.

Table III.7.50
If you had the opportunity to own/manage more units, how many would you prefer
City of Evanston
2019A Survey of Rental Properties

Unit Type	Respondents citing more units
Single family units	1
Duplex Units	0
Apartments	2
Mobile homes	1
Other	1
All types	7
Total	**12**

2018 Household Forecast

The 2018 Housing Needs Forecast reports housing demand projections from 2018 to 2050, with 2017 as the base year. Three possible economic futures portraying moderate, strong, and very strong growth were used to create three forecasts. The strong scenario is the base case, representing conditions as of today. The moderate growth scenario forecast projects household growth with the assumption of slower population and employment growth, where the very strong growth scenario incorporates assumptions of much stronger employment and population growth over the forecast horizon.

The primary objective of offering three alternative forecasts is to enhance planning capacity and to provide additional tools in order to assist state and local governments in their ongoing housing needs assessment, thereby facilitating informed discussion about housing demand at the local community level. These forecasts prove useful when interpreting the need for new or rehabilitated housing and whether single-family or rental housing activities might be best undertaken.

All three forecasts span the period of 2017 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is report here. The moderate and very strong scenarios are reported in the WCDA housing forecast report.

This report uses the modified population projections based on projections released from Woods & Poole Economic, Inc (W&P).

Table III.7.51
Households with Housing Problems by Income
City of Evanston
2011-2015 HUD CHAS Data

Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	275	290	565
30.1-50% HAMFI	120	170	290
50.1-80% HAMFI	175	75	250
80.1-95% HAMFI	20	15.0	35
95 – 115% HAMFI	35	25.0	60
115.1% HAMFI or more	20	0	20
Total	645	575	1,220
Without Housing Problems			
30% HAMFI or less	20	90	110
30.1-50% HAMFI	200	235	435
50.1-80% HAMFI	410	230	640
80.1-95% HAMFI	205	50	255
95 – 115% HAMFI	390	115	505
115.1% HAMFI or more	1,005	130	1,135
Total	2,230	850	3,080
Not Computed			
30% HAMFI or less	0	15.0	15
30.1-50% HAMFI	0	0	0
50.1-80% HAMFI	0	0	0
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	0	15.0	15
Total			
30% HAMFI or less	295	395	690
30.1-50% HAMFI	320	405	725
50.1-80% HAMFI	585	305	890
80.1-95% HAMFI	225	65	290
95 – 115% HAMFI	425	140	565
115.1% HAMFI or more	1,025	130	1,155
Total	**2,875**	**1,440**	**4,315**

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

horizon. As can be seen there were a total of 645 owner occupied and 575 renter occupied households experiencing a housing problem.

Table III.7.52 shows the total estimated housing by tenure for City of Evanston. As can be seen, in 2030 there are estimated to be a total of 3,483 owner and 1,685 renter occupied households or a total of 5,168 households. By 2050 there are estimated to be 4,343 owner, 2,101 renter for a total of 6,444 households in City of Evanston.

Table III.7.52
Total Estimated Housing Forecast
City of Evanston
Strong Growth Scenario

Year	Owner	Renter	Total
2017	2,924	1,500	4,424
2020	3,029	1,473	4,502
2025	3,254	1,578	4,832
2030	3,483	1,685	5,168
2035	3,708	1,792	5,500
2040	3,925	1,897	5,822
2045	4,135	2,000	6,135
2050	4,343	2,101	6,444

Table III.7.53, below shows the incremental housing demand for City of Evanston. 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 559 owner-occupied and 185 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 Evanston will see an additional 2,020 households, of which 310 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 416 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.7.53
Incremental Housing Demand Forecast
City of Evanston
Strong Growth Scenario

Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	0	11.0	34.0	57	80	103	124	146
30.1-50%	0	12.0	37.0	62	87	111	135	158
50.1-80%	0	21.0	67	114	160	204	246	289
80.1-95%	0	8.0	26.0	44	61	78	95	111
95.1-115%	0	16.0	49	83	116	148	179	210
115+%	0	37	118	199	280	357	432	506
Total	**0**	**105**	**330**	**559**	**784**	**1,001**	**1,211**	**1,419**
				Renter				
0-30%	0	0	21	51	80	109	137	165
30.1-50%	0	0	22	52	82	112	141	169
50.1-80%	0	0	17	39	62	84	106	127
80.1-95%	0	0	4.0	8.0	13	18	23	27
95.1-115%	0	0	8.0	18.0	28	39	49	58
115+%	0	0	7	17	26	36	45	54
Total	**0**	**0**	**78**	**185**	**292**	**397**	**500**	**601**
				Total				
0-30%	0	11.0	55	108	161	212	261	310
30.1-50%	0	12.0	59	114	169	223	275	327
50.1-80%	0	21	84	153	221	288	352	416
80.1-95%	0	8.0	29	52	75	96	117	138
95.1-115%	0	16.0	56	101	144	187	228	268
115+%	0	37	125	216	306	393	477	560
Total	**0**	**105**	**408**	**744**	**1,076**	**1,398**	**1,711**	**2,020**

Table III.7.54 shows the Incremental Total Housing Need Forecast for City of Evanston. The incremental total housing need forecast is calculated by adding the incremental housing demand forecast with current un-met housing need. Un-met housing need is defined as any household experiencing a housing problem as defined by HUD. The total housing need shows the broadest measure of future housing need because it takes into account future housing demand as well as the current need among existing housing stock. Total housing need does not necessarily mean the constructions of new units. Unmet housing needs can be alleviated through the rehabilitation of existing units or by focusing on creating more affordable housing options.

In 2017, the base year, the total housing need set at the 1,255 households, which represents all households with an unmet housing need that needs to be addressed, such as cost burden or sub-standard living conditions. In all future years, the incremental housing need forecast shows both existing need and need based on future demand by income. In 2050, there will be an estimated need for 2,075 owner and 1,200 renter occupied households for a total of 3,275 quality households.

Table III.7.54 Incremental Total Housing Need Forecast City of Evanston Strong Growth Scenario								
Income (% of MFI)	**2016**	**2020**	**2025**	**2030**	**2035**	**2040**	**2045**	**2050**
				Owner				
0-30%	280	290	314	337	360	382	404	425
30.1-50%	122	134	159	184	209	233	257	280
50.1-80%	178	199	245	292	338	382	424	467
80.1-95%	20	29	46	64	82	99	115	131
95.1-115%	36	51	84	118	151	184	215	245
115+%	20	58	138	220	300	377	452	526
Total	**656**	**761**	**986**	**1,215**	**1,440**	**1,657**	**1,867**	**2,075**
				Renter				
0-30%	302	297	323	353	382	411	439	467
30.1-50%	177	174	199	229	259	289	318	346
50.1-80%	78	77	95	117	140	162	184	205
80.1-95%	16.0	15.0	19	24	29	34	38	43
95.1-115%	26.0	26.0	34.0	44	54	65	75	84
115+%	0	0	7	17	26	36	45	54
Total	**599**	**588**	**677**	**784**	**891**	**996**	**1,099**	**1,200**
				Total				
0-30%	582	587	637	690	742	793	843	892
30.1-50%	299	308	358	413	469	522	575	626
50.1-80%	256	276	340	409	477	544	608	672
80.1-95%	36	44	65	88	111	132	153	174
95.1-115%	62	77	118	162	206	248	289	330
115+%	20	58	145	236	326	413	497	581
Total	**1,255**	**1,349**	**1,663**	**1,999**	**2,331**	**2,653**	**2,966**	**3,275**

City of Gillette

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

Population Estimates

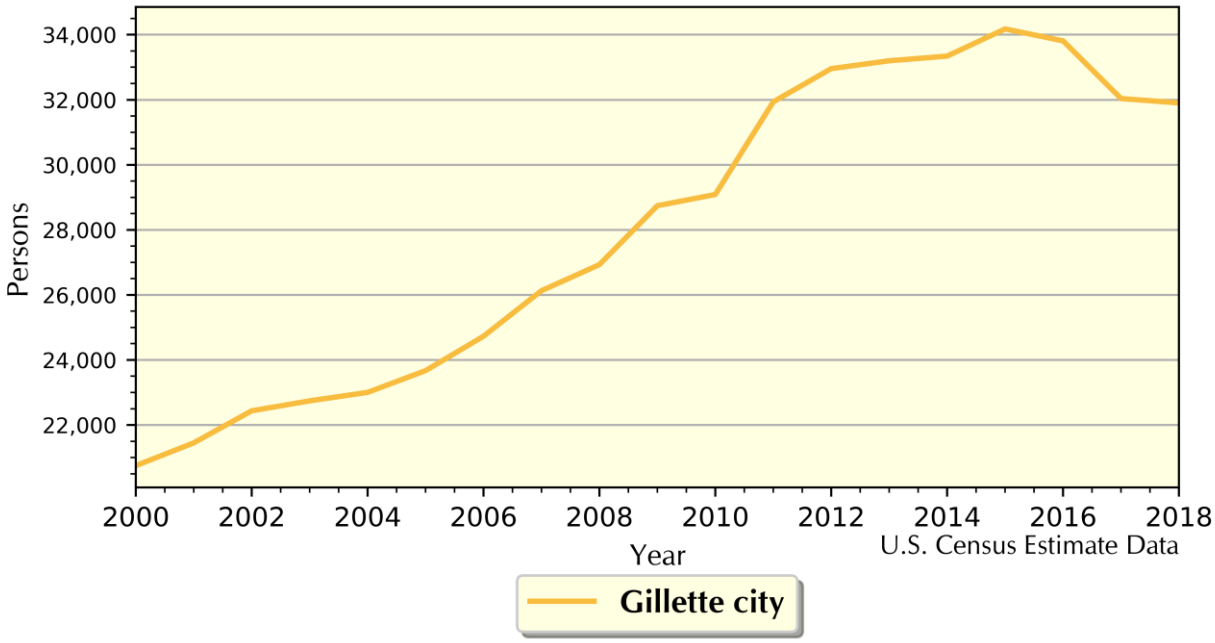
Table III.8.1 shows the population estimates for the City of Gillette. In 2018, the city's population was 31,903, a -0.4% change from 2017. The population increased 9.7 percent since 2010, from 29,087 people to 31,903 people in 2018. This data is also displayed in Diagram III.8.1 on the following page.

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 Gillette. Although a city may span several counties, for the county level data pieces, Campbell County was selected. For a more in-depth county level view, please refer to Campbell County in Volume II of this profile.

Table III.8.1
Population Estimates
City of Gillette
Census Population Estimates

Year	Population	Percent Yearly Change
2000	20,749	.
2001	21,449	3.4%
2002	22,435	4.6%
2003	22,742	1.4%
2004	23,002	1.1%
2005	23,670	2.9%
2006	24,728	4.5%
2007	26,128	5.7%
2008	26,931	3.1%
2009	28,742	6.7%
2010	29,087	1.2%
2011	31,936	9.8%
2012	32,957	3.2%
2013	33,199	0.7%
2014	33,342	0.4%
2015	34,178	2.5%
2016	33,810	-1.1%
2017	32,037	-5.2%
2018	31,903	-0.4%

Diagram III.8.1
Population Estimates
City of Gillette



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

Table III.8.2
In-Migration by Age Cohort
City of Gillette
Wyoming DOT Data

Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
					In				
14-17	4	13	14	17	25	12	11	15	11
18-22	81	184	161	156	155	90	97	107	54
23-25	157	191	123	157	153	98	71	88	42
26-35	203	460	368	413	431	283	302	283	172
36-45	102	235	176	263	237	151	137	180	95
46-55	78	179	191	152	163	133	100	118	69
56-65	41	93	79	89	92	82	101	92	41
66 +	16	25	27	29	36	46	69	52	29
Total	**595**	**1,380**	**1,139**	**1,276**	**1,292**	**895**	**888**	**935**	**513**

The shaded areas in Diagram III.8.2 and Diagram III.8.3 represents in and out- migration, with the white line depicting net migration. The maximum net migration occurred in 2009 with 1,124 people entering and the lowest net migration occurred in 2018 with 882 leaving Campbell County.

Diagram III.8.2
In-Migration
City of Gillette
2011 – 2019 First Half

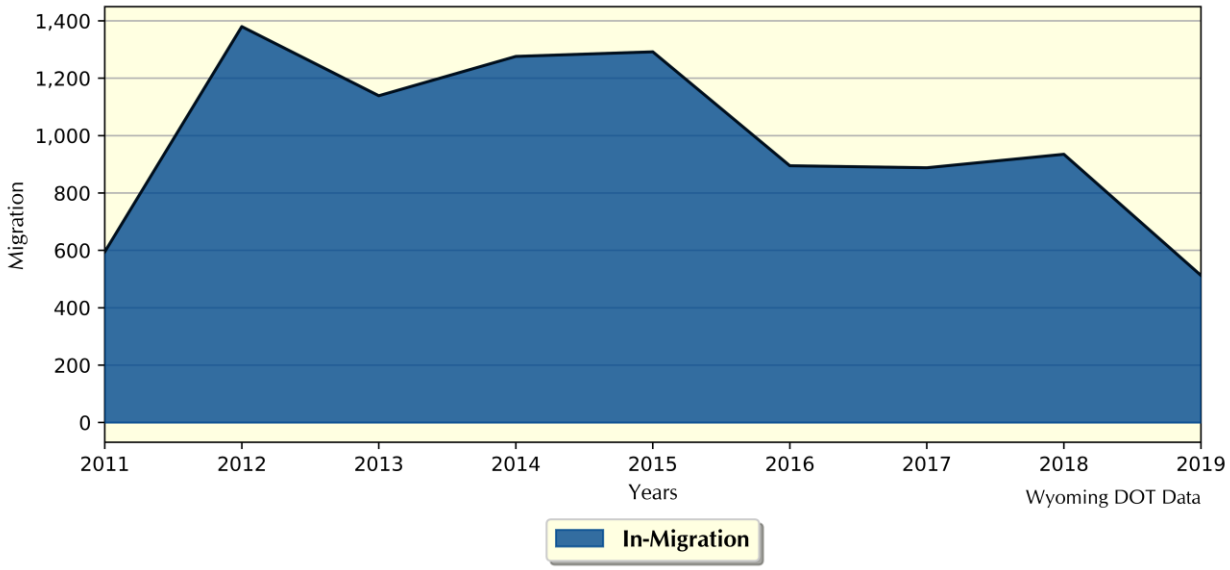


Diagram III.8.3
Migration Trends
Campbell County
2000 – 2019 First Half

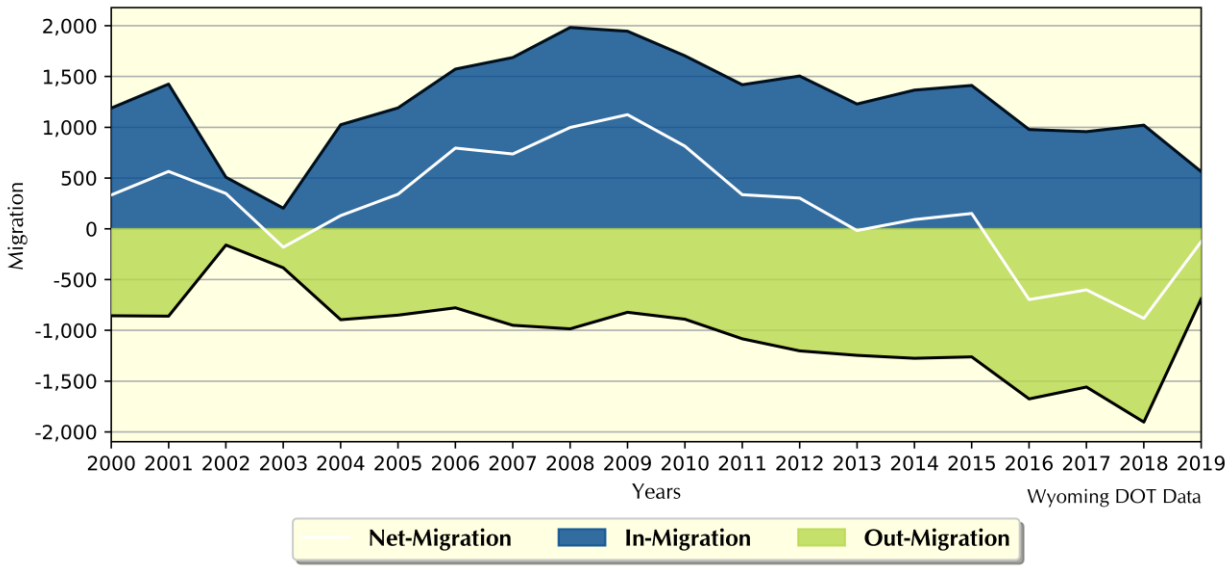


Table III.8.3 shows net-migration for Campbell County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 16 to 17, with 1.0 persons entering Campbell County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 22 persons leaving Campbell County.

Table III.8.3
Net-Migration by Age Range
Campbell County
Wyoming DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
						Net						
14-17	3	12	9	-10	0	3	7	7	-14	-13	-8	1
18-22	153	168	108	66	67	44	44	56	-55	-47	-92	-21
23-25	123	131	114	25	70	0	44	52	-24	-92	-59	-18
26-35	379	357	275	171	137	9	55	93	-227	-109	-218	-22
36-45	221	237	174	50	45	-17	36	14	-134	-167	-164	-14
46-55	125	194	106	65	0	27	-31	18	-101	-107	-160	-10
56-65	-5	19	15	-25	-16	-51	-33	-62	-121	-74	-125	-32
66 +	-1	6	13	-6	0	-32	-31	-27	-21	8	-56	-10
Total	**998**	**1,124**	**814**	**336**	**303**	**-17**	**91**	**151**	**-697**	**-601**	**-882**	**-126**

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 data[8], 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 Gillette population by race and ethnicity is shown in Table III.8.4. The white population decreased by 1.0 percent, representing 94.5 percent of the population in 2017, compared with the black population, which increased by 59.8 percent and accounted for 0.4 percent of the population. The Hispanic population represented 10.2 percent of the population, which increased from 3,611 to 3,996 people between 2010 and 2017, or by 10.7 percent.

Table III.8.4
Population by Race and Ethnicity
City of Gillette
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	26,831	92.2%	30,032	94.5%
Black	123	0.4%	129	0.4%
American Indian	356	1.2%	248	0.8%
Asian	200	0.7%	179	0.6%
Native Hawaiian/ Pacific Islander	13	0%	0	0%
Other	919	3.2%	158	0.5%
Two or More Races	645	2.2%	1,037	3.3%
Total	**29,087**	**100.0%**	**31,783**	**100.0%**
Non-Hispanic	26,323	90.5%	28,543	89.8%
Hispanic	2,764	9.5%	3,240	10.2%

The change in race and ethnicity between 2010 and 2017 is shown in Table III.8.5. During this time, the total non-Hispanic population was 28,543 persons in 2017. The Hispanic population was 3,240.

Table III.8.5
Population by Race and Ethnicity
City of Gillette
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	25,327	96.2%	27,130	95.0%
Black	105	0.4%	128	0.4%
American Indian	268	1.0%	227	0.8%
Asian	195	0.7%	179	0.6%
Native Hawaiian/ Pacific Islander	10	0%	0	0%
Other	9	0%	0	0%
Two or More Races	409	1.6%	879	3.1%
Total Non-Hispanic	**26,323**	**100.0%**	**28,543**	**100.0%**
Hispanic				
White	1,504	54.4%	2,902	89.6%
Black	18	0.7%	1	0%
American Indian	88	3.2%	21	0.6%
Asian	5	0.2%	0	0%
Native Hawaiian/ Pacific Islander	3	0.1%	0	0%
Other	910	32.9%	158	4.9%
Two or More Races	236	8.5%	158	4.9%
Total Non-Hispanic	**2,764**	**100.0**	**3,240**	**100.0%**
Total Population	**29,087**	**100.0%**	**31,783**	**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.8.6, between 2000 and 2010, the institutionalized population changed 120.3 percent in City of Gillette, from 118 people in 2000 to 260 in 2010. The non-institutionalized population changed -13.8%, from 188 in 2000 to 162 in 2010.

Table III.8.6
Group Quarters Population
City of Gillette
2000 & 2010 Census SF1 Data

Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	112	94.9%	107	41.2%	-4.5%
Juvenile Facilities	.	.	25	9.6%	.
Nursing Homes	6	5.1%	123	47.3%	1950.0%
Other Institutions	0	0%	5	1.9%	inf%
Total	**118**	**100.0%**	**260**	**100.0%**	**120.3%**
Non-Institutionalized					
College Dormitories	0	0%	78	48.1%	inf%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	188	100.0%	84	51.9%	-55.3%
Total	**188**	**100.0%**	**162**	**100.0%**	**-13.8%**
Group Quarters Population	**306**	**100.0%**	**422**	**100.0%**	**37.9%**

Foreign Born Populations

The number of foreign born persons is shown in Table III.8.7. An estimated 1.6 percent of the population was born in Mexico, some 0.5 percent were born in Guatemala, and another 0.2 percent were born in Moldova .

Table III.8.7
Place of Birth for the Foreign-Born Population
City of Gillette
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	509	1.6%
#2 country of origin	Guatemala	165	0.5%
#3 country of origin	Moldova	73	0.2%
#4 country of origin	El Salvador	54	0.2%
#5 country of origin	China excluding Hong Kong and Taiwan	53	0.2%
#6 country of origin	Thailand	44	0.1%
#7 country of origin	Indonesia	40	0.1%
#8 country of origin	Belize	39	0.1%
#9 country of origin	Philippines	39	0.1%
#10 country of origin	Chile	38	0.1%

Limited English Proficiency and the language spoken at home are shown in Table III.8.8. An estimated 1.9 percent (545 people) of the population speaks Spanish at home, followed by 0.1 percent (43 people) speaking Other Asian and Pacific Island languages

Table III.8.8
Limited English Proficiency and Language Spoken at Home
City of Gillette
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	545	1.9%
#2 LEP Language	Other Asian and Pacific Island languages	43	0.1%
#3 LEP Language	Tagalog	39	0.1%
#4 LEP Language	Other and unspecified languages	16	0.1%
#5 LEP Language	German or other West Germanic languages	12	0%
#6 LEP Language	Arabic	0	0%
#7 LEP Language	Chinese	0	0%
#8 LEP Language	French, Haitian, or Cajun	0	0%
#9 LEP Language	Korean	0	0%
#10 LEP Language	Other Indo-European languages	0	0%

Disability

Disability by age, as estimated by the 2017 ACS, is shown in Table III.8.9. The disability rate for females was 9.0 percent, compared to 8.7 percent for males. The disability rate grew precipitously higher with age, with 48.4 percent of those over 75 experiencing a disability.

Table III.8.9
Disability by Age
City of Gillette
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	113	3.0%	105	3.3%	218	3.2%
18 to 34	290	6.5%	116	2.9%	406	4.8%
35 to 64	776	13.0%	682	12.6%	1,458	12.8%
65 to 74	155	27.7%	131	19.8%	286	23.4%
75 or Older	88	38.1%	309	52.5%	397	48.4%
Total	**1,422**	**8.7%**	**1,343**	**9.0%**	**2,765**	**8.8%**

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.8.10. Some 4.9 percent have an ambulatory disability, 3.4 percent have an independent living disability, and 2.4 percent have a self-care disability.

Table III.8.10
Total Disabilities Tallied: Aged 5 and Older
City of Gillette
2017 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	715	2.3%
Vision disability	473	1.5%
Cognitive disability	959	3.3%
Ambulatory disability	1,402	4.9%
Self-Care disability	684	2.4%
Independent living disability	738	3.4%

Education and Employment

Education and employment data from the City of Gillette 2017 Five-Year ACS is presented in Table III.8.11, Table III.8.12, and Table III.8.13. In 2017, 17,066 people were in the labor force, including 16,346 employed and 720 unemployed people. The unemployment rate for City of Gillette was estimated at 4.2 percent in 2017.

Table III.8.11
Employment, Labor Force and Unemployment
City of Gillette
2017 Five-Year ACS Data

Employment Status	2017 Five-Year ACS
Employed	16,346
Unemployed	720
Labor Force	**17,066**
Unemployment Rate	4.2%

Table III.8.12 and Table III.8.13 show educational attainment in City of Gillette. In 2017, 91.7 percent of households had a high school education or greater, including 34.8 percent with a high school diploma or equivalent, 37.4 percent with some college, 12.1 percent with a Bachelor's Degree, and 4.5 percent with a graduate or professional degree.

Table III.8.12
High School or Greater Education
City of Gillette
2017 Five-Year ACS Data

Education Level	Households
High School or Greater	10,464
Total Households	11,407
Percent High School or Above	**91.7%**

Table III.8.13
Educational Attainment
City of Gillette
2017 Five-Year ACS Data

Education Level	Population	Percent
Less Than High School	2,475	11.2%
High School or Equivalent	7,711	34.8%
Some College or Associates Degree	8,292	37.4%
Bachelor's Degree	2,685	12.1%
Graduate or Professional Degree	999	4.5%
Total Population Above 18 years	**22,162**	**100.0%**

ECONOMICS

Labor Force

Table III.8.14 shows the labor force statistics for Gillette city from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1990 with a rate of 0 percent. The highest level of unemployment occurred during 2016 rising to a rate of 7.7 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 Gillette city decreased from 5.5 percent in 2017 to 4.5 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.8.14
Labor Force Statistics
Gillette city
1990 - 2018 BLS Data

Year	City of Gillette				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	0	0	0	0%	5.3%
1991	0	0	0	0%	5.2%
1992	0	0	0	0%	5.6%
1993	0	0	0	0%	5.3%
1994	0	0	0	0%	5.0%
1995	0	0	0	0%	4.8%
1996	0	0	0	0%	4.9%
1997	0	0	0	0%	4.8%
1998	0	0	0	0%	4.7%
1999	0	0	0	0%	4.6%
2000	363	11,230	11,593	3.1%	3.9%
2001	333	12,124	12,457	2.7%	3.8%
2002	384	12,485	12,869	3.0%	4.0%
2003	450	12,264	12,714	3.5%	4.3%
2004	388	12,385	12,773	3.0%	3.8%
2005	352	13,160	13,512	2.6%	3.6%
2006	311	14,173	14,484	2.1%	3.2%
2007	307	14,819	15,126	2.0%	2.8%
2008	313	15,624	15,937	2.0%	3.1%
2009	750	17,834	18,584	4.0%	6.3%
2010	790	15,633	16,423	4.8%	6.4%
2011	656	15,700	16,356	4.0%	5.8%
2012	660	15,975	16,635	4.0%	5.3%
2013	603	15,864	16,467	3.7%	4.7%
2014	514	16,380	16,894	3.0%	4.1%
2015	715	16,075	16,790	4.3%	4.3%
2016	1,230	14,698	15,928	7.7%	5.3%
2017	816	14,135	14,951	5.5%	4.2%
2018	662	14,126	14,788	4.5%	4.1%

Diagram III.8.4 shows the employment and labor force for Gillette city. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 14,126 persons, with the labor force reaching 14,788, indicating there were a total of 662 unemployed persons.

Diagram III.8.4
Employment and Labor Force
Gillette city
1990 – 2017 BLS Data

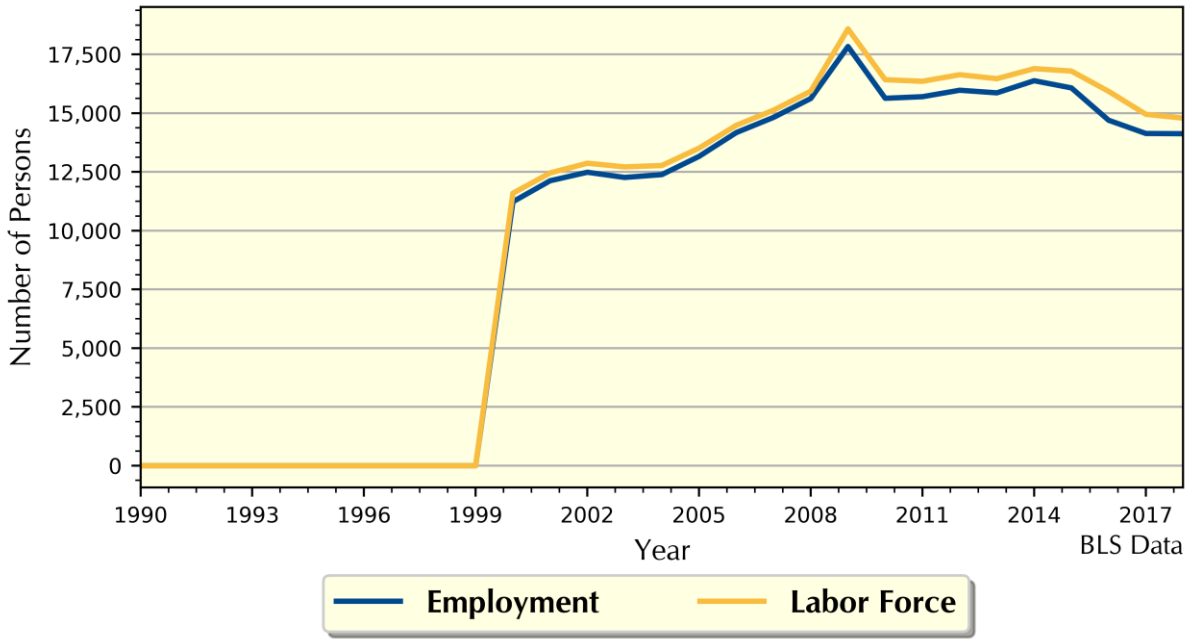
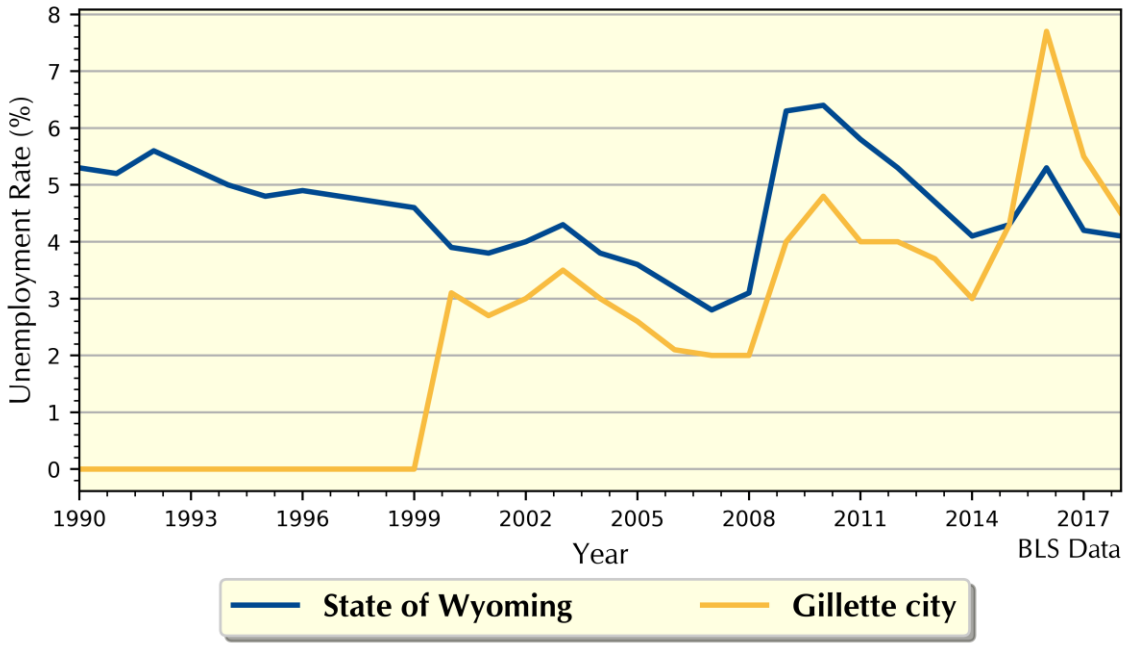


Diagram III.8.5 shows the unemployment rate for both the State and Gillette city. During the 1990's the average rate for Gillette city was 0 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 2.8 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 4.6 percent. Over the course of the entire period the Gillette city had an average unemployment rate that lower than the State, 3.7 percent for Gillette city, versus 4.6 statewide.

Diagram III.8.5
Annual Unemployment Rate
Gillette city



County Level Earnings and Employment

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies. Table III.8.15 shows the total employment by industry for the Campbell County. The most recent estimates show the mining industry was the largest employer in Campbell County, with employment reaching 7,463 jobs in 2017. Between 2016 and 2017 the administrative and waste management services industry saw the largest percentage increase, rising by 4.5 percent to 1,145 jobs.

Table III.8.15
Employment by Industry
Campbell County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	793	850	887	880	886	899	902	922	2.2
Forestry, fishing, related activities, and other	120	133	0	0	0	0	0	0	0
Mining	8,978	9,258	9,634	9,262	9,485	8,883	7,337	7,463	1.7
Utilities	273	275	375	377	385	381	382	376	-1.6
Construction	4,288	3,073	3,039	2,841	3,373	3,192	2,675	2,481	-7.3
Manufacturing	588	606	609	650	686	732	585	567	-3.1
Wholesale trade	1,697	1,771	1,782	1,779	1,947	1,914	1,612	1,494	-7.3
Retail trade	3,066	3,078	3,151	3,174	3,155	3,344	3,208	3,094	-3.6
Transportation and warehousing	1,491	1,503	1,504	1,477	1,650	1,564	1,393	1,294	-7.1
Information	240	249	260	256	242	237	268	261	-2.6
Finance and insurance	752	802	759	796	721	749	854	884	3.5
Real estate and rental and leasing	1,500	1,588	1,567	1,595	1,672	1,700	1,645	1,692	2.9
Professional and technical services	1,249	1,196	1,196	1,217	1,251	1,148	1,080	1,050	-2.8
Management of companies and enterprises	265	261	289	297	295	295	264	257	-2.7
Administrative and waste services	1,051	1,165	1,113	1,049	1,057	1,091	1,096	1,145	4.5
Educational services	161	150	188	197	187	211	209	212	1.4
Health care and social assistance	1,293	1,385	1,424	1,456	1,366	1,357	1,349	1,365	1.2
Arts, entertainment, and recreation	293	319	0	0	0	0	0	0	0
Accommodation and food services	2,076	2,098	2,109	2,243	2,394	2,432	2,274	2,259	-0.7
Other services, except public administration	1,583	1,682	1,720	1,594	1,520	1,493	1,431	1,408	-1.6
Government and government enterprises	4,587	4,736	4,883	5,055	5,216	5,333	5,358	5,193	-3.1
Total	**36,344**	**36,178**	**36,951**	**36,680**	**38,006**	**37,472**	**34,461**	**33,959**	**-1.5**

Table III.8.16 shows the real average earnings per job by industry for Campbell County. In 2017, the utilities industry had the highest average earnings reaching 127,382 dollars. Between 2016 and 2017 the information industry saw the largest percentage increase, rising by 10.9 percent to 58,719 dollars.

Table III.8.16
Real Earnings Per Job by Industry
Campbell County
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	-8,830	3,742	-16,059	-9,905	3,703	-585	-8,932	-9,636	7.9
Forestry, fishing, related activities, and other	13,648	15,183	0	0	0	0	0	0	0
Mining	125,678	155,414	137,166	124,319	128,321	117,883	106,857	101,967	-4.6
Utilities	131,013	133,194	125,674	130,436	129,356	132,680	135,524	127,382	-6.0
Construction	75,195	65,158	67,167	71,493	74,446	69,899	65,619	64,593	-1.6
Manufacturing	85,974	85,610	87,982	79,121	77,007	74,344	69,170	68,875	-0.4
Wholesale trade	89,725	95,854	98,616	94,607	88,725	87,203	90,850	96,280	6.0
Retail trade	36,932	38,242	39,941	39,045	40,241	38,742	35,117	32,758	-6.7
Transportation and warehousing	79,428	81,920	84,595	89,595	91,174	96,402	91,342	89,794	-1.7
Information	55,004	57,700	57,533	49,945	45,383	49,652	52,936	58,719	10.9
Finance and insurance	43,907	39,700	42,504	43,359	47,899	47,313	39,928	39,994	0.2
Real estate and rental and leasing	47,605	44,125	44,747	41,034	32,765	34,101	29,363	27,671	-5.8
Professional and technical services	69,842	64,793	63,523	63,166	62,891	59,142	53,967	51,987	-3.7
Management of companies and enterprises	167,477	146,179	135,502	136,021	137,372	133,401	116,668	123,766	6.1
Administrative and waste services	28,631	36,856	37,809	38,060	36,960	38,014	35,159	36,417	3.6
Educational services	21,679	25,297	24,356	27,374	31,193	28,257	31,075	29,795	-4.1
Health care and social assistance	62,079	60,046	57,623	53,268	54,764	55,095	51,431	49,931	-2.9
Arts, entertainment, and recreation	8,467	7,487	0	0	0	0	0	0	0
Accommodation and food services	21,647	22,125	22,100	22,048	22,606	22,494	22,361	22,639	1.2
Other services, except public administration	54,971	57,204	54,984	49,657	46,898	46,504	42,660	42,055	-1.4
Government and government enterprises	73,450	71,426	70,883	74,667	74,392	74,184	73,070	72,219	-1.2
Total	**75,668**	**82,604**	**78,324**	**74,557**	**75,855**	**71,598**	**65,024**	**63,431**	**-2.4**

Diagram III.8.6 shows real average earnings per job for Campbell County from 1990 to 2017. Over this period the average earning per job for Campbell County was 60,692 dollars, which was higher than the statewide average of 46,885 dollars over the same period.

Diagram III.8.6
Real Average Earnings Per Job
Campbell County

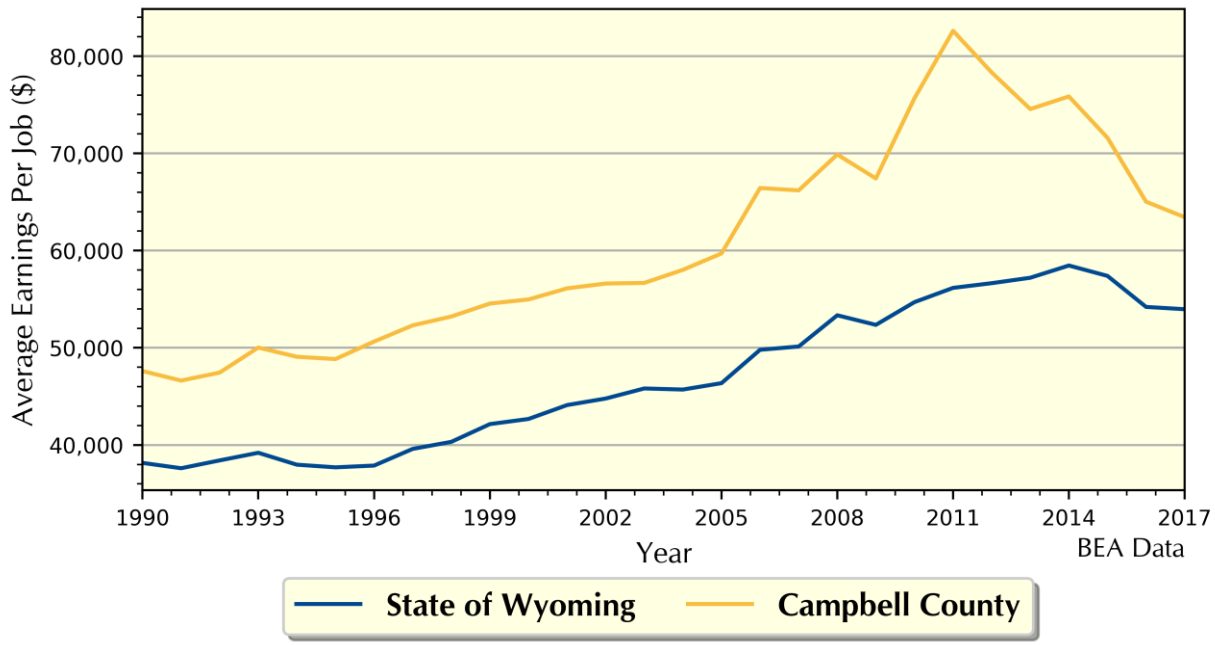
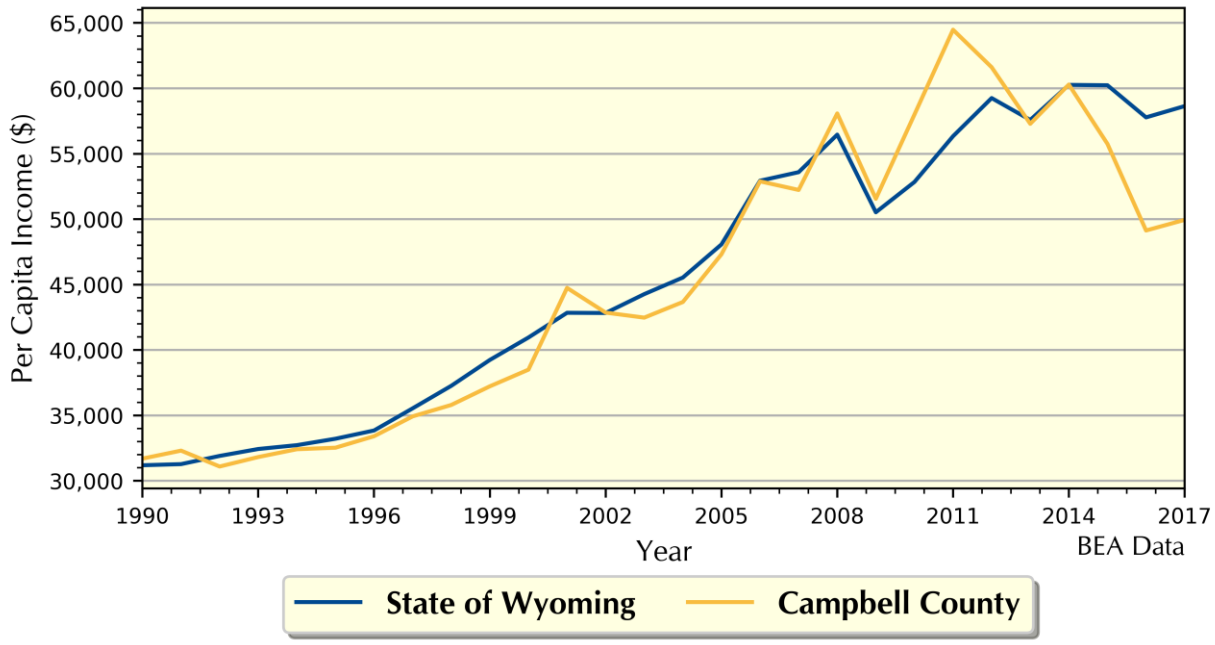


Diagram III.8.7 shows real per capita income for the Campbell County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Campbell County was 45,143 dollars, which was lower than the statewide average of 45,699 dollars over the same period.

Diagram III.8.7
Real Per Capita Income
Campbell 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 increase from 3,117 in 2010 to 4271.0 in 2017, with the poverty rate reaching 9.4 percent in 2017. This compared to a state poverty rate of 10.8 percent and a national rate of 13.4 percent in 2017. Table III.8.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.8.8 on the following page.

The rate of poverty for Campbell County is shown in Table III.8.18. In 2017, there were an estimated 3,625 people (11.6 percent) living in poverty, compared to 7.9 percent living in poverty in 2000. In 2017, some 18.2 percent of those in poverty were under age 6 and 6.0 percent were 65 or older.

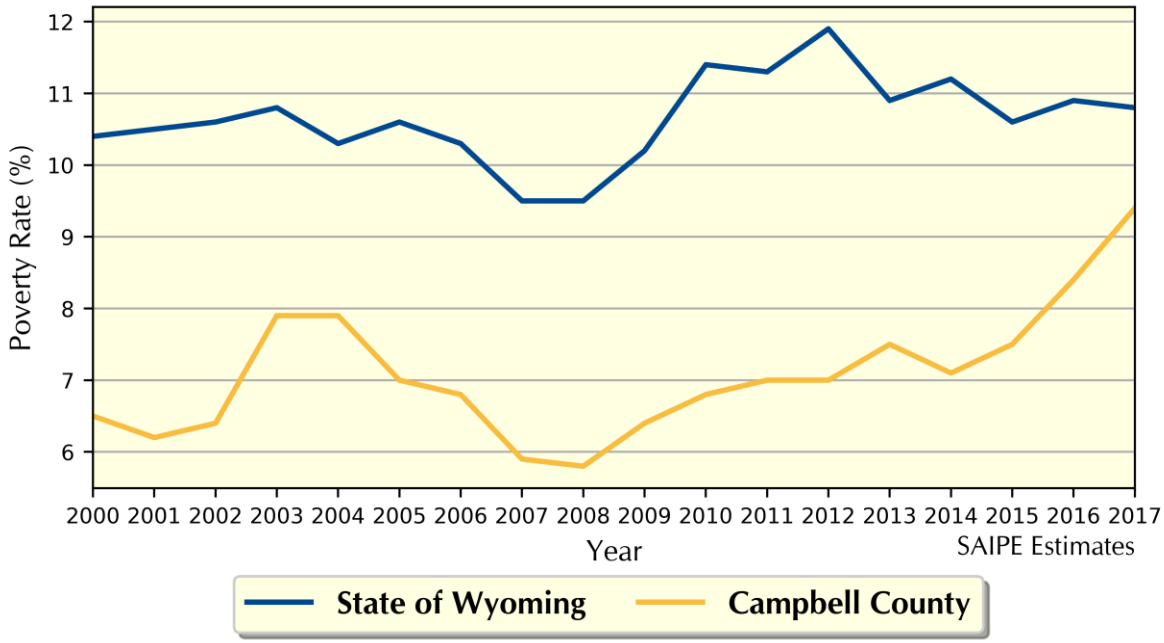
Table III.8.17
Persons in Poverty
Campbell County
2000–2017 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	2,239	6.5%
2001	2,234	6.2%
2002	2,312	6.4%
2003	2,893	7.9%
2004	2,936	7.9%
2005	2,585	7.0%
2006	2,629	6.8%
2007	2,387	5.9%
2008	2,376	5.8%
2009	2,817	6.4%
2010	3,117	6.8%
2011	3,205	7.0%
2012	3,292	7.0%
2013	3,554	7.5%
2014	3,391	7.1%
2015	3,668	7.5%
2016	4,067	8.4%
2017	4,271	9.4%

Table III.8.18
Poverty by Age
City of Gillette
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	191	12.5%	659	18.2%
6 to 17	219	14.3%	827	22.8%
18 to 64	965	62.9%	1,922	53.0%
65 or Older	159	10.4%	217	6.0%
Total	**1,534**	**100.0%**	**3,625**	**100.0%**
Poverty Rate	**7.9%**	**.**	**11.6%**	**.**

Diagram III.8.8
Poverty Rates
Campbell 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 Gillette increased from 17 authorizations in 2017 to 37 in 2018.

The real value of single-family building permits decreased from 404,429 dollars in 2016 to 287,728 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.8.19, as well as in Diagram III.8.9 and Diagram III.8.10.

Table III.8.19
Building Permits and Valuation
City of Gillette
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	123	60	92	95	370	130,767	55,286
1981	198	164	50	182	594	114,758	49,463
1982	24	18	16	0	58	185,597	0
1983	115	8	0	60	183	150,769	49,820
1984	100	2	0	0	102	112,737	0
1985	95	0	4	48	147	129,804	52,420
1986	31	0	0	0	31	149,617	0
1987	15	0	0	0	15	197,368	0
1988	11	0	0	0	11	170,093	0
1989	9	0	0	0	9	242,532	0
1990	15	0	0	0	15	198,792	0
1991	20	0	0	0	20	202,677	0
1992	35	0	0	0	35	207,585	0
1993	41	0	0	0	41	221,469	0
1994	48	0	0	0	48	214,132	0
1995	48	0	0	0	48	194,803	0
1996	66	0	0	0	66	185,886	0
1997	38	0	0	0	38	207,650	0
1998	50	0	0	0	50	183,238	0
1999	37	0	0	0	37	200,298	0
2000	61	0	0	0	61	180,059	0
2001	105	0	0	0	105	179,435	0
2002	144	0	0	0	144	189,527	0
2003	156	0	0	0	156	191,242	0
2004	127	0	0	0	127	203,845	0
2005	190	0	0	73	263	262,369	79,580
2006	158	0	0	61	219	243,558	77,249
2007	393	0	0	604	997	266,937	44,508
2008	270	0	0	72	342	233,357	10,894
2009	241	0	100	0	341	316,303	0
2010	261	0	0	48	309	383,963	159,825
2011	194	0	0	0	194	426,260	0
2012	178	0	0	0	178	454,764	0
2013	122	0	0	0	122	480,252	0
2014	163	0	0	0	163	433,800	0
2015	77	0	0	0	77	471,835	0
2016	18	0	0	0	18	404,429	0
2017	17	0	0	0	17	287,728	0
2018	37	0	0	0	37	271,608	0

Diagram III.8.9
Single-Family Permits
City of Gillette

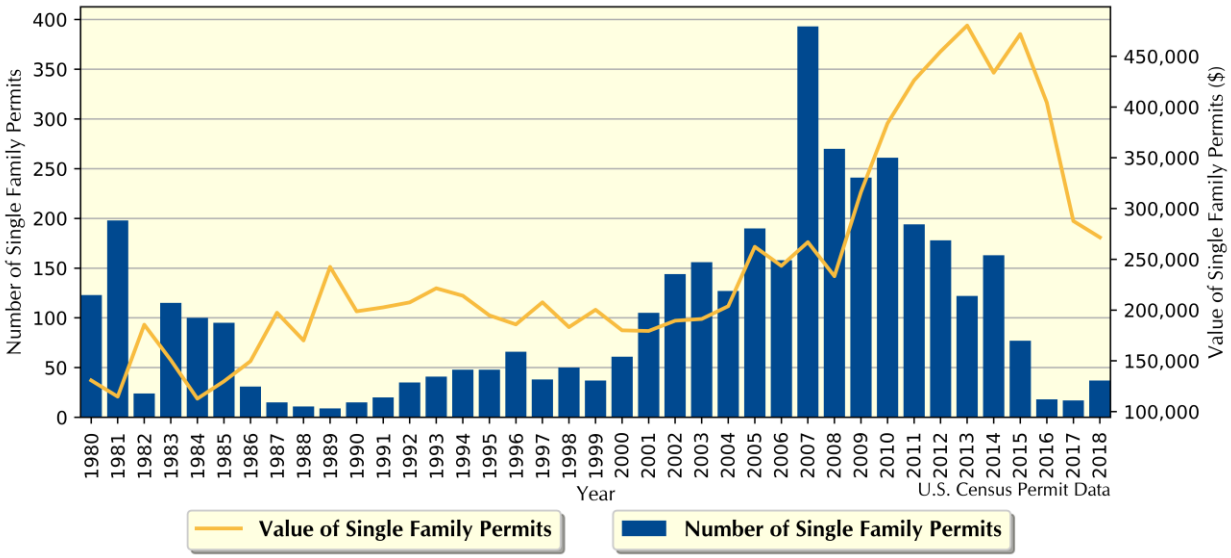
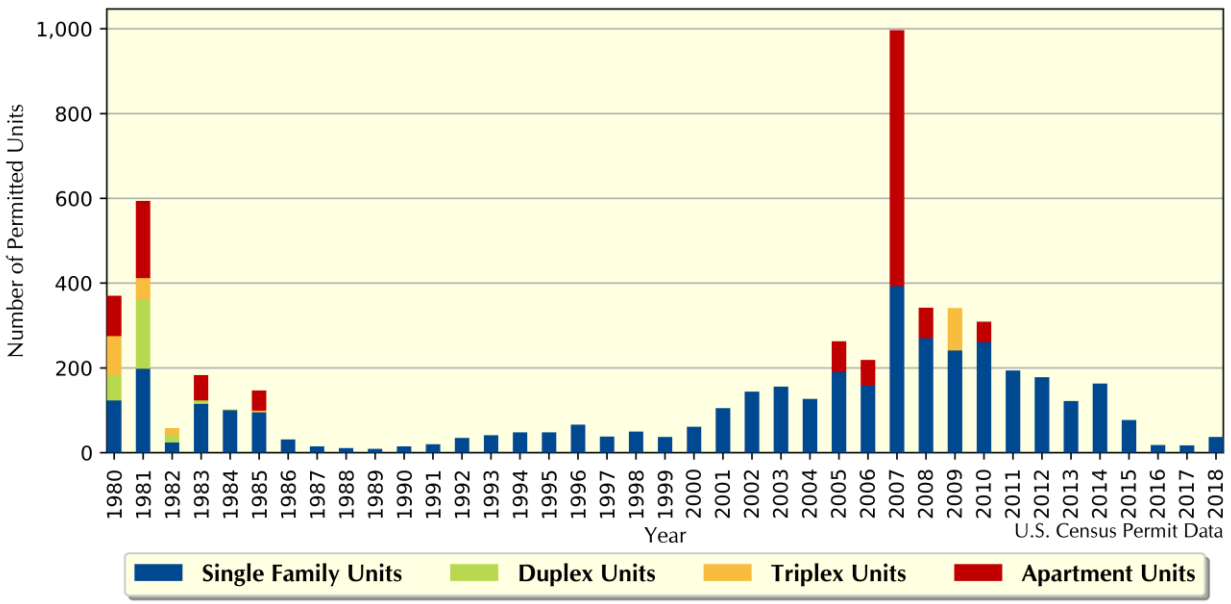


Diagram III.8.10
Total Permits by Unit Type
City of Gillette



Housing Characteristics

Households by type and tenure are shown in Table III.8.20. Family households represented 67.1 percent of households, while non-family households accounted for 32.9 percent. These changed from 66.5 percent and 33.5 percent, respectively.

Table III.8.20
Household Type by Tenure
City of Gillette
2010 Census SF1 & 2017 Five-Year ACS Data

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	7,299	66.5%	7,652	67.1%
Married-Couple Family	5,400	74.0%	5,680	74.2%
Owner-Occupied	4,468	82.7%	4,699	82.7%
Renter-Occupied	932	17.3%	981	17.3%
Other Family	1,899	26.0%	1,972	24.8%
Male Householder, No Spouse Present	764	40.2%	721	38.7%
Owner-Occupied	472	61.8%	364	50.5%
Renter-Occupied	292	38.2%	357	49.5%
Female Householder, No Spouse Present	1,135	59.8%	1,251	57.6%
Owner-Occupied	572	50.4%	474	37.9%
Renter-Occupied	563	49.6%	777	62.1%
Non-Family Households	3,676	33.5%	3,755	32.9%
Owner-Occupied	1,923	52.3%	2,027	54.0%
Renter-Occupied	1,753	47.7%	1,728	46.0%
Total	**10,975**	**100.0%**	**11,407**	**100.0%**

Table III.8.21 below shows housing units by type in 2010 and 2017. In 2010, there were 11,291 housing units, compared with 13,036 in 2017. Single-family units accounted for 56.3 percent of units in 2017, compared to 52.4 in 2010. Apartment units accounted for 19.1 percent in 2017, compared to 18.4 percent in 2010.

Table III.8.21
Housing Units by Type
City of Gillette
2010 & 2017 Five-Year ACS Data

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	5,915	52.4%	7,343	56.3%
Duplex	374	3.3%	246	1.9%
Tri- or Four-Plex	634	5.6%	588	4.5%
Apartment	2,083	18.4%	2,487	19.1%
Mobile Home	2,235	19.8%	2,372	18.2%
Boat, RV, Van, Etc.	50	0.4%	0	0%
Total	**11,291**	**100.0%**	**13,036**	**100.0%**

Table III.8.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 13,036 housing units. An estimated 66.3 percent were owner-occupied, and 12.5 percent were vacant.

Table III.8.22
Housing Units by Tenure
City of Gillette
2010 Census & 2017 Five-Year ACS Data

Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	10,975	90.3%	11,407	87.5%
Owner-Occupied	7,435	67.7%	7,564	66.3%
Renter-Occupied	3,540	32.3%	3,843	33.7%
Vacant Housing Units	1,178	9.7%	1,629	12.5%
Total Housing Units	**12,153**	**100.0%**	**13,036**	**100.0%**

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.8.23. Households earning more than 100,000 dollars per year represented 32.8 percent of households in 2017, compared to 32.4 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 8.6 percent of households in 2017, compared to 5.7 percent in 2000.

Table III.8.23
Households by Income
City of Gillette
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	585	5.7%	979	8.6%
$15,000 to $19,999	275	2.7%	254	2.2%
$20,000 to $24,999	438	4.2%	605	5.3%
$25,000 to $34,999	498	4.8%	838	7.3%
$35,000 to $49,999	1,364	13.2%	1,321	11.6%
$50,000 to $74,999	2,079	20.2%	1,773	15.5%
$75,000 to $99,999	1,730	16.8%	1,892	16.6%
$100,000 or More	3,345	32.4%	3,745	32.8%
Total	**10,314**	**100.0%**	**11,407**	**100.0%**

Table III.8.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 22.7 percent of households in 2010 and 29.3 percent of households in 2017. Housing units built in 1939 or earlier represented 1.6 percent of households in 2017 and 2.3 percent of households in 2010.

Table III.8.24
Households by Year Home Built
City of Gillette
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	240	2.3%	186	1.6%
1940 to 1949	146	1.4%	156	1.4%
1950 to 1959	252	2.4%	372	3.3%
1960 to 1969	730	7.1%	524	4.6%
1970 to 1979	3,299	32.0%	1,992	17.5%
1980 to 1989	2,285	22.2%	2,493	21.9%
1990 to 1999	1,016	9.9%	1,336	11.7%
2000 to 2009	2,346	22.7%	3,344	29.3%
2010 or Later	.	.	1,004	8.8%
Total	**10,314**	**100.0%**	**11,407**	**100.0%**

The distribution of unit types by race are shown in Table III.8.25. An estimated 59.7 percent of white households occupy single-family homes, while 58.3 percent of black households do. Some 16.2 percent of white households occupied apartments, while 41.7 percent of black households do. An estimated 100.0 percent of Asian, and 44.1 percent of American Indian households occupy single-family homes.

Table III.8.25
Distribution of Units in Structure by Race
City of Gillette
2017 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	59.7%	58.3%	44.1%	100.0%	0%	44.4%	20.6%
Duplex	2.1%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	3.4%	0%	0%	0%	0%	0%	36.4%
Apartment	16.2%	41.7%	33.6%	0%	0%	0%	27.3%
Mobile Home	18.6%	0%	22.4%	0%	0%	55.6%	15.8%
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.8.26. By 2017, for rent units accounted for 42.7 percent of vacant units, while for sale units accounted for 19.0 percent. "Other" vacant units accounted for 19.3 percent of vacant units, representing a total of 314 "other" vacant units.

Table III.8.26
Disposition of Vacant Housing Units
City of Gillette
2010 Census & 2017 Five-Year ACS Data

Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	561	47.6%	695	42.7%
For Sale	183	15.5%	310	19.0%
Rented Not Occupied	37	3.1%	23	1.4%
Sold Not Occupied	25	2.1%	47	2.9%
For Seasonal, Recreational, or Occasional Use	158	13.4%	222	13.6%
For Migrant Workers	35	3.0%	18	1.1%
Other Vacant	179	15.2%	314	19.3%
Total	**1,178**	**100.0%**	**1,629**	**100.0%**

Table III.8.27, below shows the number of households in the county by number of bedrooms and tenure. There were 71 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 5.1 percent of total households in City of Gillette. In City of Gillette the 6,229 households with three bedrooms accounted for 22.0 percent of all households,and there were only 660 five-bedroom or more households, which accounted for 19.3 percent of all households.

Table III.8.27
Households by Number of Bedrooms
City of Gillette
2017 5-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	23	71	94	100.0
One	93	531	666	0.7
Two	757	1,572	2,868	5.1
Three	4,022	1,422	6,229	22.0
Four	2,023	247	2,519	47.8
Five or more	646	0	660	19.3
Total	**11,407**	**3,843**	**13,036**	**100.0**

The age of a structure influences its value. As shown in Table III.8.28, structures built in 1939 or earlier had a median value of, 229,700 while structures built between 1950 and 1959 had a median value of 205,200 and those built between 1990 to 1999 had a median value of 176,300. 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 296,900 and, 215,800 respectively. The total median value in City of Gillette was 203,900.

Table III.8.28
Owner Occupied Median Value by Year Structure Built
City of Gillette
2017 5-Year ACS Data

Year Structure Built	Median Value
1939 or earlier	229,700
1940 to 1949	152,300
1950 to 1959	205,200
1960 to 1969	173,400
1970 to 1979	206,000
1980 to 1989	204,900
1990 to 1999	176,300
2000 to 2009	195,200
2010 to 2013	296,900
2014 or later	215,800
Median Value	**203,900**

Household mortgage status is reported in Table III.8.29. In, City of Gillette households with a mortgage accounted for 68.9 percent of all households or 5,211 housing units, and the remaining 65.2 percent or 4,934 units had no mortgage. Of those units with a mortgage, 277 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 4,934 or 65.2 percent had no second mortgage or no home equity loan.

Table III.8.29
Mortgage Status
City of Gillette
2017 5-Year ACS Data

Mortgage Status	City of Gillette	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	5,211	68.9
With either a second mortgage or home equity loan, but not both	277	3.7
Second mortgage only	165	2.2
Home equity loan only	112	1.5
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	4,934	65.2
Housing units without a mortgage	2,353	31.1
Total	7,564	100.0%

Table III.8.30 lists the City of Gillette median rent as $824 and the median home value as $203,900.

Table III.8.30
Median Rent
City of Gillette
2017 5-Year ACS Data

Place	Rent
Median Rent	$824
Median Home Value	$203,900

Housing Problems

The Census identified the following four housing problems in the CHAS data. Households are considered to have housing problems if they have one of more of the four problems.

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. Household is overcrowded; and
4. Household is cost burdened.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table III.8.31. In 2017, an estimated 3.2 percent of households were overcrowded, and an additional 0.2 percent were severely overcrowded.

Table III.8.31
Overcrowding and Severe Overcrowding
City of Gillette
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	6,868	97.1%	177	2.5%	28	0.4%	7,073
2017 Five-Year ACS	7,444	98.4%	106	1.4%	14	0.2%	7,564
Renter							
2010 Five-Year ACS	3,050	94.1%	161	5.0%	30	0.9%	3,241
2017 Five-Year ACS	3,573	93.0%	260	6.8%	10	0.3%	3,843
Total							
2010 Five-Year ACS	9,918	96.2%	338	3.3%	58	0.6%	10,314
2017 Five-Year ACS	11,017	96.6%	366	3.2%	24	0.2%	11,407

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 14 households with incomplete plumbing facilities in 2017, representing 0.1 percent of households in City of Gillette. This is compared to 1.6 percent of households lacking complete plumbing facilities in 2010.

Table III.8.32
Households with Incomplete Plumbing Facilities
City of Gillette
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	10,146	11,393
Lacking Complete Plumbing Facilities	168	14
Total Households	**10,314**	**11,407**
Percent Lacking	**1.6%**	**0.1%**

There were 82 households lacking complete kitchen facilities in 2017, compared to 185 households in 2010. This was a change from 1.8 percent of households in 2010 to 0.7 percent in 2017.

Table III.8.33
Households with Incomplete Kitchen Facilities
City of Gillette
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	10,129	11,325
Lacking Complete Kitchen Facilities	185	82
Total Households	**10,314**	**11,407**
Percent Lacking	**1.8%**	**0.7%**

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 Gillette 16.3 percent of households had a cost burden and 9.2 percent had a severe cost burden. Some 23.2 percent of renters were cost burdened, and 14.4 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 9.4 percent and a severe cost burden rate of 3.1 percent. Owner occupied households with a mortgage had a cost burden rate of 14.4 percent, and severe cost burden at 8.1 percent.

Table III.8.34
Cost Burden and Severe Cost Burden by Tenure
City of Gillette
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	4,285	83.4%	596	11.6%	257	5.0%	0	0%	5,138
2017 Five-Year ACS	3,988	76.5%	752	14.4%	422	8.1%	49	0.9%	5,211
Owner Without a Mortgage									
2010 Five-Year ACS	1,892	97.8%	32	1.7%	11	0.6%	0	0%	1,935
2017 Five-Year ACS	2,048	87.0%	221	9.4%	74	3.1%	10	0.4%	2,353
Renter									
2010 Five-Year ACS	2,486	76.7%	439	13.5%	252	7.8%	64	2.0%	3,241
2017 Five-Year ACS	2,259	58.8%	890	23.2%	555	14.4%	139	3.6%	3,843
Total									
2010 Five-Year ACS	8,663	84.0%	1,067	10.3%	520	5.0%	64	0.6%	10,314
2017 Five-Year ACS	8,295	72.7%	1,863	16.3%	1,051	9.2%	198	1.7%	11,407

Housing Problems by Income

Table III.8.35
Median Family Income
Campbell County
2000–2018 HUD MFI

Year	MFI	State of Wyoming MFI
2000	57,600	44,700
2001	57,600	45,500
2002	59,900	47,200
2003	60,300	51,600
2004	66,300	54,500
2005	66,300	55,250
2006	69,600	58,800
2007	69,200	58,800
2008	71,800	59,450
2009	78,300	63,900
2010	84,000	66,100
2011	86,800	66,800
2012	88,000	67,700
2013	89,200	70,000
2014	87,900	71,400
2015	89,700	72,400
2016	87,000	73,300
2017	90,400	74,700
2018	92,600	79,600

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.8.35 shows that the HUD estimated MFI for Campbell County was $92,600 in 2018. This compared to Wyoming's MFI of $79,600. Diagram III.8.11, illustrates the estimated MFI for 2000 through 2018 in Campbell County.

Table III.8.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 740 owner-occupied and 885 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 240 owner-occupied 515 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 8,430 households without a housing problem.

Diagram III.8.11
Estimated Median Family Income
Campbell County vs. Wyoming
HUD Data: 2000 - 2019

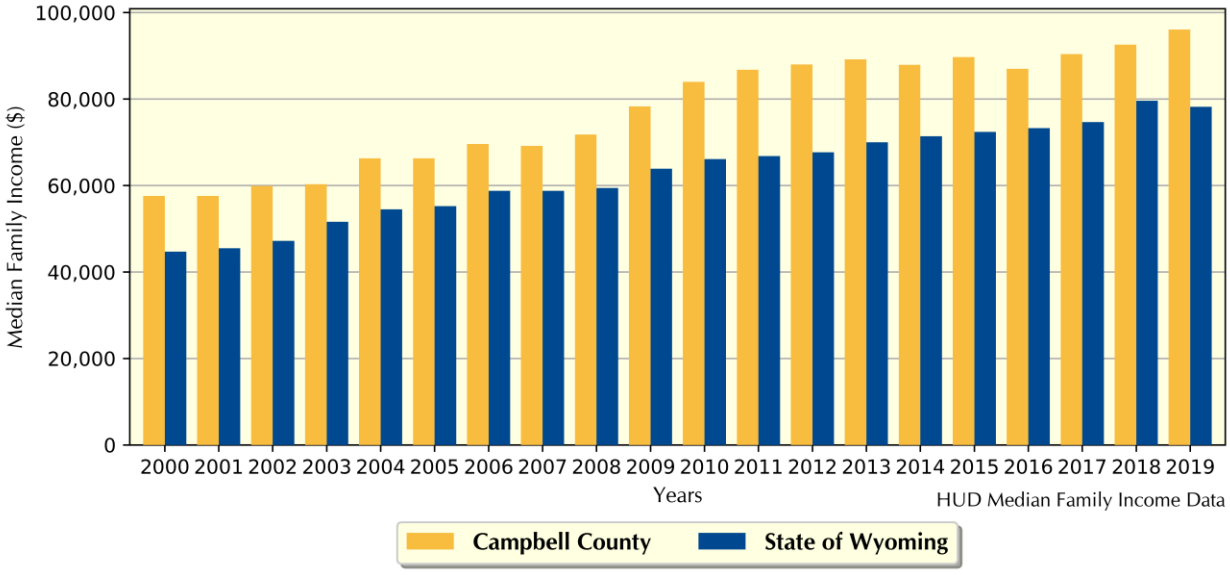


Table III.8.36
Housing Problems by Income and Tenure
City of Gillette
2010–2018 HUD CHAS Data

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	45	45
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	10	0	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	45	60	0	25	130
Housing cost burden greater than 50% of income (and none of the above problems)	125	115	0	0	0	240
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	65	260	200	105	110	740
Zero/negative income (and none of the above problems)	25	0	0	0	0	25
Has none of the 4 housing problems	55	365	650	630	4,685	6,385
Total	**270**	**795**	**910**	**735**	**4,865**	**7,575**
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	15	50	15	0	0	80
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	15	20	10	15	60
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	25	40	60	0	70	195
Housing cost burden greater than 50% of income (and none of the above problems)	425	90	0	0	0	515
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	305	385	195	0	0	885
Zero/negative income (and none of the above problems)	45	0	0	0	0	45
Has none of the 4 housing problems	95	175	660	275	840	2,045
Total	**910**	**755**	**950**	**285**	**925**	**3,825**
Total						
Lacking complete plumbing or kitchen facilities	15	50	15	0	45	125
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	25	20	10	15	70
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	25	85	120	0	95	325
Housing cost burden greater than 50% of income (and none of the above problems)	550	205	0	0	0	755
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	370	645	395	105	110	1,625
Zero/negative income (and none of the above problems)	70	0	0	0	0	70
Has none of the 4 housing problems	150	540	1,310	905	5,525	8,430
Total	**1,180**	**1,550**	**1,860**	**1,020**	**5,790**	**11,400**

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.8.37 presents some basic statistics about the completed surveys.

Table III.8.37
Survey of Rental Properties
City of Gillette
2019 Survey of Rental Properties

Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	95	2,946	5.7	168

Table III.8.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 234 single-family units in City of Gillette, with 8 of them available. This translates into a vacancy rate of 3.4 percent in City of Gillette, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 2,256 apartment units reported in the survey, with 141 of them available, which resulted in a vacancy rate of 6.2 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

Table III.8.38
Rental Vacancy Survey by Type
City of Gillette
2019 Survey of Rental Properties

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	234	8	3.4%
Apartments	2,256	141	6.2%
Mobile Homes	74	12	16.2%
"Other" Units	240	4	1.7%
Don't Know	102	2	2.0%
Total	**2,946**	**168**	**5.7%**

Table III.8.39, reports units by bedroom size. As can be seen there were 717 two bedroom apartment units and 311 three bedroom units. Overall, the 820 two bedroom units accounted for 27.8 percent of all units, and the 444 three bedroom units accounted for 15.1 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 1,264 units listed as "Don't Know". Additional details for additional unit types are reported.

Table III.8.39
Rental Units by Bedroom Size
City of Gillette
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	2	0	0	.	2
One	1	394	0	0	.	395
Two	11	717	14	54	.	820
Three	31	311	52	34	.	444
Four	13	5	3	0	.	21
Don't Know	178	827	5	152	102	1,264
Total	**234**	**2,256**	**74**	**240**	**102**	**2,946**

Table III.8.40 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 9.7 percent.

Table III.8.41 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 7.7 percent.

Table III.8.40
Single-Family Units by Bedroom Size
City of Gillette
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	1	0	0%
Two	11	0	0%
Three	31	3	9.7%
Four	13	0	0%
Don't know	178	5	2.8%
Total	**234**	**8**	**3.4%**

Table III.8.41
Apartment Units by Bedroom Size
City of Gillette
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	2	0	0%
One	394	27	6.9%
Two	717	55	7.7%
Three	311	8	2.6%
Four	5	0	0%
Don't know	827	51	6.2%
Total	**2,256**	**141**	**6.2%**

Average market-rate rents by unit type are shown in Table III.8.42. 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.8.42
Average Market Rate Rents by Bedroom Size
City of Gillette
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$.	$573	$.	$.	$573
One	$450	$636	$.	$.	$631
Two	$761	$678	$950	$1,058	$739
Three	$1,029	$803	$878	$1,050	$928
Four	$1,506	$900	$1,450	$.	$1,404
Total	**$1145.7**	**$674.6**	**$940.8**	**$1013.8**	**$877.8**

Table III.8.43 shows the average rental rates for assisted units by bedroom size and unit type. Since assistance is often based on income of the resident or other case by case determinations average assisted rents can vary across bedroom size.

Table III.8.43
Average Assisted Rate Rents by Bedroom Size
City of Gillette
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$0	$0	$0	$0	$0
One	$0	$545.5	$0	$0	$545.5
Two	$0	$665.3	$0	$0	$665.3
Three	$0	$794.4	$1150.0	$0	$853.7
Four	$0	$809.0	$0	$0	$809.0
Total	**$0**	**$686.8**	**$1150.0**	**$0**	**$753.0**

Table III.8.44 shows vacancy rates for single-family units by average rental rates for City of Gillette. The most common rent for single-family units was above 1,500 dollars and the units in this price range had a vacancy rate of 2.9 percent.

Table III.8.44
Single-Family Market Rate Rents by Vacancy Status
City of Gillette
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	8	0	0%
$750 to $999	11	0	0%
$1,000 to $1,249	102	3	2.9%
$1,250 to $1,499	105	3	2.9%
Above $1,500	2	1	50.0%
Missing	6	1	16.7%
Total	**234**	**8**	**3.4%**

The average rent and availability of apartment units is displayed in Table III.8.45. The most common rent for apartment rents was between 1,000 and 1,250 dollars and the units in this price range had a vacancy rate of 0.2 percent.

Table III.8.45
Apartment Market Rate Rents by Vacancy Status
City of Gillette
2019 Survey of Rental Properties

Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than $500	13	0	0%
$500 to $749	718	100	13.9%
$750 to $999	802	2	0.2%
$1,000 to $1,249	0	0	0%
$1,250 to $1,499	0	0	0%
Above $1,500	0	0	0%
Missing	723	39	5.4%
Total	**2,256**	**141**	**6.2%**

Respondents were asked if utilities are included in the rent and as shown in Table III.8.46, 44 respondents, or 57.9 percent, included some sort of utility in the rent.

Table III.8.46
Are there any utilities included with the rent?
City of Gillette
2019 Survey of Rental Properties

Period	Respondent
Yes	44
No	32
% Offering Utilities	**57.9%**

The type of utility included in the rent is shown in Table III.8.47. There were 409 respondents who included electricity, 617 respondents who included natural gas, 1,766 respondents who included water and sewer and 1,746 respondents included trash collection in the rent.

Table III.8.47
Which utilities are included with the rent?
City of Gillette
2019 Survey of Rental Properties

Type of Utility Provided	Respondent
Electricity	409
Natural Gas	617
Water/Sewer	1,766
Trash Collection	1,746

Perceived Need for Housing Units

Table III.8.48 shows the number of survey respondents who keep a waiting list. As can be seen 14 respondents said they keep a waitlist, with an estimated 188 number of persons on the wait list.

Table III.8.48
Do you keep a waiting list?
City of Gillette
2019A Survey of Rental Properties

Period	Respondent
Yes	14
No	60
Waitlist Size	**188**

Table III.8.49 shows the condition of rental units by unit type for City of Gillette. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported 1,641 units were in good condition, or 55.7 percent and 391 units, or 13.3 percent, being in average condition. Details by unit type and condition are displayed.

Table III.8.49
Condition by Unit Type
City of Gillette
2019A Survey of Rental Properties

Conditions	Units	Percent of Total
Poor	0	0%
Fair	18	0.6%
Average	391	13.3%
Good	1,641	55.7%
Excellent	613	20.8%
Don't Know	0	0%
Total	**2,946**	**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.8.50, 1 respondent said they would prefer more single family units, 1 respondent wanted more apartment units, and 15 respondents indicated they would prefer more units of any type.

Table III.8.50
If you had the opportunity to own/manage more units, how many would you prefer
City of Gillette
2019A Survey of Rental Properties

Unit Type	Respondents citing more units
Single family units	1
Duplex Units	1
Apartments	1
Mobile homes	0
Other	0
All types	15
Total	**18**

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).

Table III.8.51
Households with Housing Problems by Income
City of Gillette
2011-2015 HUD CHAS Data

Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	195	765	960
30.1-50% HAMFI	430	575	1,005
50.1-80% HAMFI	255	285	540
80.1-95% HAMFI	90	10.0	100
95 – 115% HAMFI	50	90.0	140
115.1% HAMFI or more	140	0	140
Total	1,160	1,725	2,885
Without Housing Problems			
30% HAMFI or less	55	95	150
30.1-50% HAMFI	365	180	545
50.1-80% HAMFI	650	665	1,315
80.1-95% HAMFI	490	160	650
95 – 115% HAMFI	885	195	1,080
115.1% HAMFI or more	3,945	760	4,705
Total	6,390	2,055	8,445
Not Computed			
30% HAMFI or less	25.0	45.0	70
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	25.0	45.0	70
Total			
30% HAMFI or less	275	905	1,180
30.1-50% HAMFI	795	755	1,550
50.1-80% HAMFI	905	950	1,855
80.1-95% HAMFI	580	170	750
95 – 115% HAMFI	935	285	1,220
115.1% HAMFI or more	4,085	760	4,845
Total	**7,575**	**3,825**	**11,400**

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

horizon. As can be seen there were a total of 1,160 owner occupied and 1,725 renter occupied households experiencing a housing problem.

Table III.8.52 shows the total estimated housing by tenure for City of Gillette. As can be seen, in 2030 there are estimated to be a total of 9,285 owner and 4,813 renter occupied households or a total of 14,098 households. By 2050 there are estimated to be 13,371 owner, 7,116 renter for a total of 20,487 households in City of Gillette.

Table III.8.52
Total Estimated Housing Forecast
City of Gillette
Strong Growth Scenario

Year	Owner	Renter	Total
2017	7,599	3,908	11,507
2020	7,523	3,869	11,392
2025	8,374	4,322	12,696
2030	9,285	4,813	14,098
2035	10,246	5,341	15,587
2040	11,241	5,898	17,139
2045	12,279	6,488	18,767
2050	13,371	7,116	20,487

Table III.8.53, below shows the incremental housing demand for City of Gillette. 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 1,686 owner-occupied and 905 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 Gillette will see an additional 8,980 households, of which 969 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 1,486 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.8.53
Incremental Housing Demand Forecast
City of Gillette
Strong Growth Scenario

Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	0	0	28.0	61	96	132	170	210
30.1-50%	0	0	81.0	177	278	382	491	606
50.1-80%	0	0	93	201	316	435	559	690
80.1-95%	0	0	59.0	129	203	279	358	442
95.1-115%	0	0	96	208	327	450	578	712
115+%	0	0	418	909	1,427	1,964	2,524	3,113
Total	**0**	**0**	**775**	**1,686**	**2,647**	**3,642**	**4,680**	**5,772**
				Renter				
0-30%	0	0	98	214	339	471	610	759
30.1-50%	0	0	82	179	283	393	509	633
50.1-80%	0	0	103	225	356	494	641	797
80.1-95%	0	0	18.0	40.0	64	88	115	143
95.1-115%	0	0	31.0	67.0	107	148	192	239
115+%	0	0	82	180	285	395	513	637
Total	**0**	**0**	**414**	**905**	**1,433**	**1,990**	**2,580**	**3,208**
				Total				
0-30%	0	0	126	275	435	603	780	969
30.1-50%	0	0	163	356	561	775	1,000	1,239
50.1-80%	0	0	195	426	672	929	1,200	1,486
80.1-95%	0	0	78	169	266	367	473	585
95.1-115%	0	0	127	276	433	598	770	951
115+%	0	0	500	1,089	1,712	2,359	3,036	3,750
Total	**0**	**0**	**1,189**	**2,591**	**4,080**	**5,632**	**7,260**	**8,980**

Table III.8.54 shows the Incremental Total Housing Need Forecast for City of Gillette. 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 2,926 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 6,936 owner and 4,970 renter occupied households for a total of 11,906 quality households.

Table III.8.54
Incremental Total Housing Need Forecast
City of Gillette
Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	196	194	224	257	292	328	366	405
30.1-50%	431	427	513	608	709	814	923	1,037
50.1-80%	256	253	348	457	572	691	815	945
80.1-95%	90	89	150	219	293	369	449	532
95.1-115%	50	50	146	258	377	500	628	763
115+%	140	139	558	1,050	1,568	2,104	2,664	3,253
Total	**1,164**	**1,152**	**1,939**	**2,850**	**3,811**	**4,806**	**5,844**	**6,936**
				Renter				
0-30%	782	774	880	996	1,121	1,252	1,392	1,541
30.1-50%	587	582	669	766	870	980	1,097	1,221
50.1-80%	291	288	394	516	647	785	932	1,088
80.1-95%	10.0	10.0	29	50	74	99	125	153
95.1-115%	92.0	91.0	123.0	159	199	240	284	331
115+%	0	0	82	180	285	395	513	637
Total	**1,762**	**1,745**	**2,176**	**2,667**	**3,195**	**3,752**	**4,342**	**4,970**
				Total				
0-30%	977	967	1,103	1,253	1,412	1,580	1,758	1,946
30.1-50%	1,019	1,009	1,182	1,374	1,579	1,794	2,019	2,258
50.1-80%	547	542	742	973	1,219	1,476	1,747	2,033
80.1-95%	101	99	178	270	367	468	574	685
95.1-115%	142	141	269	418	576	740	912	1,094
115+%	140	139	641	1,229	1,853	2,500	3,177	3,891
Total	**2,926**	**2,897**	**4,115**	**5,517**	**7,006**	**8,558**	**10,186**	**11,906**

City of Green River

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

Population Estimates

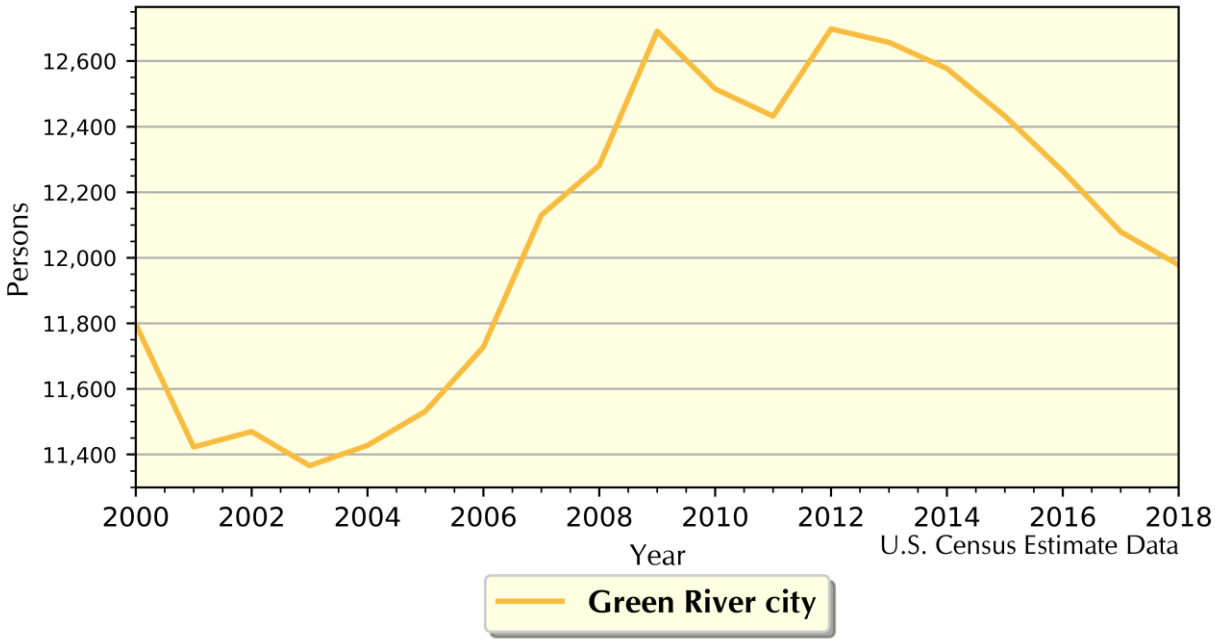
Table III.9.1 shows the population estimates for the City of Green River. In 2018, the city's population was 11,978, a -0.8% change from 2017. The population decreased -4.3 percent since 2010, from 12,515 people to 11,978 people in 2018. This data is also displayed in Diagram III.9.1 on the following 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 Green River. Although a city may span several counties, for the county level data pieces, Sweetwater County was selected. For a more in-depth county level view, please refer to Sweetwater County in Volume II of this profile.

Table III.9.1
Population Estimates
City of Green River
Census Population Estimates

Year	Population	Percent Yearly Change
2000	11,798	.
2001	11,423	-3.2%
2002	11,470	0.4%
2003	11,366	-0.9%
2004	11,428	0.5%
2005	11,532	0.9%
2006	11,728	1.7%
2007	12,130	3.4%
2008	12,282	1.3%
2009	12,691	3.3%
2010	12,515	-1.4%
2011	12,432	-0.7%
2012	12,698	2.1%
2013	12,657	-0.3%
2014	12,577	-0.6%
2015	12,432	-1.2%
2016	12,264	-1.4%
2017	12,079	-1.5%
2018	11,978	-0.8%

Diagram III.9.1
Population Estimates
City of Green River



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

Table III.9.2
In-Migration by Age Cohort
City of Green River
Wyoming DOT Data

Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
					In				
14-17	1	9	9	7	4	2	6	1	2
18-22	28	36	36	29	26	17	29	25	14
23-25	250	36	37	19	26	23	19	15	9
26-35	62	116	85	93	89	85	60	67	31
36-45	32	60	61	46	57	46	51	48	30
46-55	25	39	47	43	39	33	30	35	12
56-65	10	27	19	16	17	23	21	20	9
66 +	1	8	18	10	11	9	13	19	10
Total	**181**	**331**	**312**	**263**	**269**	**238**	**229**	**230**	**117**

The shaded areas in Diagram III.9.2 and Diagram III.9.3 represents in and out- migration, with the white line depicting net migration. The maximum net migration occurred in 2008 with 735 people entering and the lowest net migration occurred in 2018 with 824 leaving Sweetwater County.

Diagram III.9.2
In-Migration
City of Green River
2011 – 2019 First Half

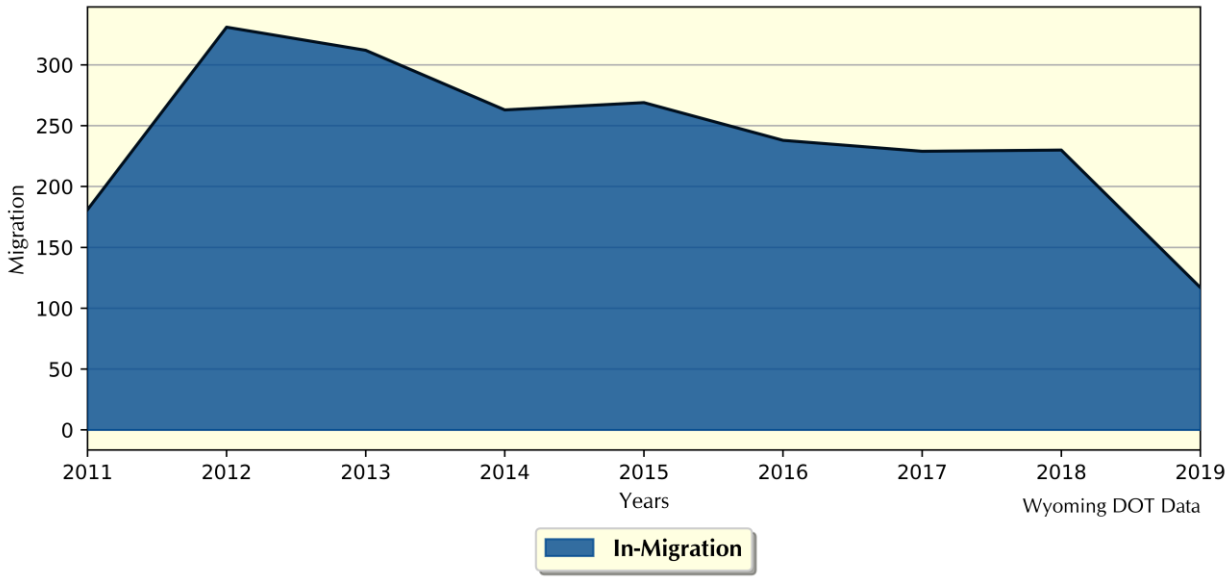


Diagram III.9.3
Migration Trends
Sweetwater County
2000 – 2019 First Half

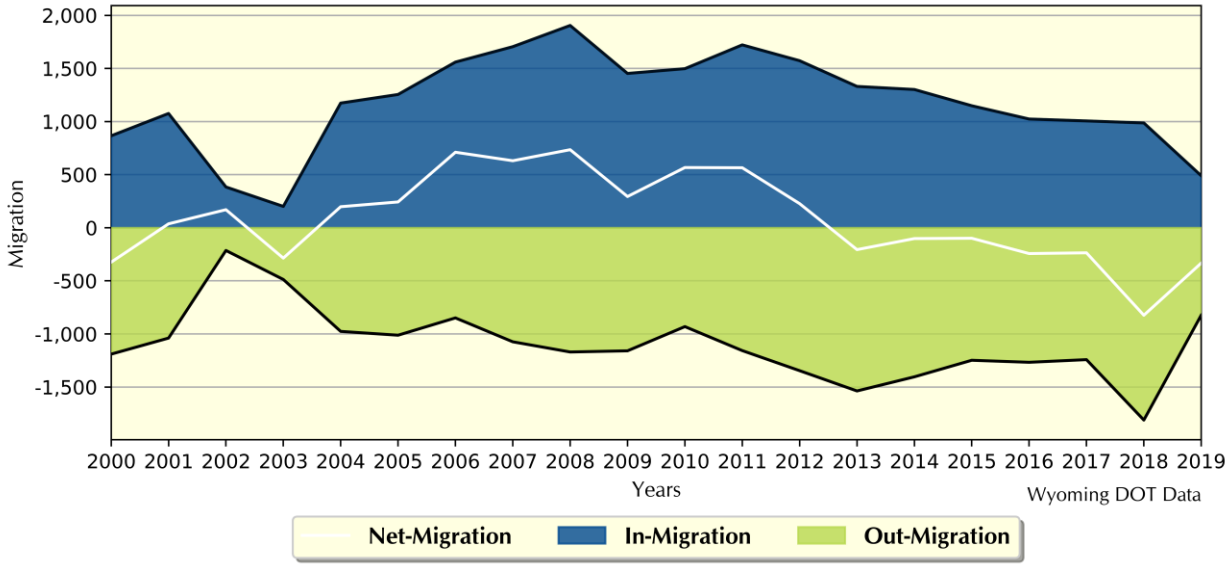


Table III.9.3 shows net-migration for Sweetwater County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 16 to 17, with 3.0 persons leaving Sweetwater County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 139 persons leaving Sweetwater County.

Table III.9.3
Net-Migration by Age Range
Sweetwater County
Wyoming DOT Data

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

Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data[9], 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 Green River population by race and ethnicity is shown in Table III.9.4. The white population decreased by 3.2 percent, representing 93.3 percent of the population in 2017, compared with the black population, which increased by 21.1 percent and accounted for 0.2 percent of the population. The Hispanic population represented 16.7 percent of the population, which increased from 6,689 to 6,924 people between 2010 and 2017, or by 3.5 percent.

Table III.9.4
Population by Race and Ethnicity
City of Green River
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	11,521	92.1%	11,570	93.3%
Black	53	0.4%	21	0.2%
American Indian	106	0.8%	220	1.8%
Asian	61	0.5%	122	1.0%
Native Hawaiian/ Pacific Islander	8	0.1%	0	0%
Other	518	4.1%	275	2.2%
Two or More Races	248	2.0%	188	1.5%
Total	**12,515**	**100.0%**	**12,396**	**100.0%**
Non-Hispanic	10,833	86.6%	10,322	83.3%
Hispanic	1,682	13.4%	2,074	16.7%

The change in race and ethnicity between 2010 and 2017 is shown in Table III.9.5. During this time, the total non-Hispanic population was 10,322 persons in 2017. The Hispanic population was 2,074.

Table III.9.5
Population by Race and Ethnicity
City of Green River
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	10,486	96.8%	9,989	96.8%
Black	52	0.5%	21	0.2%
American Indian	78	0.7%	51	0.5%
Asian	58	0.5%	122	1.2%
Native Hawaiian/ Pacific Islander	8	0.1%	0	0%
Other	13	0.1%	0	0%
Two or More Races	138	1.3%	139	1.3%
Total Non-Hispanic	**10,833**	**100.0%**	**10,322**	**100.0%**
Hispanic				
White	1,035	61.5%	1,581	76.2%
Black	1	0.1%	0	0%
American Indian	28	1.7%	169	8.1%
Asian	3	0.2%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	505	30.0%	275	13.3%
Two or More Races	110	6.5%	49	2.4%
Total Non-Hispanic	**1,682**	**100.0**	**2,074**	**100.0%**
Total Population	**12,515**	**100.0%**	**12,396**	**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.9.6, between 2000 and 2010, the institutionalized population changed -40.4 percent in City of Green River, from 99 people in 2000 to 59 in 2010. The non-institutionalized population changed 0%, from 0 in 2000 to 0 in 2010.

Table III.9.6
Group Quarters Population
City of Green River
2000 & 2010 Census SF1 Data

Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	44	44.4%	0	0%	-100.0%
Juvenile Facilities	.	.	3	5.1%	.
Nursing Homes	55	55.6%	56	94.9%	1.8%
Other Institutions	0	0%	0	0%	0%
Total	**99**	**100.0%**	**59**	**100.0%**	**-40.4%**
Non-Institutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	0	0%	0	0%	0%
Total	**0**	**100.0%**	**0**	**100.0%**	**0%**
Group Quarters Population	**99**	**100.0%**	**59**	**100.0%**	**-40.4%**

Foreign Born Populations

The number of foreign born persons is shown in Table III.9.7. An estimated 1.9 percent of the population was born in Mexico, some 1.0 percent were born in El Salvador, and another 0.3 percent were born in Thailand .

Table III.9.7
Place of Birth for the Foreign-Born Population
City of Green River
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	239	1.9%
#2 country of origin	El Salvador	130	1.0%
#3 country of origin	Thailand	31	0.3%
#4 country of origin	England	25	0.2%
#5 country of origin	Ethiopia	21	0.2%
#6 country of origin	Italy	20	0.2%
#7 country of origin	Korea	13	0.1%
#8 country of origin	Philippines	12	0.1%
#9 country of origin	Greece	8	0.1%
#10 country of origin	Russia	8	0.1%

Limited English Proficiency and the language spoken at home are shown in Table III.9.8. An estimated 3.4 percent (391 people) of the population speaks Spanish at home, followed by 0.1 percent (15 people) speaking Other Indo-European languages

Table III.9.8
Limited English Proficiency and Language Spoken at Home
City of Green River
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	391	3.4%
#2 LEP Language	Other Indo-European languages	15	0.1%
#3 LEP Language	French, Haitian, or Cajun	14	0.1%
#4 LEP Language	Chinese	13	0.1%
#5 LEP Language	Russian, Polish, or other Slavic languages	8	0.1%
#6 LEP Language	Vietnamese	7	0.1%
#7 LEP Language	Arabic	0	0%
#8 LEP Language	German or other West Germanic languages	0	0%
#9 LEP Language	Korean	0	0%
#10 LEP Language	Other Asian and Pacific Island languages	0	0%

Disability

Disability by age, as estimated by the 2017 ACS, is shown in Table III.9.9. The disability rate for females was 10.5 percent, compared to 12.3 percent for males. The disability rate grew precipitously higher with age, with 56.2 percent of those over 75 experiencing a disability.

Table III.9.9
Disability by Age
City of Green River
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	25	2.3%	22	1.7%	47	2.0%
18 to 34	147	10.6%	92	7.0%	239	8.8%
35 to 64	380	15.2%	295	11.1%	675	13.1%
65 to 74	129	24.7%	131	28.6%	260	26.5%
75 or Older	62	36.0%	118	79.7%	180	56.2%
Total	**743**	**12.3%**	**658**	**10.5%**	**1,401**	**11.4%**

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.9.10. Some 6.4 percent have an ambulatory disability, 6.0 percent have an independent living disability, and 2.4 percent have a self-care disability.

Table III.9.10
Total Disabilities Tallied: Aged 5 and Older
City of Green River
2017 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	502	4.1%
Vision disability	272	2.2%
Cognitive disability	551	4.8%
Ambulatory disability	743	6.4%
Self-Care disability	277	2.4%
Independent living disability	545	6.0%

Education and Employment

Education and employment data from the City of Green River 2017 Five-Year ACS is presented in Table III.9.11, Table III.9.12, and Table III.9.13. In 2017, 6,601 people were in the labor force, including 6,220 employed and 381 unemployed people. The unemployment rate for City of Green River was estimated at 5.8 percent in 2017.

Table III.9.11
Employment, Labor Force and Unemployment
City of Green River
2017 Five-Year ACS Data

Employment Status	2017 Five-Year ACS
Employed	6,220
Unemployed	381
Labor Force	**6,601**
Unemployment Rate	5.8%

Table III.9.12 and Table III.9.13 show educational attainment in City of Green River. In 2017, 93.3 percent of households had a high school education or greater, including 33.0 percent with a high school diploma or equivalent, 40.1 percent with some college, 14.9 percent with a Bachelor's Degree, and 5.2 percent with a graduate or professional degree.

Table III.9.12
High School or Greater Education
City of Green River
2017 Five-Year ACS Data

Education Level	Households
High School or Greater	4,135
Total Households	4,430
Percent High School or Above	**93.3%**

Table III.9.13
Educational Attainment
City of Green River
2017 Five-Year ACS Data

Education Level	Population	Percent
Less Than High School	624	6.8%
High School or Equivalent	3,040	33.0%
Some College or Associates Degree	3,697	40.1%
Bachelor's Degree	1,375	14.9%
Graduate or Professional Degree	483	5.2%
Total Population Above 18 years	**9,219**	**100.0%**

ECONOMICS

Labor Force

Table III.9.14 shows the labor force statistics for Sweetwater County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.2 percent. The highest level of unemployment occurred during 2010 rising to a rate of 6.6 percent. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 percent in 2010. Over the last year, the unemployment rate in Sweetwater County decreased from 4.5 percent in 2017 to 4.2 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.9.14
Labor Force Statistics
Sweetwater County
1990 - 2018 BLS Data

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

Diagram III.9.4 shows the employment and labor force for Sweetwater County. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 20,254 persons, with the labor force reaching 21,150, indicating there were a total of 896 unemployed persons.

Diagram III.9.4
Employment and Labor Force
Sweetwater County
1990 – 2017 BLS Data

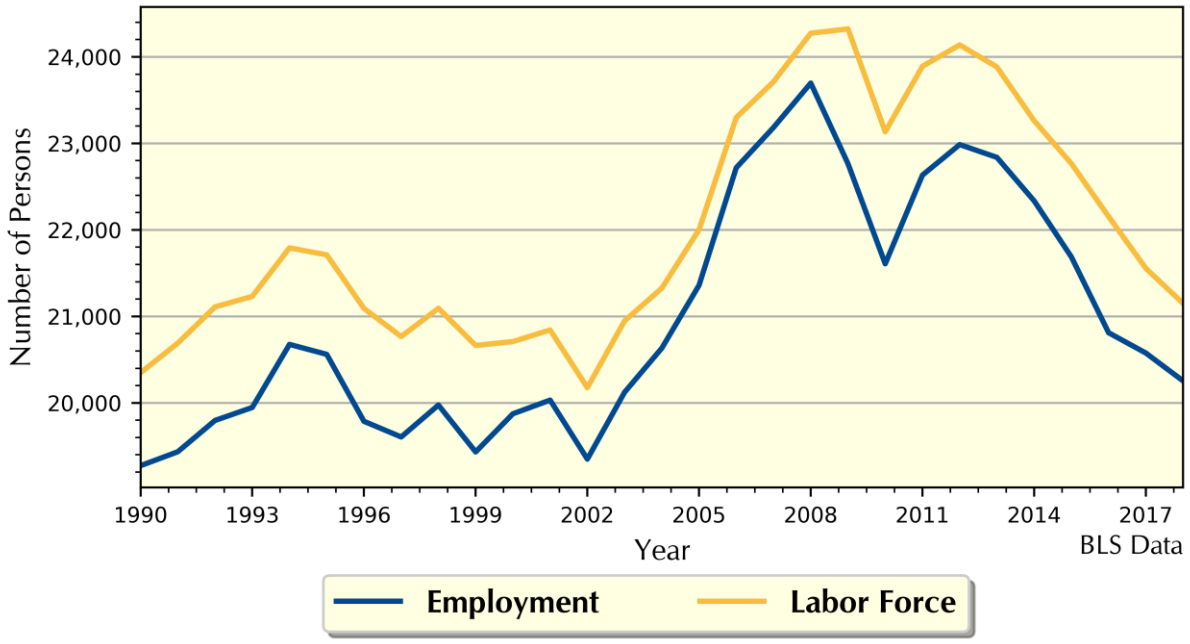
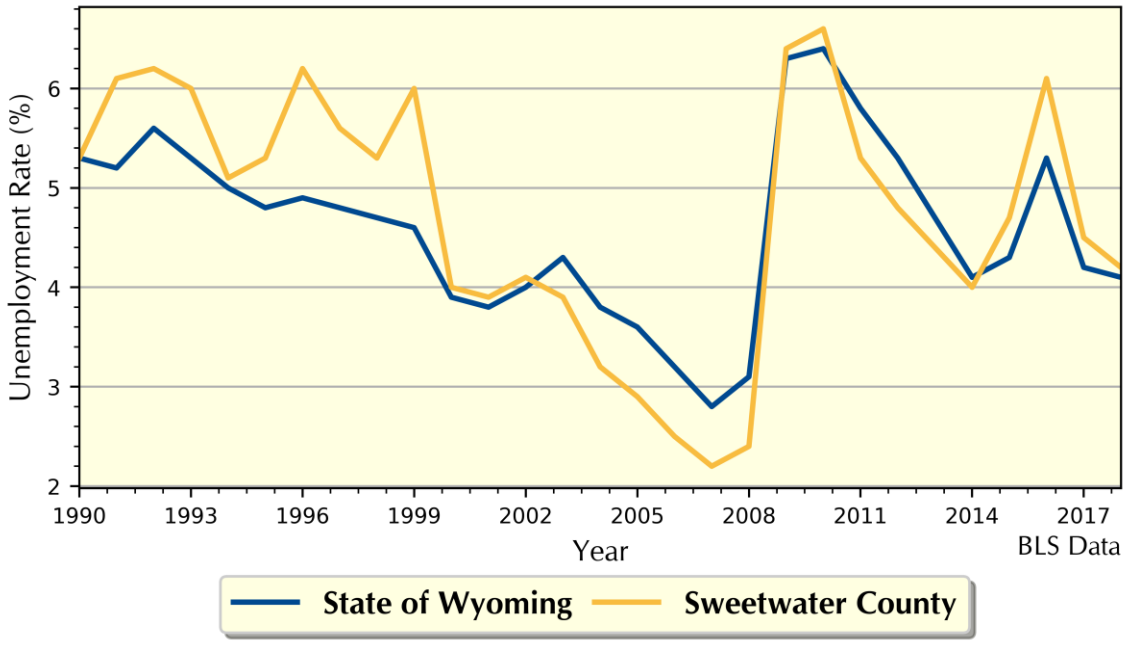


Diagram III.9.5 shows the unemployment rate for both the State and Sweetwater County. During the 1990's the average rate for Sweetwater County was 5.7 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.6 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 5.0 percent. Over the course of the entire period the Sweetwater County had an average unemployment rate that higher than the State, 4.7 percent for Sweetwater County, versus 4.6 statewide.

Diagram III.9.5
Annual Unemployment Rate
Sweetwater 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.9.15 shows the total employment by industry for the Sweetwater County. The most recent estimates show the mining industry was the largest employer in Sweetwater County, with employment reaching 5,067 jobs in 2017. Between 2016 and 2017 the administrative and waste management services industry saw the largest percentage increase, rising by 18.4 percent to 703 jobs.

Table III.9.15
Employment by Industry
Sweetwater County
BEA Table CA25 Data

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

Table III.9.16 shows the real average earnings per job by industry for Sweetwater County. In 2017, the mining industry had the highest average earnings reaching 139,213 dollars. Between 2016 and 2017 the administrative and waste management services industry saw the largest percentage increase, rising by 12.8 percent to 42,933 dollars.

Table III.9.16
Real Earnings Per Job by Industry
Sweetwater County
BEA Table CA5N and CA25 Data

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

Diagram III.9.6 shows real average earnings per job for Sweetwater County from 1990 to 2017. Over this period the average earning per job for Sweetwater County was 61,864 dollars, which was higher than the statewide average of 46,885 dollars over the same period.

Diagram III.9.6
Real Average Earnings Per Job
Sweetwater County

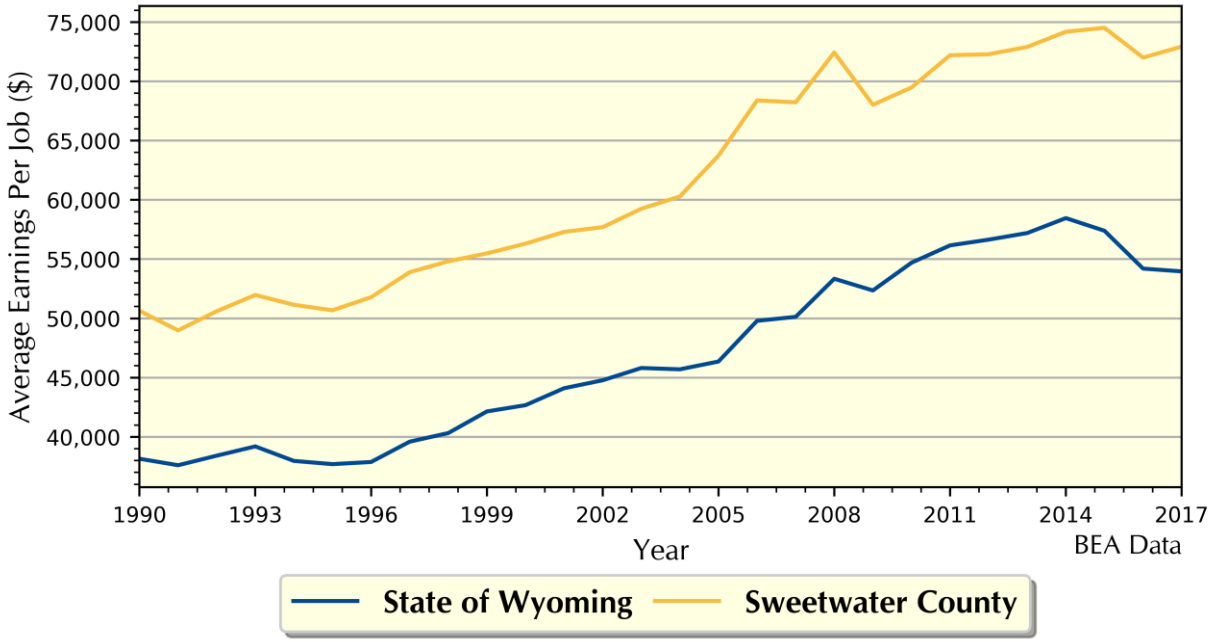
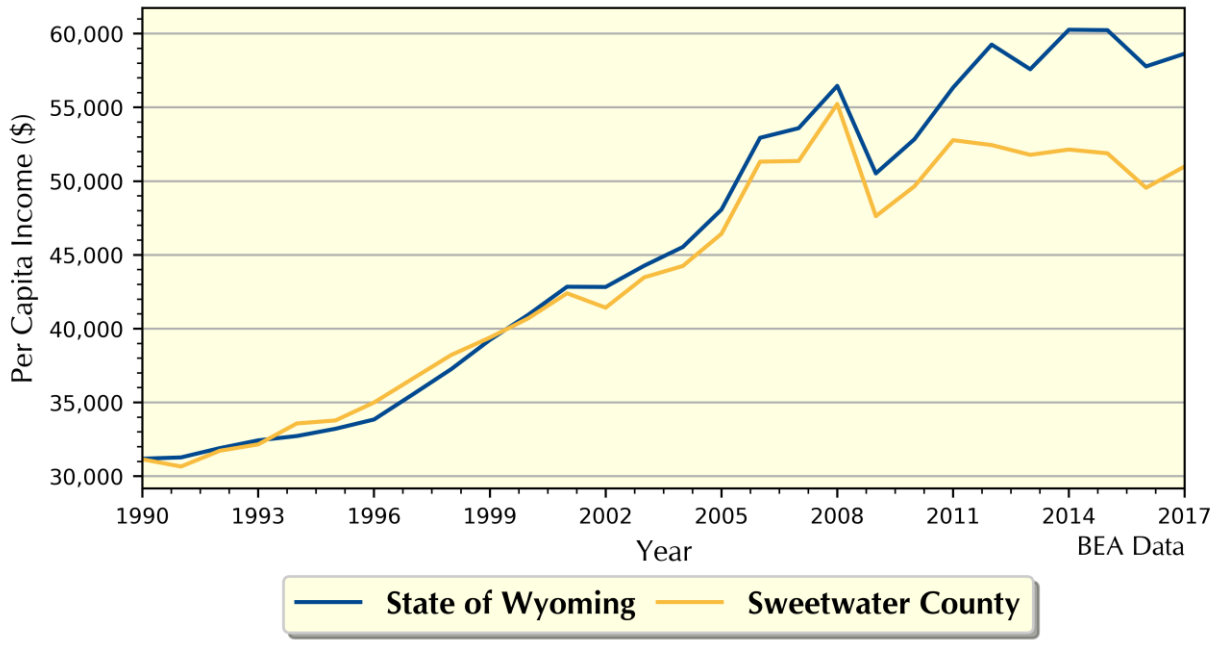


Diagram III.9.7 shows real per capita income for the Sweetwater County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Sweetwater County was 43,491 dollars, which was lower than the statewide average of 45,699 dollars over the same period.

Diagram III.9.7
Real Per Capita Income
Sweetwater 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 increase from 3,914 in 2010 to 4253.0 in 2017, with the poverty rate reaching 10.0 percent in 2017. This compared to a state poverty rate of 10.8 percent and a national rate of 13.4 percent in 2017. Table III.9.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.9.8 on the following page.

The rate of poverty for Sweetwater County is shown in Table III.9.18. In 2017, there were an estimated 1,513 people (12.3 percent) living in poverty, compared to 4.5 percent living in poverty in 2000. In 2017, some 13.4 percent of those in poverty were under age 6 and 12.1 percent were 65 or older.

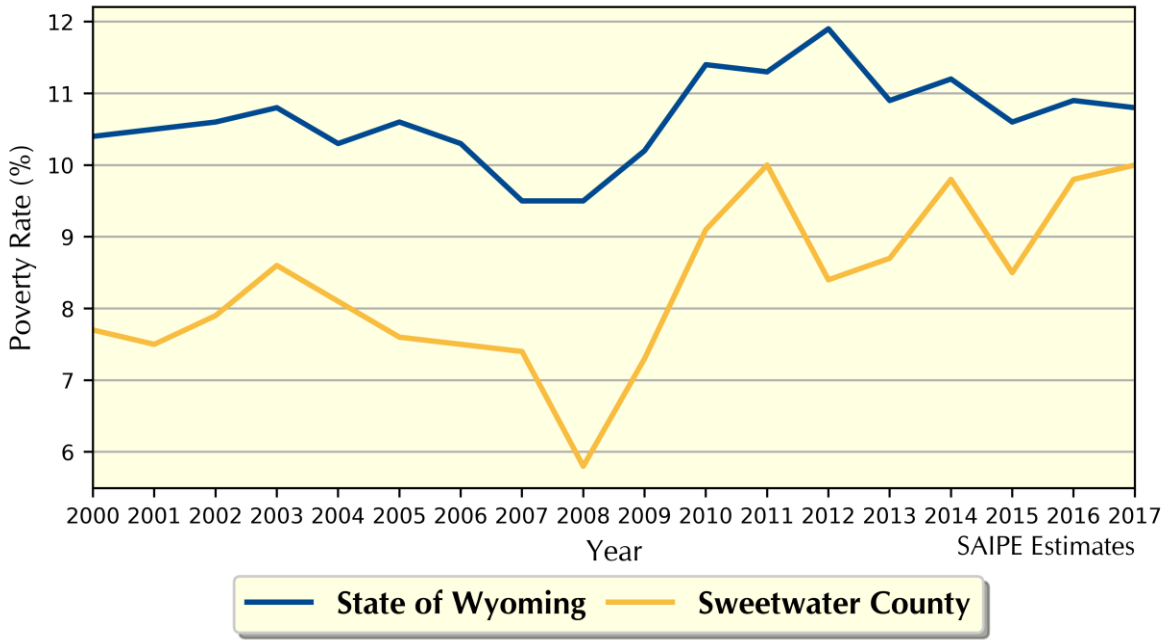
Table III.9.17
Persons in Poverty
Sweetwater County
2000–2017 SAIPE Estimates

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

Table III.9.18
Poverty by Age
City of Green River
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	84	15.8%	203	13.4%
6 to 17	144	27.2%	232	15.3%
18 to 64	264	49.8%	895	59.2%
65 or Older	38	7.2%	183	12.1%
Total	**530**	**100.0%**	**1,513**	**100.0%**
Poverty Rate	**4.5%**	**.**	**12.3%**	**.**

Diagram III.9.8
Poverty Rates
Sweetwater County



HOUSING

Housing Production

The Census Bureau reports building permit authorizations and "per unit" valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in City of Green River remained unchanged from 8 authorizations in 2017 to 8 in 2018.

The real value of single-family building permits decreased from 276,666 dollars in 2016 to 285,433 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.9.19, as well as in Diagram III.9.9 and Diagram III.9.10.

Table III.9.19
Building Permits and Valuation
City of Green River
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	101	2	52	100	255	105,584	103,338
1981	89	2	36	63	190	113,307	64,523
1982	114	0	15	0	129	98,293	0
1983	53	0	0	22	75	100,980	82,162
1984	30	0	0	16	46	96,977	68,262
1985	33	0	0	0	33	117,560	0
1986	21	0	0	0	21	149,854	0
1987	18	0	0	0	18	89,649	0
1988	14	0	0	0	14	129,039	0
1989	13	0	0	0	13	93,940	0
1990	23	0	0	0	23	134,777	0
1991	32	0	0	0	32	132,207	0
1992	29	0	0	0	29	153,379	0
1993	39	0	0	0	39	167,638	0
1994	38	0	0	8	46	215,988	74,954
1995	29	0	0	0	29	208,969	0
1996	33	0	0	0	33	178,973	0
1997	13	0	0	0	13	229,982	0
1998	18	0	0	0	18	252,521	0
1999	8	0	0	0	8	166,986	0
2000	6	0	0	0	6	177,435	0
2001	4	0	0	0	4	231,706	0
2002	4	0	0	0	4	190,658	0
2003	22	0	0	0	22	212,778	0
2004	26	0	0	0	26	201,953	0
2005	32	0	0	0	32	239,349	0
2006	28	0	8	24	60	245,631	45,962
2007	41	8	0	26	75	196,423	133,943
2008	12	0	4	7	23	201,729	154,865
2009	10	0	0	0	10	147,259	0
2010	7	0	0	0	7	188,846	0
2011	3	0	4	16	23	208,497	26,472
2012	3	0	0	0	3	302,631	0
2013	12	0	0	0	12	406,451	0
2014	18	2	0	5	25	327,957	127,755
2015	7	0	0	0	7	328,182	0
2016	24	2	0	0	26	276,666	0
2017	8	0	0	38	46	285,433	100,440
2018	8	0	0	0	8	263,450	0

Diagram III.9.9
Single-Family Permits
City of Green River

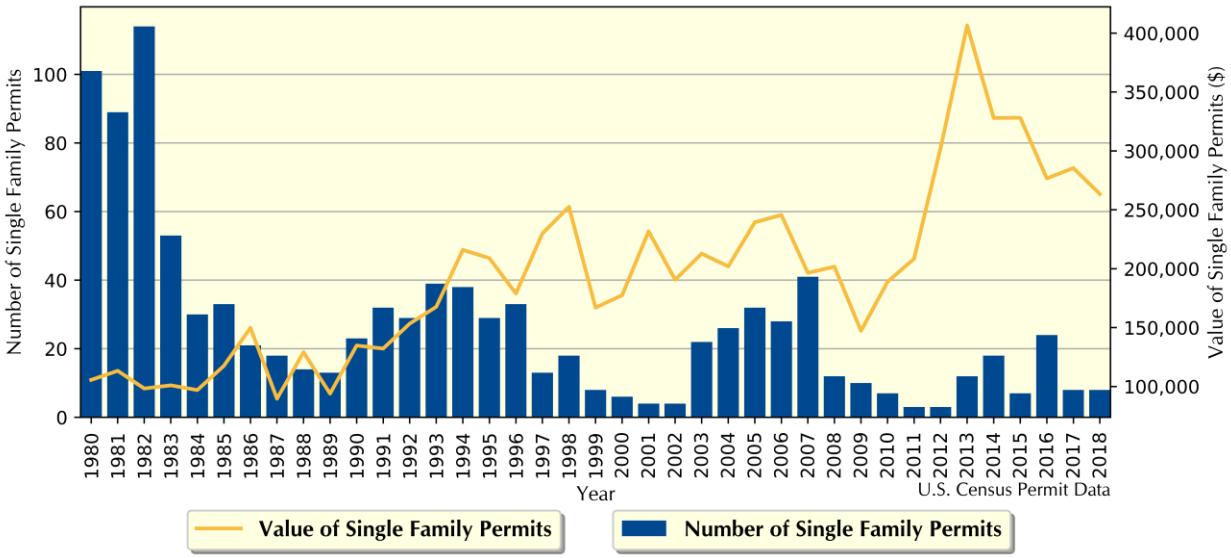
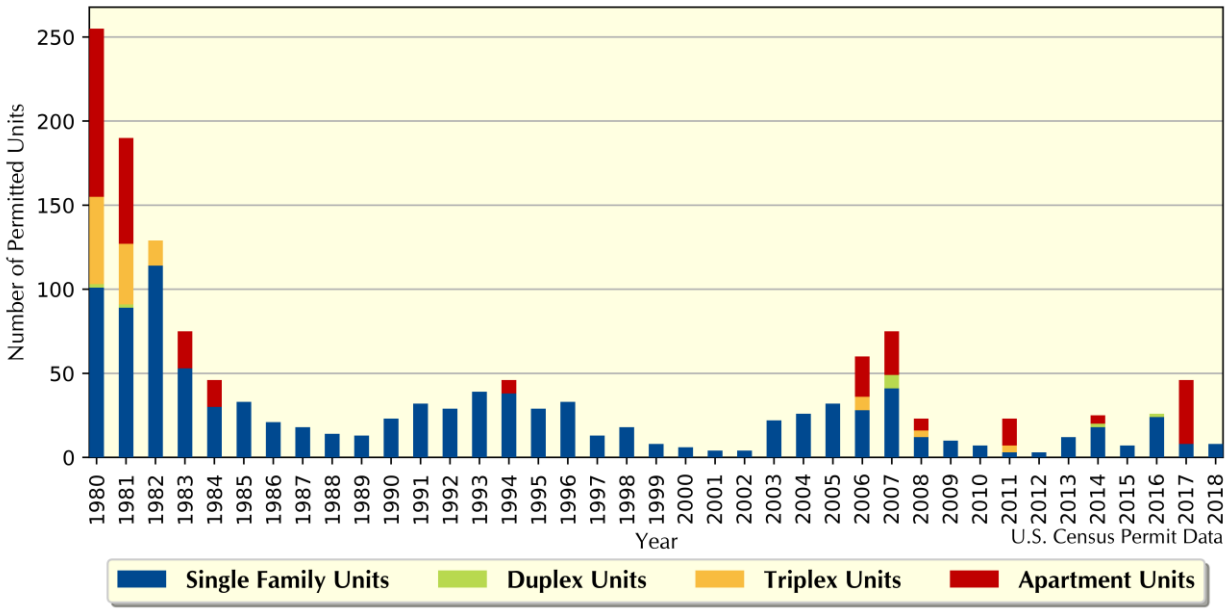


Diagram III.9.10
Total Permits by Unit Type
City of Green River



Housing Characteristics

Households by type and tenure are shown in Table III.9.20. Family households represented 74.4 percent of households, while non-family households accounted for 25.6 percent. These changed from 73.4 percent and 26.6 percent, respectively.

Table III.9.20
Household Type by Tenure
City of Green River
2010 Census SF1 & 2017 Five-Year ACS Data

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	3,406	73.4%	3,295	74.4%
Married-Couple Family	2,757	80.9%	2,548	77.3%
Owner-Occupied	2,408	87.3%	2,164	84.9%
Renter-Occupied	349	12.7%	384	15.1%
Other Family	649	19.1%	747	19.7%
Male Householder, No Spouse Present	280	43.1%	194	37.5%
Owner-Occupied	167	59.6%	149	76.8%
Renter-Occupied	113	40.4%	45	23.2%
Female Householder, No Spouse Present	369	56.9%	553	49.4%
Owner-Occupied	195	52.8%	342	61.8%
Renter-Occupied	174	47.2%	211	38.2%
Non-Family Households	1,236	26.6%	1,135	25.6%
Owner-Occupied	684	55.3%	718	63.3%
Renter-Occupied	552	44.7%	417	36.7%
Total	**4,642**	**100.0%**	**4,430**	**100.0%**

Table III.9.21 below shows housing units by type in 2010 and 2017. In 2010, there were 4,636 housing units, compared with 4,913 in 2017. Single-family units accounted for 70.8 percent of units in 2017, compared to 69.5 in 2010. Apartment units accounted for 8.9 percent in 2017, compared to 9.4 percent in 2010.

Table III.9.21
Housing Units by Type
City of Green River
2010 & 2017 Five-Year ACS Data

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	3,224	69.5%	3,480	70.8%
Duplex	126	2.7%	111	2.3%
Tri- or Four-Plex	202	4.4%	202	4.1%
Apartment	437	9.4%	436	8.9%
Mobile Home	647	14.0%	684	13.9%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	**4,636**	**100.0%**	**4,913**	**100.0%**

Table III.9.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 4,913 housing units. An estimated 76.1 percent were owner-occupied, and 9.8 percent were vacant.

Table III.9.22
Housing Units by Tenure
City of Green River
2010 Census & 2017 Five-Year ACS Data

Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	4,642	92.8%	4,430	90.2%
Owner-Occupied	3,454	74.4%	3,373	76.1%
Renter-Occupied	1,188	25.6%	1,057	23.9%
Vacant Housing Units	360	7.2%	483	9.8%
Total Housing Units	**5,002**	**100.0%**	**4,913**	**100.0%**

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.9.23. Households earning more than 100,000 dollars per year represented 33.0 percent of households in 2017, compared to 29.0 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 8.0 percent of households in 2017, compared to 6.8 percent in 2000.

Table III.9.23
Households by Income
City of Green River
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	302	6.8%	355	8.0%
$15,000 to $19,999	181	4.1%	245	5.5%
$20,000 to $24,999	132	3.0%	126	2.8%
$25,000 to $34,999	298	6.7%	315	7.1%
$35,000 to $49,999	470	10.6%	399	9.0%
$50,000 to $74,999	945	21.3%	846	19.1%
$75,000 to $99,999	823	18.6%	680	15.3%
$100,000 or More	1,284	29.0%	1,464	33.0%
Total	**4,435**	**100.0%**	**4,430**	**100.0%**

Table III.9.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 7.1 percent of households in 2010 and 8.2 percent of households in 2017. Housing units built in 1939 or earlier represented 7.0 percent of households in 2017 and 5.8 percent of households in 2010.

Table III.9.24
Households by Year Home Built
City of Green River
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	259	5.8%	310	7.0%
1940 to 1949	158	3.6%	176	4.0%
1950 to 1959	151	3.4%	234	5.3%
1960 to 1969	271	6.1%	347	7.8%
1970 to 1979	1,925	43.4%	1,530	34.5%
1980 to 1989	1,015	22.9%	961	21.7%
1990 to 1999	343	7.7%	443	10.0%
2000 to 2009	313	7.1%	365	8.2%
2010 or Later	.	.	64	1.4%
Total	**4,435**	**100.0%**	**4,430**	**100.0%**

The distribution of unit types by race are shown in Table III.9.25. An estimated 74.0 percent of white households occupy single-family homes, while 0 percent of black households do. Some 7.2 percent of white households occupied apartments, while 0 percent of black households do. An estimated 100.0 percent of Asian, and 43.8 percent of American Indian households occupy single-family homes.

Table III.9.25
Distribution of Units in Structure by Race
City of Green River
2017 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	74.0%	0%	43.8%	100.0%	0%	83.5%	0%
Duplex	2.6%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	2.4%	0%	56.2%	0%	0%	0%	100.0%
Apartment	7.2%	0%	0%	0%	0%	0%	0%
Mobile Home	13.7%	0%	0%	0%	0%	16.5%	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.9.26. By 2017, for rent units accounted for 60.7 percent of vacant units, while for sale units accounted for 16.6 percent. "Other" vacant units accounted for 12.8 percent of vacant units, representing a total of 62 "other" vacant units.

Table III.9.26
Disposition of Vacant Housing Units
City of Green River
2010 Census & 2017 Five-Year ACS Data

Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	147	40.8%	293	60.7%
For Sale	88	24.4%	80	16.6%
Rented Not Occupied	2	0.6%	0	0%
Sold Not Occupied	10	2.8%	48	9.9%
For Seasonal, Recreational, or Occasional Use	35	9.7%	0	0%
For Migrant Workers	9	2.5%	0	0%
Other Vacant	69	19.2%	62	12.8%
Total	**360**	**100.0%**	**483**	**100.0%**

Table III.9.27, 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 5.5 percent of total households in City of Green River. In City of Green River the 1,851 households with three bedrooms accounted for 24.4 percent of all households,and there were only 683 five-bedroom or more households, which accounted for 18.6 percent of all households.

Table III.9.27
Households by Number of Bedrooms
City of Green River
2017 5-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	0	0	100.0
One	38	173	269	0
Two	443	545	1,198	5.5
Three	1,383	308	1,851	24.4
Four	867	19	912	37.7
Five or more	642	12	683	18.6
Total	**4,430**	**1,057**	**4,913**	**100.0**

The age of a structure influences its value. As shown in Table III.9.28, structures built in 1939 or earlier had a median value of, 148,800 while structures built between 1950 and 1959 had a median value of 150,900 and those built between 1990 to 1999 had a median value of 269,800. 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 Green River was 210,500.

Table III.9.28 Owner Occupied Median Value by Year Structure Built City of Green River 2017 5-Year ACS Data	
Year Structure Built	**Median Value**
1939 or earlier	148,800
1940 to 1949	154,600
1950 to 1959	150,900
1960 to 1969	228,600
1970 to 1979	222,200
1980 to 1989	214,300
1990 to 1999	269,800
2000 to 2009	0
2010 to 2013	0
2014 or later	0
Median Value	**210,500**

Household mortgage status is reported in Table III.9.29. In, City of Green River households with a mortgage accounted for 58.7 percent of all households or 1,979 housing units, and the remaining 55.6 percent or 1,876 units had no mortgage. Of those units with a mortgage, 103 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,876 or 55.6 percent had no second mortgage or no home equity loan.

Table III.9.29 Mortgage Status City of Green River 2017 5-Year ACS Data		
Mortgage Status	**City of Green River**	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,979	58.7
With either a second mortgage or home equity loan, but not both	103	3.1
Second mortgage only	21	0.6
Home equity loan only	82	2.4
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	1,876	55.6
Housing units without a mortgage	1,394	41.3
Total	3,373	100.0%

Table III.9.30 lists the City of Green River median rent as $663 and the median home value as $210,500.

Table III.9.30 Median Rent City of Green River 2017 5-Year ACS Data	
Place	**Rent**
Median Rent	$663
Median Home Value	$210,500

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.9.31. In 2017, an estimated 2.3 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table III.9.31
Overcrowding and Severe Overcrowding
City of Green River
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	3,322	99.0%	24	0.7%	8	0.2%	3,354
2017 Five-Year ACS	3,354	99.4%	19	0.6%	0	0%	3,373
Renter							
2010 Five-Year ACS	1,010	93.4%	40	3.7%	31	2.9%	1,081
2017 Five-Year ACS	974	92.1%	83	7.9%	0	0%	1,057
Total							
2010 Five-Year ACS	4,332	97.7%	64	1.4%	39	0.9%	4,435
2017 Five-Year ACS	4,328	97.7%	102	2.3%	0	0%	4,430

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 Green River. This is compared to 0.2 percent of households lacking complete plumbing facilities in 2010.

Table III.9.32
Households with Incomplete Plumbing Facilities
City of Green River
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	4,425	4,430
Lacking Complete Plumbing Facilities	10	0
Total Households	**4,435**	**4,430**
Percent Lacking	**0.2%**	**0%**

There were 10 households lacking complete kitchen facilities in 2017, compared to 38 households in 2010. This was a change from 0.9 percent of households in 2010 to 0.2 percent in 2017.

Table III.9.33
Households with Incomplete Kitchen Facilities
City of Green River
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	4,397	4,420
Lacking Complete Kitchen Facilities	38	10
Total Households	**4,435**	**4,430**
Percent Lacking	**0.9%**	**0.2%**

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

In City of Green River 7.6 percent of households had a cost burden and 5.8 percent had a severe cost burden. Some 13.0 percent of renters were cost burdened, and 11.5 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 2.3 percent and a severe cost burden rate of 2.7 percent. Owner occupied households with a mortgage had a cost burden rate of 8.5 percent, and severe cost burden at 4.9 percent.

Table III.9.34
Cost Burden and Severe Cost Burden by Tenure
City of Green River
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	1,729	80.3%	255	11.8%	168	7.8%	0	0%	2,152
2017 Five-Year ACS	1,715	86.7%	168	8.5%	96	4.9%	0	0%	1,979
Owner Without a Mortgage									
2010 Five-Year ACS	1,128	93.8%	39	3.2%	35	2.9%	0	0%	1,202
2017 Five-Year ACS	1,324	95.0%	32	2.3%	38	2.7%	0	0%	1,394
Renter									
2010 Five-Year ACS	828	76.6%	76	7.0%	110	10.2%	67	6.2%	1,081
2017 Five-Year ACS	689	65.2%	137	13.0%	122	11.5%	109	10.3%	1,057
Total									
2010 Five-Year ACS	3,685	83.1%	370	8.3%	313	7.1%	67	1.5%	4,435
2017 Five-Year ACS	3,728	84.2%	337	7.6%	256	5.8%	109	2.5%	4,430

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.9.35 shows that the HUD estimated MFI for Sweetwater County was $85,100 in 2018. This compared to Wyoming's MFI of $79,600. Diagram III.9.11, illustrates the estimated MFI for 2000 through 2018 in Sweetwater County.

Table III.9.35
Median Family Income
Sweetwater County
2000–2018 HUD MFI

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

Table III.9.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 165 owner-occupied and 115 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 100 owner-occupied 45 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 3,870 households without a housing problem.

Diagram III.9.11
Estimated Median Family Income
Sweetwater County vs. Wyoming
HUD Data: 2000 - 2019

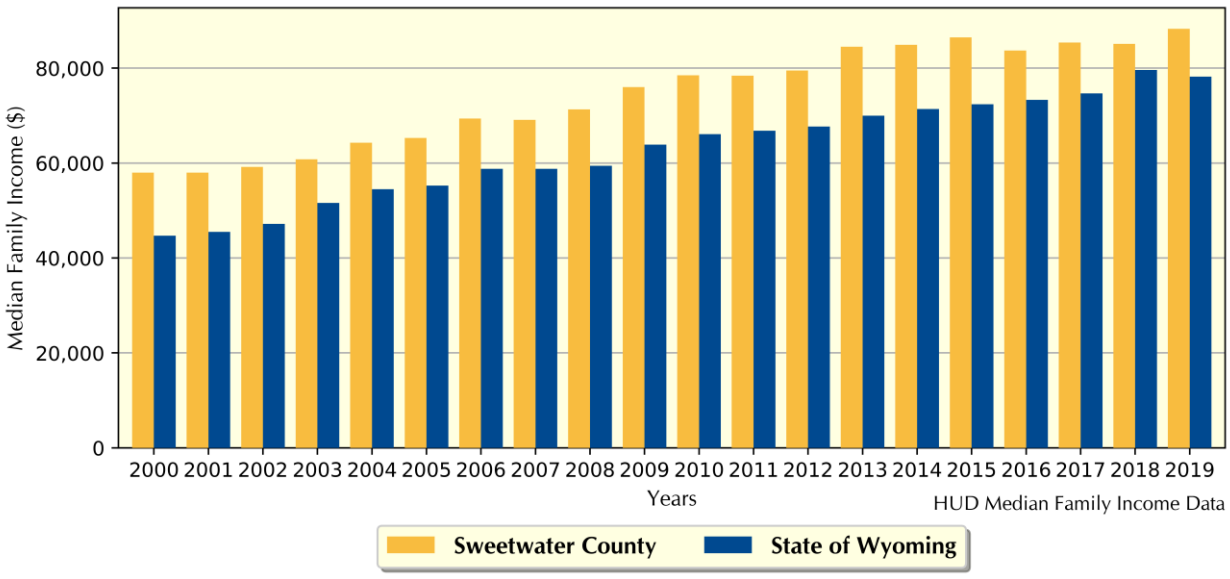


Table III.9.36
Housing Problems by Income and Tenure
City of Green River
2010–2018 HUD CHAS Data

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)	4	0	4	0	15	23
Housing cost burden greater than 50% of income (and none of the above problems)	85	15	0	0	0	100
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	25	30	75	35	0	165
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	115	135	430	310	2,015	3,005
Total	**229**	**180**	**509**	**345**	**2,030**	**3,293**
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	10	15	0	4	29
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)	35	45	45	0	0	125
Housing cost burden greater than 50% of income (and none of the above problems)	35	10	0	0	0	45
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	40	75	0	0	0	115
Zero/negative income (and none of the above problems)	20	0	0	0	0	20
Has none of the 4 housing problems	135	50	165	155	360	865
Total	**265**	**190**	**225**	**155**	**364**	**1,199**
Total						
Lacking complete plumbing or kitchen facilities	0	10	15	0	4	29
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)	39	45	49	0	15	148
Housing cost burden greater than 50% of income (and none of the above problems)	120	25	0	0	0	145
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	65	105	75	35	0	280
Zero/negative income (and none of the above problems)	20	0	0	0	0	20
Has none of the 4 housing problems	250	185	595	465	2,375	3,870
Total	**494**	**370**	**734**	**500**	**2,394**	**4,492**

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.9.37 presents some basic statistics about the completed surveys.

Table III.9.37
Survey of Rental Properties
City of Green River
2019 Survey of Rental Properties

Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	24	637	9.3	59

Table III.9.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 62 single-family units in City of Green River, with 1 of them available. This translates into a vacancy rate of 1.6 percent in City of Green River, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 327 apartment units reported in the survey, with 25 of them available, which resulted in a vacancy rate of 7.6 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

Table III.9.38
Rental Vacancy Survey by Type
City of Green River
2019 Survey of Rental Properties

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	62	1	1.6%
Apartments	327	25	7.6%
Mobile Homes	15	0	0%
"Other" Units	119	12	10.1%
Don't Know	104	21	20.2%
Total	**637**	**59**	**9.3%**

Table III.9.39, reports units by bedroom size. As can be seen there were 141 two bedroom apartment units and 8 three bedroom units. Overall, the 158 two bedroom units accounted for 24.8 percent of all units, and the 93 three bedroom units accounted for 14.6 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 261 units listed as "Don't Know". Additional details for additional unit types are reported.

Table III.9.39
Rental Units by Bedroom Size
City of Green River
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	2	116	0	0	.	120
Two	2	141	1	14	.	158
Three	6	8	14	57	.	93
Four	2	0	0	0	.	2
Don't Know	45	62	0	48	104	261
Total	**62**	**327**	**15**	**119**	**104**	**637**

Table III.9.40 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.9.41 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 8.5 percent.

Table III.9.40
Single-Family Units by Bedroom Size
City of Green River
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	2	0	0%
Two	2	0	0%
Three	6	0	0%
Four	2	0	0%
Don't know	45	1	2.2%
Total	**62**	**1**	**1.6%**

Table III.9.41
Apartment Units by Bedroom Size
City of Green River
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	116	7	6.0%
Two	141	12	8.5%
Three	8	0	0%
Four	0	0	0%
Don't know	62	6	9.7%
Total	**327**	**25**	**7.6%**

Average market-rate rents by unit type are shown in Table III.9.42. 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.9.42
Average Market Rate Rents by Bedroom Size
City of Green River
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$.	$.	$.	$.	$.
One	$525	$604	$.	$.	$587
Two	$763	$709	$725	$800	$730
Three	$1,140	$836	$725	$1,033	$971
Four	$1,200	$.	$.	$.	$1,200
Total	**$1004.6**	**$687.4**	**$725.0**	**$1016.7**	**$856.8**

Table III.9.43 shows the average rental rates for assisted units by bedroom size and unit type. Since assistance is often based on income of the resident or other case by case determinations average assisted rents can vary across bedroom size.

Table III.9.43
Average Assisted Rate Rents by Bedroom Size
City of Green River
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$0	$0	$0	$0	$0
One	$0	$0	$0	$0	$0
Two	$0	$615.0	$0	$0	$615.0
Three	$0	$0	$0	$0	$0
Four	$0	$0	$0	$0	$0
Total	**$1300.0**	**$615.0**	**$0**	**$0**	**$957.5**

Table III.9.44 shows vacancy rates for single-family units by average rental rates for City of Green River. The most common rent for single-family units was above 1,500 dollars and the units in this price range had a vacancy rate of 0 percent.

Table III.9.44
Single-Family Market Rate Rents by Vacancy Status
City of Green River
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	5	1	20.0%
$750 to $999	9	0	0%
$1,000 to $1,249	2	0	0%
$1,250 to $1,499	45	0	0%
Above $1,500	0	0	0%
Missing	1	0	0%
Total	**62**	**1**	**1.6%**

The average rent and availability of apartment units is displayed in Table III.9.45. The most common rent for apartment rents was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 8.3 percent.

Table III.9.45
Apartment Market Rate Rents by Vacancy Status
City of Green River
2019 Survey of Rental Properties

Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than $500	1	0	0%
$500 to $749	228	19	8.3%
$750 to $999	42	3	7.1%
$1,000 to $1,249	0	0	0%
$1,250 to $1,499	1	0	0%
Above $1,500	228	19	0%
Missing	42	3	5.4%
Total	0	0	**7.6%**

Respondents were asked if utilities are included in the rent and as shown in Table III.9.46, 12 respondents, or 63.2 percent, included some sort of utility in the rent.

Table III.9.46
Are there any utilities included with the rent?
City of Green River
2019 Survey of Rental Properties

Period	Respondent
Yes	12
No	7
% Offering Utilities	**63.2%**

The type of utility included in the rent is shown in Table III.9.47. There were 74 respondents who included electricity, 104 respondents who included natural gas, 328 respondents who included water and sewer and 300 respondents included trash collection in the rent.

Table III.9.47
Which utilities are included with the rent?
City of Green River
2019 Survey of Rental Properties

Type of Utility Provided	Respondent
Electricity	74
Natural Gas	104
Water/Sewer	328
Trash Collection	300

Perceived Need for Housing Units

Table III.9.48 shows the number of survey respondents who keep a waiting list. As can be seen 6 respondents said they keep a waitlist, with an estimated 11 number of persons on the wait list.

Table III.9.48
Do you keep a waiting list?
City of Green River
2019A Survey of Rental Properties

Period	Respondent
Yes	6
No	14
Waitlist Size	**11**

Table III.9.49 shows the condition of rental units by unit type for City of Green River. 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 308 units were in good condition, or 48.4 percent and 0 units, or 0 percent, being in average condition. Details by unit type and condition are displayed.

Table III.9.49
Condition by Unit Type
City of Green River
2019A Survey of Rental Properties

Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	0	0%
Good	308	48.4%
Excellent	176	27.6%
Don't Know	0	0%
Total	**637**	**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.9.50, 0 respondents said they would prefer more single family units, 1 respondent wanted more apartment units, and 7 respondents indicated they would prefer more units of any type.

Table III.9.50
If you had the opportunity to own/manage more units, how many would you prefer
City of Green River
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	7
Total	**8**

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).

Table III.9.51
Households with Housing Problems by Income
City of Green River
2011-2015 HUD CHAS Data

Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	115	110	225
30.1-50% HAMFI	45	145	190
50.1-80% HAMFI	80	60	140
80.1-95% HAMFI	35	0	35
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	14	4.0	18
Total	289	319	608
Without Housing Problems			
30% HAMFI or less	115	135	250
30.1-50% HAMFI	135	45	180
50.1-80% HAMFI	430	165	595
80.1-95% HAMFI	245	115	360
95 – 115% HAMFI	290	130	420
115.1% HAMFI or more	1,800	270	2,070
Total	3,015	860	3,875
Not Computed			
30% HAMFI or less	0	20.0	20
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	20.0	20
Total			
30% HAMFI or less	230	265	495
30.1-50% HAMFI	180	190	370
50.1-80% HAMFI	510	225	735
80.1-95% HAMFI	280	115	395
95 – 115% HAMFI	290	130	420
115.1% HAMFI or more	1,814	274	2,088
Total	**3,304**	**1,199**	**4,503**

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

horizon. As can be seen there were a total of 289 owner occupied and 319 renter occupied households experiencing a housing problem.

Table III.9.52 shows the total estimated housing by tenure for City of Green River. As can be seen, in 2030 there are estimated to be a total of 3,840 owner and 1,359 renter occupied households or a total of 5,199 households. By 2050 there are estimated to be 4,525 owner, 1,604 renter for a total of 6,129 households in City of Green River.

Table III.9.52
Total Estimated Housing Forecast
City of Green River
Strong Growth Scenario

Year	Owner	Renter	Total
2017	3,549	1,110	4,659
2020	3,459	1,226	4,685
2025	3,649	1,292	4,941
2030	3,840	1,359	5,199
2035	4,026	1,426	5,452
2040	4,200	1,489	5,689
2045	4,366	1,548	5,914
2050	4,525	1,604	6,129

Table III.9.53, below shows the incremental housing demand for City of Green River. 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 291 owner-occupied and 249 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 Green River will see an additional 1,470 households, of which 177 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 243 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.9.53
Incremental Housing Demand Forecast
City of Green River
Strong Growth Scenario

Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	0	0	7.0	20	33	45	57	68
30.1-50%	0	0	5.0	16	26	35	45	53
50.1-80%	0	0	15	45	74	100	126	151
80.1-95%	0	0	8.0	25	40	55	69	83
95.1-115%	0	0	9	26	42	57	72	86
115+%	0	0	55	160	262	357	449	536
Total	**0**	**0**	**100**	**291**	**477**	**651**	**817**	**976**
				Renter				
0-30%	0	26.0	40	55	70	84	97	109
30.1-50%	0	18.0	29	39	50	60	69	78
50.1-80%	0	22.0	34	47	59	71	82	93
80.1-95%	0	11.0	17.0	24.0	30	36	42	47
95.1-115%	0	13.0	20.0	27.0	34	41	47	54
115+%	0	27.0	42	57	72	87	100	113
Total	**0**	**116**	**182**	**249**	**316**	**379**	**438**	**494**
				Total				
0-30%	0	26.0	47	75	103	129	154	177
30.1-50%	0	18.0	34	55	76	96	114	131
50.1-80%	0	22	50	92	133	172	208	243
80.1-95%	0	11.0	26	49	71	92	111	130
95.1-115%	0	13.0	29	53	76	98	119	139
115+%	0	27	96	217	334	444	549	649
Total	**0**	**116**	**282**	**540**	**793**	**1,030**	**1,255**	**1,470**

Table III.9.54 shows the Incremental Total Housing Need Forecast for City of Green River. 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 606 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 1,286 owner and 789 renter occupied households for a total of 2,076 quality households.

Table III.9.54 Incremental Total Housing Need Forecast City of Green River Strong Growth Scenario								
Income (% of MFI)	**2016**	**2020**	**2025**	**2030**	**2035**	**2040**	**2045**	**2050**
				Owner				
0-30%	124	120	130	144	157	169	180	191
30.1-50%	48	47	54	64	74	84	93	102
50.1-80%	86	84	101	131	160	186	212	237
80.1-95%	38	37	46	62	78	93	107	120
95.1-115%	0	0	9	26	42	57	72	86
115+%	15	15	70	175	277	372	464	551
Total	**310**	**303**	**410**	**601**	**787**	**961**	**1,127**	**1,286**
				Renter				
0-30%	102	127	142	157	172	186	199	211
30.1-50%	134	153	163	174	184	194	204	213
50.1-80%	56	77	90	102	115	127	138	148
80.1-95%	0	11.0	17	24	30	36	42	47
95.1-115%	0	13.0	20.0	27	34	41	47	54
115+%	4.0	30	45	61	76	90	104	117
Total	**295**	**411**	**477**	**544**	**611**	**674**	**733**	**789**
				Total				
0-30%	225	248	273	301	328	354	379	402
30.1-50%	183	200	217	238	259	278	296	314
50.1-80%	141	161	191	233	274	313	350	385
80.1-95%	38	48	64	86	108	129	149	168
95.1-115%	0	13	29	53	76	98	119	139
115+%	19	45	115	235	353	463	567	667
Total	**606**	**714**	**888**	**1,146**	**1,399**	**1,636**	**1,861**	**2,076**

City of Rock Springs

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

Population Estimates

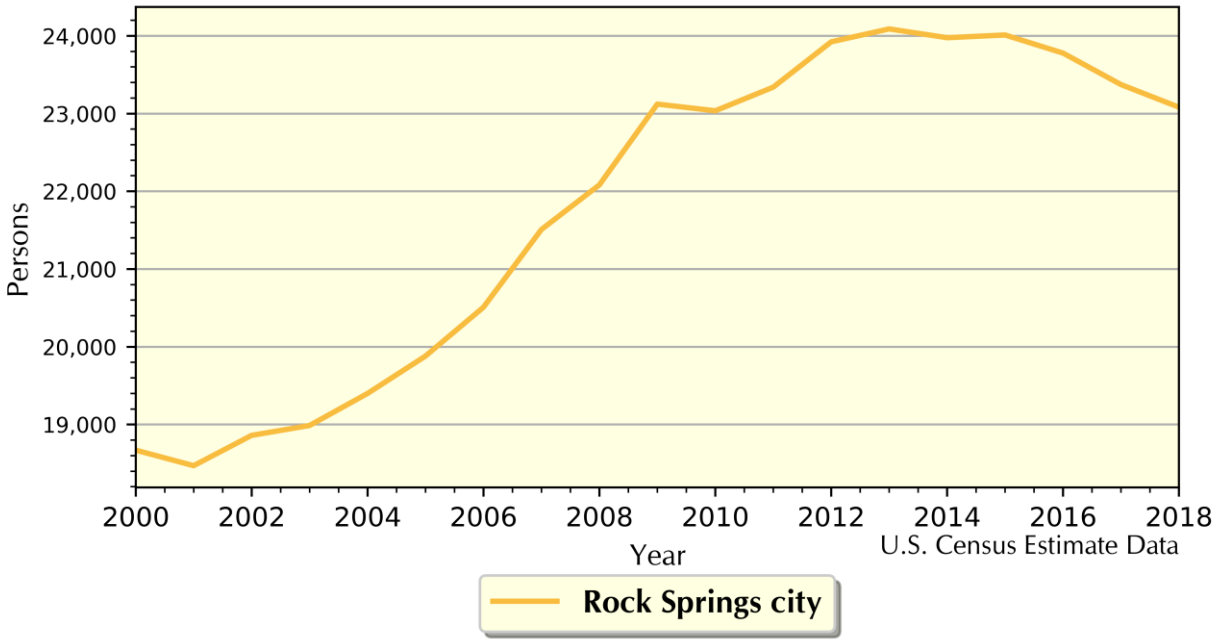
Table III.10.1 shows the population estimates for the City of Rock Springs. In 2018, the city's population was 23,082, a -1.2% change from 2017. The population increased 0.2 percent since 2010, from 23,036 people to 23,082 people in 2018. This data is also displayed in Diagram III.10.1 on the following page.

Several pieces of data presented in the profile are only available at the county level. A sub-set of the county level data are presented here to give a more complete view of City of Rock Springs. Although a city may span several counties, for the county level data pieces, Sweetwater County was selected. For a more in-depth county level view, please refer to Sweetwater County in Volume II of this profile.

Table III.10.1
Population Estimates
City of Rock Springs
Census Population Estimates

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

Diagram III.10.1
Population Estimates
City of Rock Springs



Population Migration Trends

The Wyoming Department of Transportation (WYDOT) collects data on drivers who move to Wyoming and exchange licenses from other states as well as those surrendering Wyoming driver's licenses when relocating to a different state. The WYDOT data do not represent a precise count of migration, as they show only the net change in the number of driver's licenses, but the data indicates the general direction of population movement.

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

Table III.10.2
In-Migration by Age Cohort
City of Rock Springs
Wyoming DOT Data

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

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

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

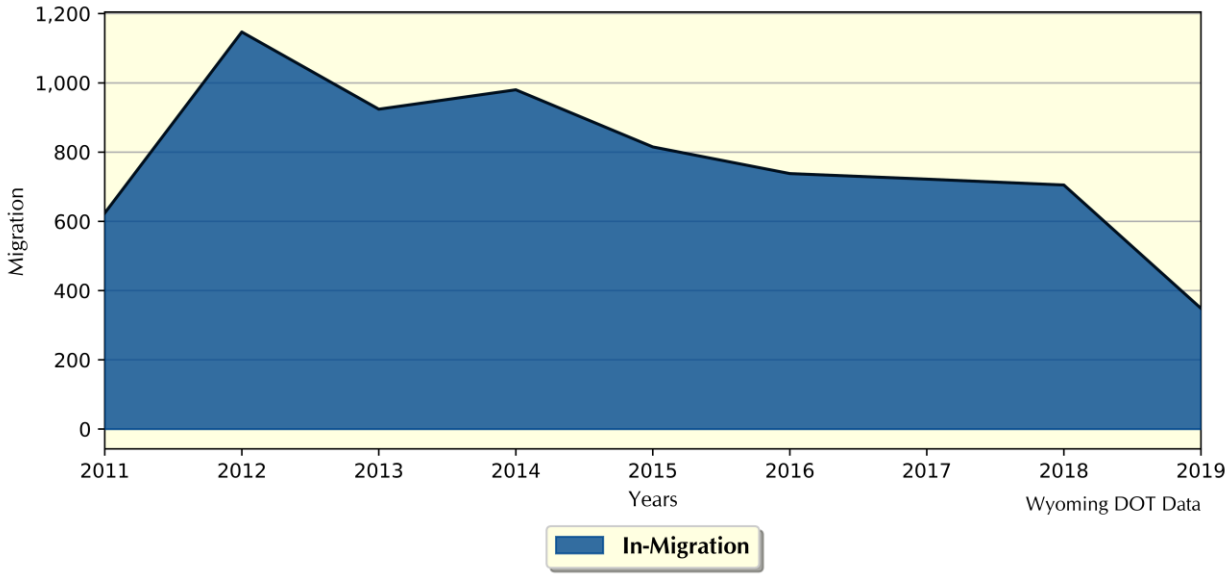


Diagram III.10.3
Migration Trends
Sweetwater County
2000 – 2019 First Half

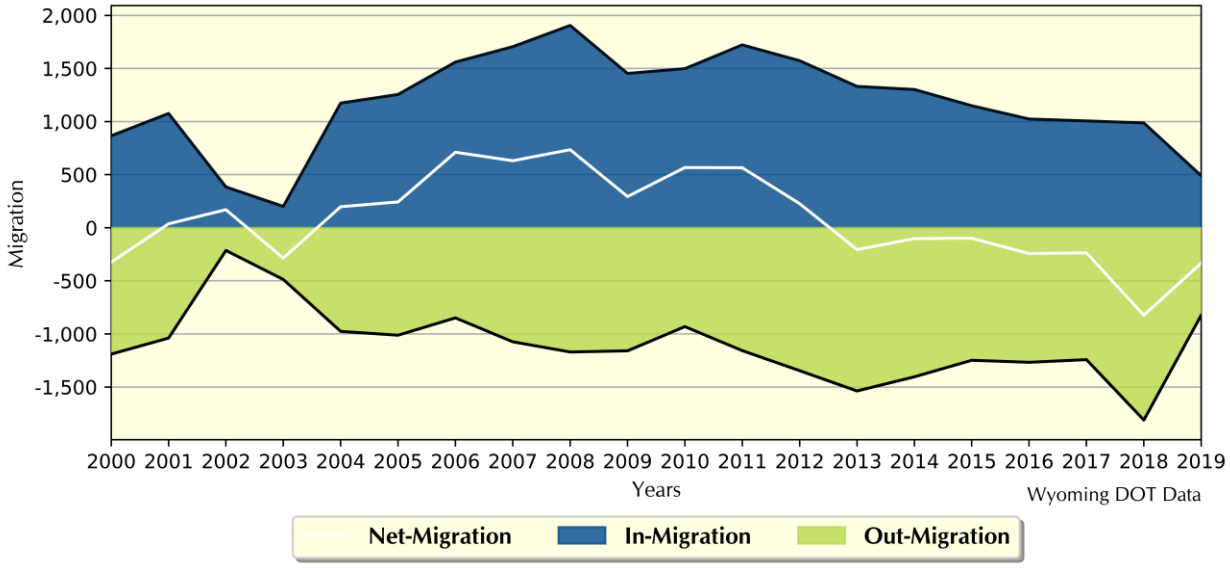


Table III.10.3 shows net-migration for Sweetwater County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 16 to 17, with 3.0 persons leaving Sweetwater County. Those in the age range of 26 to 35 had the lowest levels of net migration, with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

Table III.10.3
Net-Migration by Age Range
Sweetwater County
Wyoming DOT Data

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

Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data[10], along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

To study these important housing and income concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population, then quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. The five-year estimates are more robust than the one or three year samples because they include more responses and can be tabulated down to the Census tract level.

The Census Bureau collects race data according to U.S. Office of Management and Budget guidelines, and these data are based on self-identification. Ancestry refers to one's ethnic origin or descent, "roots," or heritage, or the place of birth of the person or the person's parents or ancestors before their arrival in the United States. Ethnic identities may or may not represent geographic areas. People may choose to report more than one race group and people of any race may be of any ethnic origin. Hispanic origin can be viewed as the heritage, nationality, lineage, or country of birth of the person or the person's parents or ancestors before arriving in the United States. People who identify as Hispanic, Latino, or Spanish may be any race.

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

Table III.10.4
Population by Race and Ethnicity
City of Rock Springs
2010 Census & 2017 Five-Year ACS

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

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

Table III.10.5
Population by Race and Ethnicity
City of Rock Springs
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	18,217	94.6%	18,519	92.5%
Black	305	1.6%	314	1.6%
American Indian	133	0.7%	191	1.0%
Asian	244	1.3%	113	0.6%
Native Hawaiian/ Pacific Islander	29	0.2%	205	1.0%
Other	15	0.1%	12	0.1%
Two or More Races	322	1.7%	675	3.4%
Total Non-Hispanic	**19,265**	**100.0%**	**20,029**	**100.0%**
Hispanic				
White	1,690	44.8%	3,183	84.0%
Black	18	0.5%	18	0.5%
American Indian	56	1.5%	2	0.1%
Asian	4	0.1%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	1,719	45.6%	417	11.0%
Two or More Races	284	7.5%	171	4.5%
Total Non-Hispanic	**3,771**	**100.0**	**3,791**	**100.0%**
Total Population	**23,036**	**100.0%**	**23,820**	**100.0%**

Group Quarters Population

The group quarters population includes the institutionalized population, who live in correctional institutions, juvenile facilities, nursing homes, and other institutions, and the non-institutionalized population, who live in college dormitories, military quarters, and other group living situations. As seen in Table III.10.6, between 2000 and 2010, the institutionalized population changed 5.7 percent in City of Rock Springs, from 70 people in 2000 to 74 in 2010. The non-institutionalized population changed 4.8%, from 394 in 2000 to 413 in 2010.

Table III.10.6
Group Quarters Population
City of Rock Springs
2000 & 2010 Census SF1 Data

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

Foreign Born Populations

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

Table III.10.7
Place of Birth for the Foreign-Born Population
City of Rock Springs
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	621	2.6%
#2 country of origin	Guatemala	154	0.6%
#3 country of origin	Peru	83	0.3%
#4 country of origin	Other Western Africa	48	0.2%
#5 country of origin	Philippines	41	0.2%
#6 country of origin	England	36	0.2%
#7 country of origin	Canada	27	0.1%
#8 country of origin	Other Middle Africa	18	0.1%
#9 country of origin	Italy	14	0.1%
#10 country of origin	Jamaica	14	0.1%

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

Table III.10.8
Limited English Proficiency and Language Spoken at Home
City of Rock Springs
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	703	3.2%
#2 LEP Language	Other Asian and Pacific Island languages	28	0.1%
#3 LEP Language	French, Haitian, or Cajun	23	0.1%
#4 LEP Language	Other Indo-European languages	9	0%
#5 LEP Language	German or other West Germanic languages	6	0%
#6 LEP Language	Korean	4	0%
#7 LEP Language	Russian, Polish, or other Slavic languages	3	0%
#8 LEP Language	Other and unspecified languages	1	0%
#9 LEP Language	Arabic	0	0%
#10 LEP Language	Chinese	0	0%

Disability

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

Table III.10.9
Disability by Age
City of Rock Springs
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	56	2.4%	37	1.7%	93	2.1%
18 to 34	134	3.9%	195	6.5%	329	5.1%
35 to 64	508	11.1%	570	14.1%	1,078	12.5%
65 to 74	213	34.5%	170	25.1%	383	29.6%
75 or Older	158	41.3%	255	54.0%	413	48.3%
Total	**1,069**	**8.6%**	**1,227**	**10.8%**	**2,296**	**9.7%**

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

Table III.10.10
Total Disabilities Tallied: Aged 5 and Older
City of Rock Springs
2017 Five-Year ACS

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

Education and Employment

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

Table III.10.11
Employment, Labor Force and Unemployment
City of Rock Springs
2017 Five-Year ACS Data

Employment Status	2017 Five-Year ACS
Employed	12,086
Unemployed	657
Labor Force	**12,743**
Unemployment Rate	5.2%

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

Table III.10.12
High School or Greater Education
City of Rock Springs
2017 Five-Year ACS Data

Education Level	Households
High School or Greater	7,869
Total Households	8,747
Percent High School or Above	**90.0%**

Table III.10.13
Educational Attainment
City of Rock Springs
2017 Five-Year ACS Data

Education Level	Population	Percent
Less Than High School	1,728	10.0%
High School or Equivalent	5,479	31.7%
Some College or Associates Degree	6,259	36.3%
Bachelor's Degree	2,661	15.4%
Graduate or Professional Degree	1,133	6.6%
Total Population Above 18 years	**17,260**	**100.0%**

ECONOMICS

Labor Force

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

Table III.10.14
Labor Force Statistics
Rock Springs city
1990 - 2018 BLS Data

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

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

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

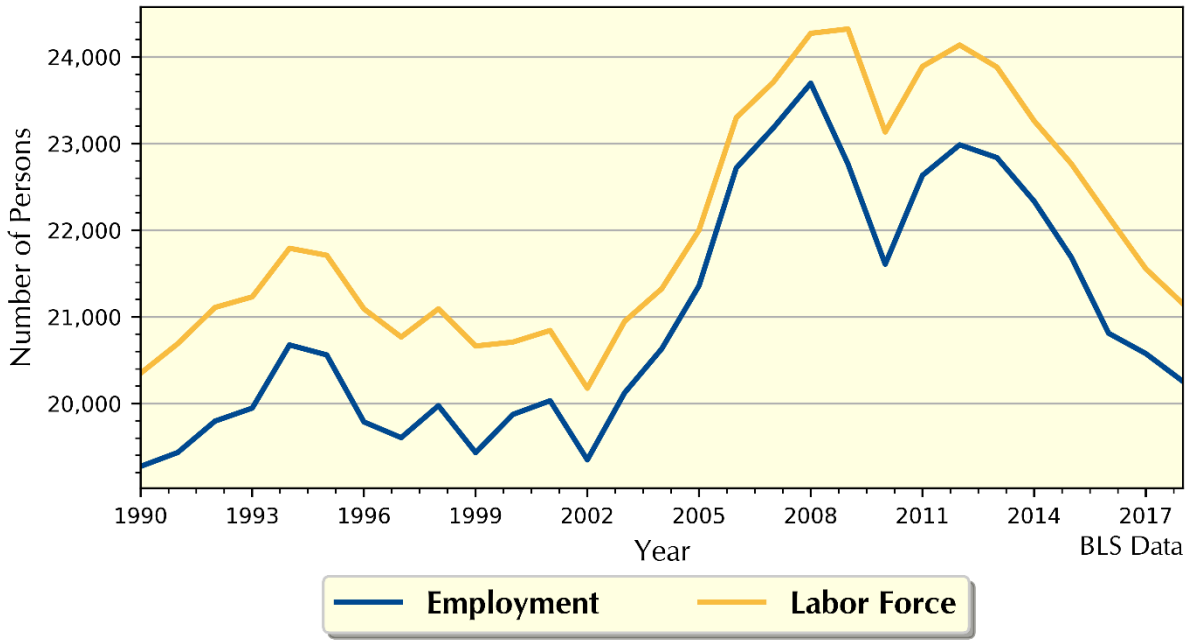
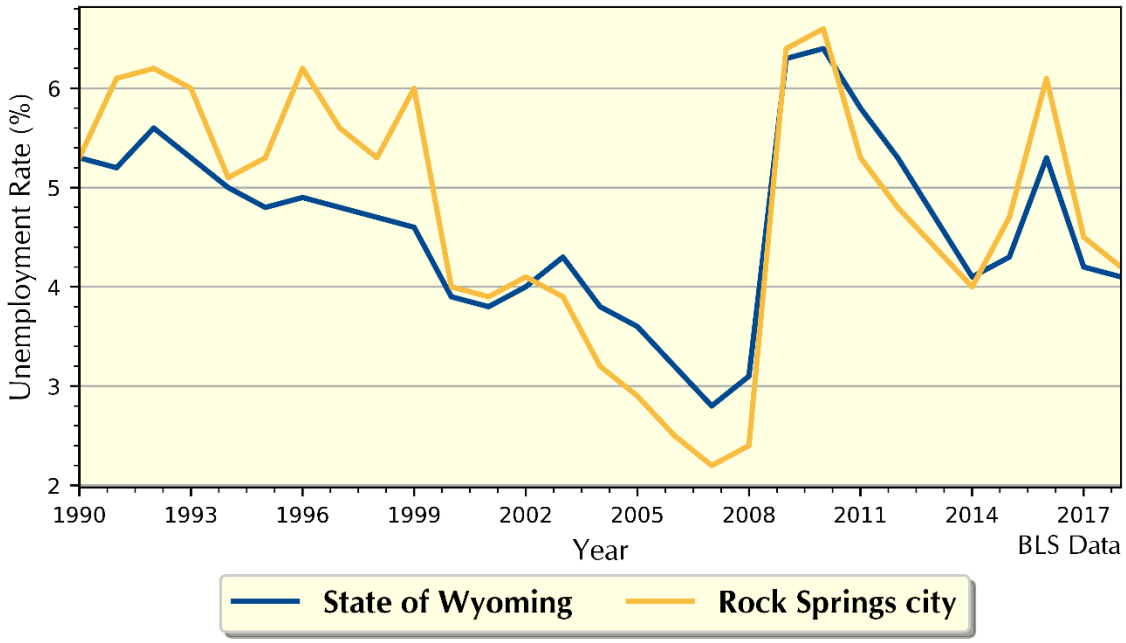


Diagram III.10.5 shows the unemployment rate for both the State and Rock Springs city. During the 1990's the average rate for Rock Springs city was 5.7 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.6 percent, which compared to 3.9 percent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

Diagram III.10.5
Annual Unemployment Rate
Rock Springs City



County Level Earnings and Employment

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies. Table III.10.15 shows the total employment by industry for the Sweetwater County. The most recent estimates show the mining industry was the largest employer in Sweetwater County, with employment reaching 5,067 jobs in 2017. Between 2016 and 2017 the administrative and waste management services industry saw the largest percentage increase, rising by 18.4 percent to 703 jobs.

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

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

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

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

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

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

Diagram III.10.6
Real Average Earnings Per Job
Sweetwater County

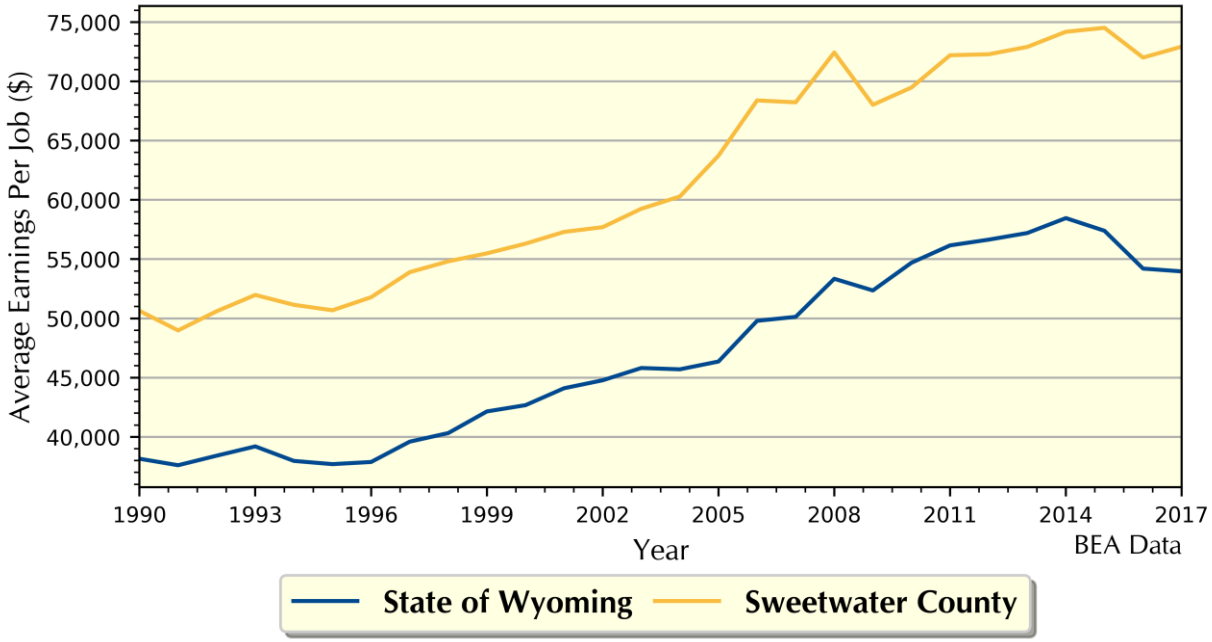
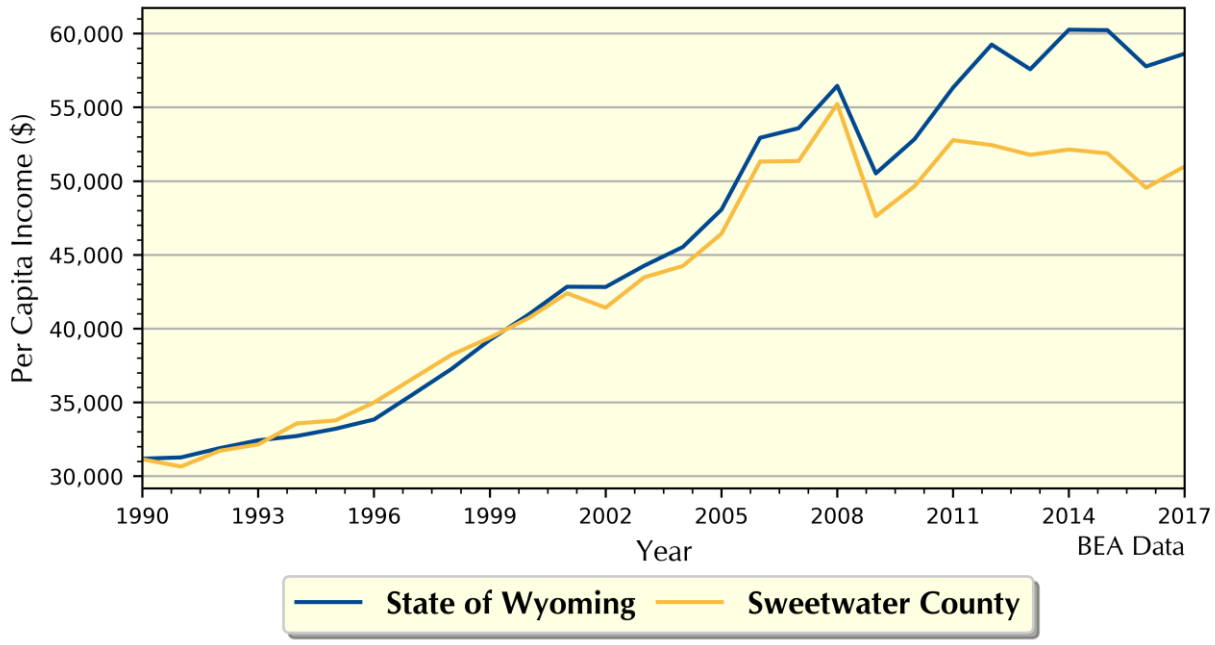


Diagram III.10.7 shows real per capita income for the Sweetwater County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population.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

Diagram III.10.7
Real Per Capita Income
Sweetwater 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 increase from 3,914 in 2010 to 4253.0 in 2017, with the poverty rate reaching 10.0 percent in 2017. This compared to a state poverty rate of 10.8 percent and a national rate of 13.4 percent in 2017. Table III.10.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.10.8 on the following page.

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

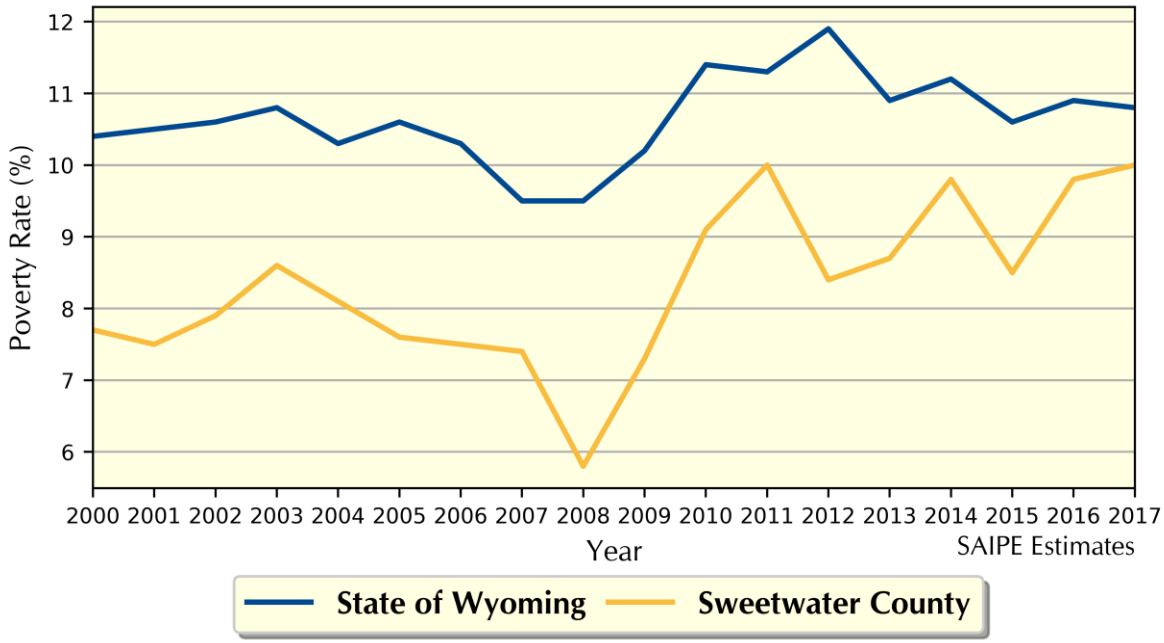
Table III.10.17
Persons in Poverty
Sweetwater County
2000–2017 SAIPE Estimates

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

Table III.10.18
Poverty by Age
City of Rock Springs
2000 Census SF3 & 2017 Five-Year ACS Data

Age	2000 Census		2017 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	206	11.8%	504	18.2%
6 to 17	387	22.2%	520	18.8%
18 to 64	990	56.8%	1,590	57.5%
65 or Older	159	9.1%	151	5.5%
Total	**1,742**	**100.0%**	**2,765**	**100.0%**
Poverty Rate	**9.4%**	**.**	**11.8%**	**.**

Diagram III.10.8
Poverty Rates
Sweetwater County



HOUSING

Housing Production

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

The real value of single-family building permits decreased from 300,513 dollars in 2016 to 272,682 dollars in 2017. This compares to an increase in permit value statewide, with values rising from 331,348 dollars in 2017 to 367,953 dollars in 2018. Additional details are given in Table III.10.19, as well as in Diagram III.10.9 and Diagram III.10.10.

Table III.10.19
Building Permits and Valuation
City of Rock Springs
Census Bureau Data, 1980–2018

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2017$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	203	0	4	314	521	114,887	37,967
1981	272	6	20	0	298	93,389	0
1982	150	10	4	16	180	94,381	63,188
1983	130	2	0	0	132	94,029	0
1984	84	0	0	0	84	95,367	0
1985	51	0	0	0	51	103,235	0
1986	50	0	0	0	50	99,082	0
1987	22	0	0	20	42	138,256	54,386
1988	12	0	0	0	12	133,011	0
1989	13	0	0	0	13	122,583	0
1990	27	0	0	0	27	133,549	0
1991	40	0	0	0	40	146,170	0
1992	61	0	0	0	61	152,796	0
1993	50	0	0	0	50	208,701	0
1994	64	0	0	0	64	203,314	0
1995	48	0	0	0	48	195,007	0
1996	43	0	0	0	43	206,461	0
1997	48	0	0	0	48	204,290	0
1998	40	0	0	0	40	223,283	0
1999	22	0	0	12	34	181,641	34,928
2000	20	0	0	5	25	196,971	34,167
2001	24	0	0	0	24	253,147	0
2002	33	0	0	0	33	222,456	0
2003	40	0	0	0	40	251,688	0
2004	74	0	0	0	74	203,614	0
2005	203	0	0	0	203	183,118	0
2006	174	0	0	0	174	193,894	0
2007	352	0	0	0	352	174,191	0
2008	96	0	7	72	175	201,340	61,645
2009	104	0	3	214	321	184,834	68,283
2010	81	0	0	47	128	194,271	67,499
2011	87	0	0	0	87	192,761	0
2012	100	0	0	0	100	239,508	0
2013	66	0	0	0	66	234,020	0
2014	76	0	0	112	188	295,882	70,845
2015	58	0	0	0	58	245,582	0
2016	38	0	0	0	38	300,513	0
2017	47	0	0	0	47	272,682	0
2018	32	0	0	0	32	272,438	0

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

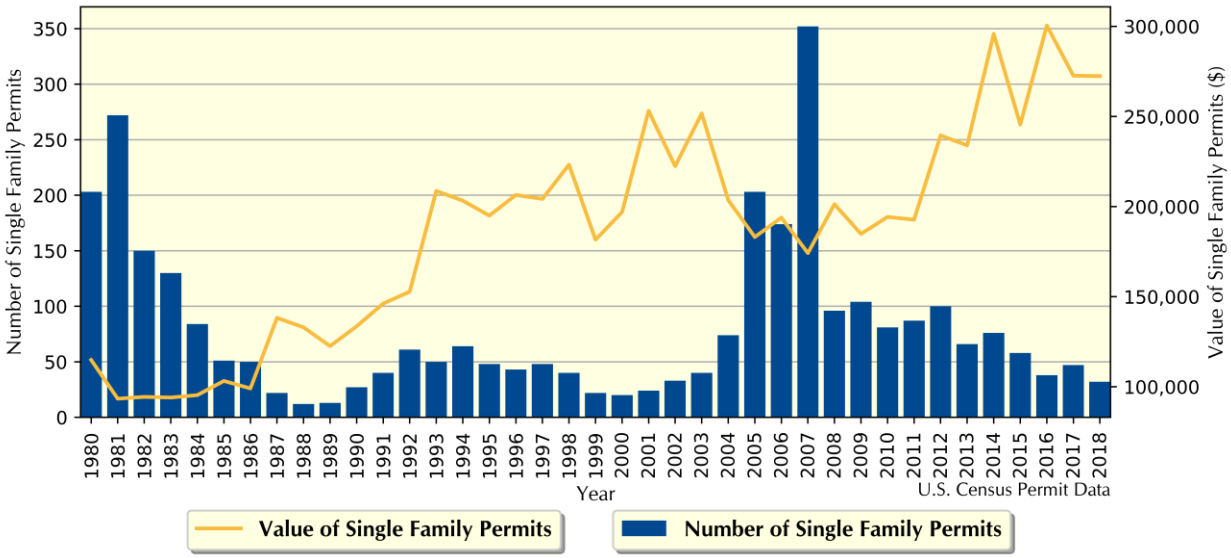
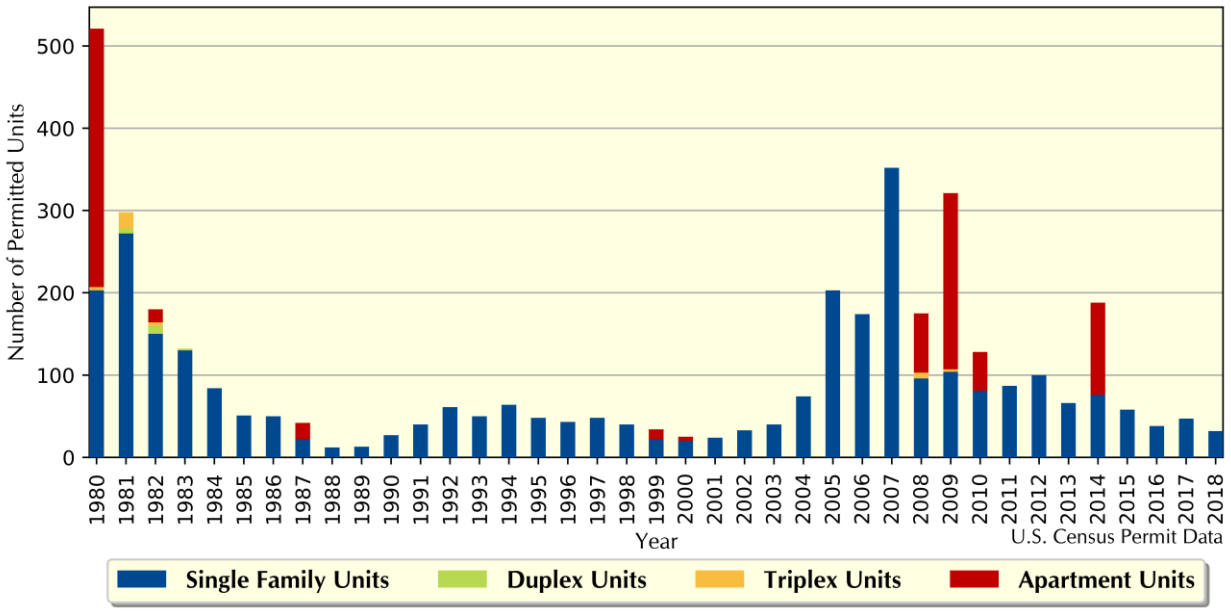


Diagram III.10.10
Total Permits by Unit Type
City of Rock Springs



Housing Characteristics

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

Table III.10.20
Household Type by Tenure
City of Rock Springs
2010 Census SF1 & 2017 Five-Year ACS Data

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

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

Table III.10.21
Housing Units by Type
City of Rock Springs
2010 & 2017 Five-Year ACS Data

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

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

Table III.10.22
Housing Units by Tenure
City of Rock Springs
2010 Census & 2017 Five-Year ACS Data

Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	8,762	87.0%	8,747	82.3%
Owner-Occupied	5,952	67.9%	6,402	73.2%
Renter-Occupied	2,810	32.1%	2,345	26.8%
Vacant Housing Units	1,308	13.0%	1,879	17.7%
Total Housing Units	**10,070**	**100.0%**	**10,626**	**100.0%**

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.10.23. Households earning more than 100,000 dollars per year represented 33.8 percent of households in 2017, compared to 26.6 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 9.5 percent of households in 2017, compared to 6.9 percent in 2000.

Table III.10.23
Households by Income
City of Rock Springs
2010 & 2017 Five-Year ACS Data

Income	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than $15,000	612	6.9%	834	9.5%
$15,000 to $19,999	335	3.8%	340	3.9%
$20,000 to $24,999	335	3.8%	371	4.2%
$25,000 to $34,999	788	8.9%	586	6.7%
$35,000 to $49,999	1,019	11.5%	904	10.3%
$50,000 to $74,999	1,893	21.4%	1,386	15.8%
$75,000 to $99,999	1,501	17.0%	1,371	15.7%
$100,000 or More	2,351	26.6%	2,955	33.8%
Total	**8,834**	**100.0%**	**8,747**	**100.0%**

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

Table III.10.24
Households by Year Home Built
City of Rock Springs
2010 & 2017 Five-Year ACS Data

Year Built	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,469	16.6%	1,179	13.5%
1940 to 1949	721	8.2%	313	3.6%
1950 to 1959	678	7.7%	432	4.9%
1960 to 1969	702	7.9%	805	9.2%
1970 to 1979	2,125	24.1%	1,923	22.0%
1980 to 1989	1,389	15.7%	1,383	15.8%
1990 to 1999	768	8.7%	603	6.9%
2000 to 2009	982	11.1%	1,404	16.1%
2010 or Later	.	.	705	8.1%
Total	**8,834**	**100.0%**	**8,747**	**100.0%**

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

Table III.10.25
Distribution of Units in Structure by Race
City of Rock Springs
2017 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	74.0%	22.9%	18.0%	66.7%	0%	70.0%	81.3%
Duplex	2.0%	6.2%	0%	0%	0%	13.3%	0%
Tri- or Four-Plex	3.0%	44.3%	56.0%	0%	0%	0%	17.4%
Apartment	7.9%	26.6%	26.0%	33.3%	100.0%	8.7%	0%
Mobile Home	13.1%	0%	0%	0%	0%	8.0%	1.3%
Boat, RV, Van, Etc.	0.1%	0%	0%	0%	0%	0%	0%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

The disposition of vacant units between 2010 and 2017 are shown in Table III.10.26. By 2017, for rent units accounted for 40.1 percent of vacant units, while for sale units accounted for 3.4 percent. "Other" vacant units accounted for 32.7 percent of vacant units, representing a total of 615 "other" vacant units.

Table III.10.26
Disposition of Vacant Housing Units
City of Rock Springs
2010 Census & 2017 Five-Year ACS Data

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

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

Table III.10.27
Households by Number of Bedrooms
City of Rock Springs
2017 5-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	12	19	41	100.0
One	103	452	979	0.4
Two	963	1,195	2,932	9.2
Three	2,916	485	3,979	27.6
Four	1,502	66	1,661	37.4
Five or more	906	128	1,034	15.6
Total	**8,747**	**2,345**	**10,626**	**100.0**

The age of a structure influences its value. As shown in Table III.10.28, structures built in 1939 or earlier had a median value of, 134,200 while structures built between 1950 and 1959 had a median value of 171,300 and those built between 1990 to 1999 had a median value of 290,100. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of 309,700 and, 278,800 respectively. The total median value in City of Rock Springs was 209,200.

Table III.10.28
Owner Occupied Median Value by Year Structure Built
City of Rock Springs
2017 5-Year ACS Data

Year Structure Built	Median Value
1939 or earlier	134,200
1940 to 1949	133,300
1950 to 1959	171,300
1960 to 1969	189,900
1970 to 1979	211,400
1980 to 1989	227,900
1990 to 1999	290,100
2000 to 2009	251,400
2010 to 2013	309,700
2014 or later	278,800
Median Value	**209,200**

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

Table III.10.29
Mortgage Status
City of Rock Springs
2017 5-Year ACS Data

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

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

Table III.10.30
Median Rent
City of Rock Springs
2017 5-Year ACS Data

Place	Rent
Median Rent	$818
Median Home Value	$209,200

Housing Problems

The Census identified the following four housing problems in the CHAS data. Households are considered to have housing problems if they have one of more of the four problems.

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. Household is overcrowded; and
4. Household is cost burdened.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table III.10.31. In 2017, an estimated 1.9 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table III.10.31
Overcrowding and Severe Overcrowding
City of Rock Springs
2010 & 2017 Five-Year ACS Data

Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2010 Five-Year ACS	5,921	97.4%	159	2.6%	0	0%	6,080
2017 Five-Year ACS	6,305	98.5%	97	1.5%	0	0%	6,402
Renter							
2010 Five-Year ACS	2,635	95.7%	119	4.3%	0	0%	2,754
2017 Five-Year ACS	2,275	97.0%	67	2.9%	3	0.1%	2,345
Total							
2010 Five-Year ACS	8,556	96.9%	278	3.1%	0	0%	8,834
2017 Five-Year ACS	8,580	98.1%	164	1.9%	3	0%	8,747

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

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

Table III.10.32
Households with Incomplete Plumbing Facilities
City of Rock Springs
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	8,730	8,686
Lacking Complete Plumbing Facilities	104	61
Total Households	**8,834**	**8,747**
Percent Lacking	**1.2%**	**0.7%**

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

Table III.10.33
Households with Incomplete Kitchen Facilities
City of Rock Springs
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	8,730	8,731
Lacking Complete Kitchen Facilities	104	16
Total Households	**8,834**	**8,747**
Percent Lacking	**1.2%**	**0.2%**

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

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

Table III.10.34
Cost Burden and Severe Cost Burden by Tenure
City of Rock Springs
2010 & 2017 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 Five-Year ACS	3,051	81.5%	503	13.4%	191	5.1%	0	0%	3,745
2017 Five-Year ACS	3,013	84.5%	369	10.3%	185	5.2%	0	0%	3,567
Owner Without a Mortgage									
2010 Five-Year ACS	2,166	92.8%	96	4.1%	49	2.1%	24	1.0%	2,335
2017 Five-Year ACS	2,481	87.5%	72	2.5%	191	6.7%	91	3.2%	2,835
Renter									
2010 Five-Year ACS	1,818	66.0%	429	15.6%	254	9.2%	253	9.2%	2,754
2017 Five-Year ACS	1,239	52.8%	493	21.0%	547	23.3%	66	2.8%	2,345
Total									
2010 Five-Year ACS	7,035	79.6%	1,028	11.6%	494	5.6%	277	3.1%	8,834
2017 Five-Year ACS	6,733	77.0%	934	10.7%	923	10.6%	157	1.8%	8,747

Housing Problems by Income

Very low-income renters are those who earn less than 50 percent of the area median income (AMI), and include a significant proportion of extremely low-income renters (who earn less than 30 percent of AMI). Households with worst case needs are defined as very low-income renters who do not receive government housing assistance and who pay more than 50 percent of their income for rent, live in severely inadequate conditions, or both. Table III.10.35 shows that the HUD estimated MFI for Sweetwater County was $85,100 in 2018. This compared to Wyoming's MFI of $79,600. Diagram III.10.11, illustrates the estimated MFI for 2000 through 2018 in Sweetwater County.

Table III.10.35
Median Family Income
Sweetwater County
2000–2018 HUD MFI

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

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

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

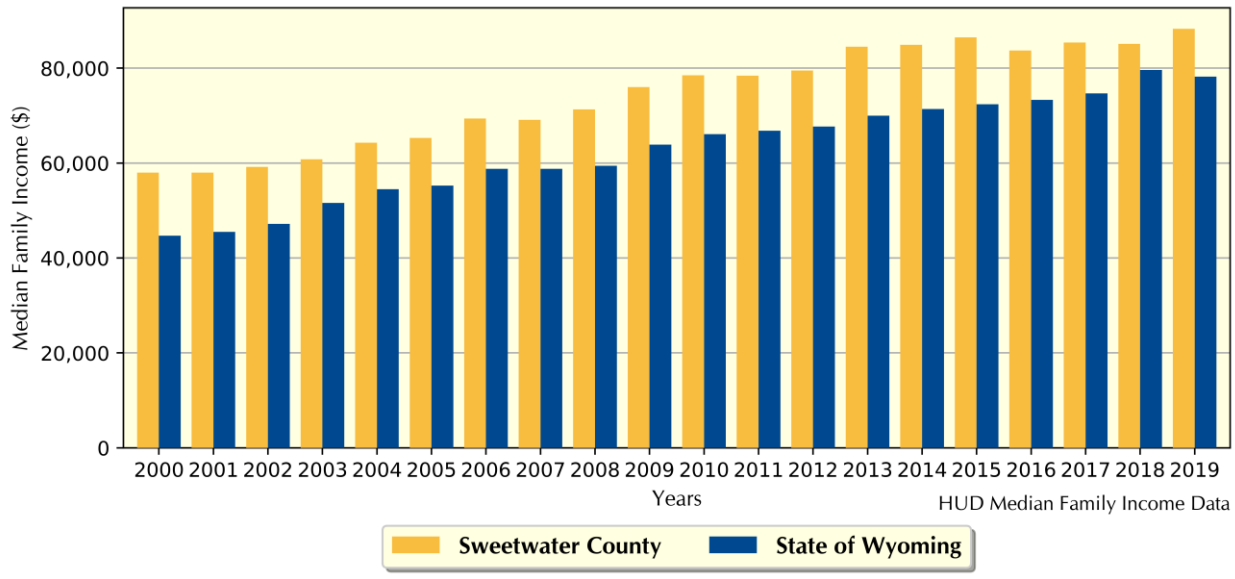


Table III.10.36
Housing Problems by Income and Tenure
City of Rock Springs
2010–2018 HUD CHAS Data

Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	10	0	0	0	0	10
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	20	25	10	15	70
Housing cost burden greater than 50% of income (and none of the above problems)	235	55	55	0	10	355
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	55	100	180	60	45	440
Zero/negative income (and none of the above problems)	75	0	0	0	0	75
Has none of the 4 housing problems	95	320	620	665	3,435	5,135
Total	**470**	**495**	**880**	**735**	**3,505**	**6,085**
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	15	0	0	0	0	15
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	25	25
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	65	20	10	0	25	120
Housing cost burden greater than 50% of income (and none of the above problems)	225	40	0	0	0	265
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	30	280	200	0	0	510
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	65	125	520	435	815	1,960
Total	**400**	**465**	**730**	**435**	**865**	**2,895**
Total						
Lacking complete plumbing or kitchen facilities	25	0	0	0	0	25
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	25	25
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	65	40	35	10	40	190
Housing cost burden greater than 50% of income (and none of the above problems)	460	95	55	0	10	620
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	85	380	380	60	45	950
Zero/negative income (and none of the above problems)	75	0	0	0	0	75
Has none of the 4 housing problems	160	445	1,140	1,100	4,250	7,095
Total	**870**	**960**	**1,610**	**1,170**	**4,370**	**8,980**

Survey of Rental Properties

From May through June of 2019, a telephone survey was conducted with landlords and rental property managers throughout Wyoming. Table III.10.37 presents some basic statistics about the completed surveys.

Table III.10.37
Survey of Rental Properties
City of Rock Springs
2019 Survey of Rental Properties

Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	43	1,878	5.1	95

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

Table III.10.38
Rental Vacancy Survey by Type
City of Rock Springs
2019 Survey of Rental Properties

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	82	9	11.0%
Apartments	1,128	56	5.0%
Mobile Homes	226	9	4.0%
"Other" Units	104	2	1.9%
Don't Know	325	18	5.5%
Total	**1,878**	**95**	**5.1%**

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

Table III.10.39
Rental Units by Bedroom Size
City of Rock Springs
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	0	0	0	.	1
One	2	114	2	0	.	122
Two	19	454	12	6	.	526
Three	19	62	62	23	.	175
Four	3	0	0	11	.	14
Don't Know	38	498	150	64	325	1,075
Total	**82**	**1,128**	**226**	**104**	**325**	**1,878**

Table III.10.40 displays the vacancy rate of single-family units by the number of bedrooms. Two-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 10.5 percent.

Table III.10.41 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 4.8 percent.

Table III.10.40
Single-Family Units by Bedroom Size
City of Rock Springs
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	2	0	0%
Two	19	2	10.5%
Three	19	4	21.1%
Four	3	0	0%
Don't know	38	3	7.9%
Total	**82**	**9**	**11.0%**

Table III.10.41
Apartment Units by Bedroom Size
City of Rock Springs
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	114	4	3.5%
Two	454	22	4.8%
Three	62	4	6.5%
Four	0	0	0%
Don't know	498	26	5.2%
Total	**1,128**	**56**	**5.0%**

Average market-rate rents by unit type are shown in Table III.10.42. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table III.10.42
Average Market Rate Rents by Bedroom Size
City of Rock Springs
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$.	$.	$.	$.	$500
One	$600	$581	$600	$.	$589
Two	$775	$723	$625	$783	$728
Three	$842	$987	$833	$925	$926
Four	$1,500	$1,091	$.	$1,000	$1,197
Total	**$877.7**	**$736.9**	**$736.1**	**$925.9**	**$804.0**

Table III.10.43 shows the average rental rates for assisted units by bedroom size and unit type. Since assistance is often based on income of the resident or other case by case determinations average assisted rents can vary across bedroom size.

Table III.10.43
Average Assisted Rate Rents by Bedroom Size
City of Rock Springs
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$0	$0	$0	$0	$0
One	$0	$0	$0	$0	$0
Two	$0	$600.0	$0	$0	$600.0
Three	$0	$0	$0	$0	$0
Four	$0	$0	$0	$0	$0
Total	**$1000.0**	**$927.0**	**$0**	**$0**	**$951.3**

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

Table III.10.44
Single-Family Market Rate Rents by Vacancy Status
City of Rock Springs
2019 Survey of Rental Properties

Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than $500	0	0	0%
$500 to $749	11	2	18.2%
$750 to $999	43	6	14.0%
$1,000 to $1,249	5	0	0%
$1,250 to $1,499	3	0	0%
Above $1,500	0	0	0%
Missing	20	1	5.0%
Total	**82**	**9**	**11.0%**

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

Table III.10.45
Apartment Market Rate Rents by Vacancy Status
City of Rock Springs
2019 Survey of Rental Properties

Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than $500	309	6	1.9%
$500 to $749	325	25	7.7%
$750 to $999	490	23	4.7%
$1,000 to $1,249	4	2	50.0%
$1,250 to $1,499	0	0	0%
Above $1,500	0	0	0%
Missing	0	0	0%
Total	**1,128**	**56**	**5.0%**

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

Table III.10.46
Are there any utilities included with the rent?
City of Rock Springs
2019 Survey of Rental Properties

Period	Respondent
Yes	31
No	10
% Offering Utilities	**75.6%**

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

Table III.10.47
Which utilities are included with the rent?
City of Rock Springs
2019 Survey of Rental Properties

Type of Utility Provided	Respondent
Electricity	206
Natural Gas	224
Water/Sewer	914
Trash Collection	1,081

Perceived Need for Housing Units

Table III.10.48 shows the number of survey respondents who keep a waiting list. As can be seen 6 respondents said they keep a waitlist, with an estimated 40 number of persons on the wait list.

Table III.10.48
Do you keep a waiting list?
City of Rock Springs
2019A Survey of Rental Properties

Period	Respondent
Yes	6
No	34
Waitlist Size	**40**

Table III.10.49 shows the condition of rental units by unit type for City of Rock Springs. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported 1,292 units were in good condition, or 68.8 percent and 9 units, or 0.5 percent, being in average condition. Details by unit type and condition are displayed.

Table III.10.49
Condition by Unit Type
City of Rock Springs
2019A Survey of Rental Properties

Conditions	Units	Percent of Total
Poor	1	0.1%
Fair	22	1.2%
Average	9	0.5%
Good	1,292	68.8%
Excellent	164	8.7%
Don't Know	0	0%
Total	**1,878**	**100.0%**

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table III.10.50, 1 respondent said they would prefer more single family units, 2 respondents wanted more apartment units, and 6 respondents indicated they would prefer more units of any type.

Table III.10.50
If you had the opportunity to own/manage more units, how many would you prefer
City of Rock Springs
2019A Survey of Rental Properties

Unit Type	Respondents citing more units
Single family units	1
Duplex Units	0
Apartments	2
Mobile homes	3
Other	0
All types	6
Total	**12**

2018 Household Forecast

The 2018 Housing Needs Forecast reports housing demand projections from 2018 to 2050, with 2017 as the base year. Three possible economic futures portraying moderate, strong, and very strong growth were used to create three forecasts. The strong scenario is the base case, representing conditions as of today. The moderate growth scenario forecast projects household growth with the assumption of slower population and employment growth, where the very strong growth scenario incorporates assumptions of much stronger employment and population growth over the forecast horizon.

The primary objective of offering three alternative forecasts is to enhance planning capacity and to provide additional tools in order to assist state and local governments in their ongoing housing needs assessment, thereby facilitating informed discussion about housing demand at the local community level. These forecasts prove useful when interpreting the need for new or rehabilitated housing and whether single-family or rental housing activities might be best undertaken.

All three forecasts span the period of 2017 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is report here. The moderate and very strong scenarios are reported in the WCDA housing forecast report.

This report uses the modified population projections based on projections released from Woods & Poole Economic, Inc (W&P).

Table III.10.51
Households with Housing Problems by Income
City of Rock Springs
2011-2015 HUD CHAS Data

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

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Table III.10.51 shows the current CHAS housing problem estimates for the period of 2011-2015. Both the income distribution and the percentage share of households experiencing housing problems were derived from this data and assumed to remain constant throughout the forecast

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

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

Table III.10.52
Total Estimated Housing Forecast
City of Rock Springs
Strong Growth Scenario

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

Table III.10.53, below shows the incremental housing demand for City of Rock Springs. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 2017, the base year, the incremental housing demand is set at zero and all future years show the estimated stock needed in addition to the current housing supply to satisfy future demand.

As can be seen in 2030 an estimated additional 503 owner-occupied and 518 renter occupied households will be needed above current 2016 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated City of Rock Springs will see an additional 2,776 households, of which 285 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 520 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.10.53
Incremental Housing Demand Forecast
City of Rock Springs
Strong Growth Scenario

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

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

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

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

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

City of Jackson

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

Population Estimates

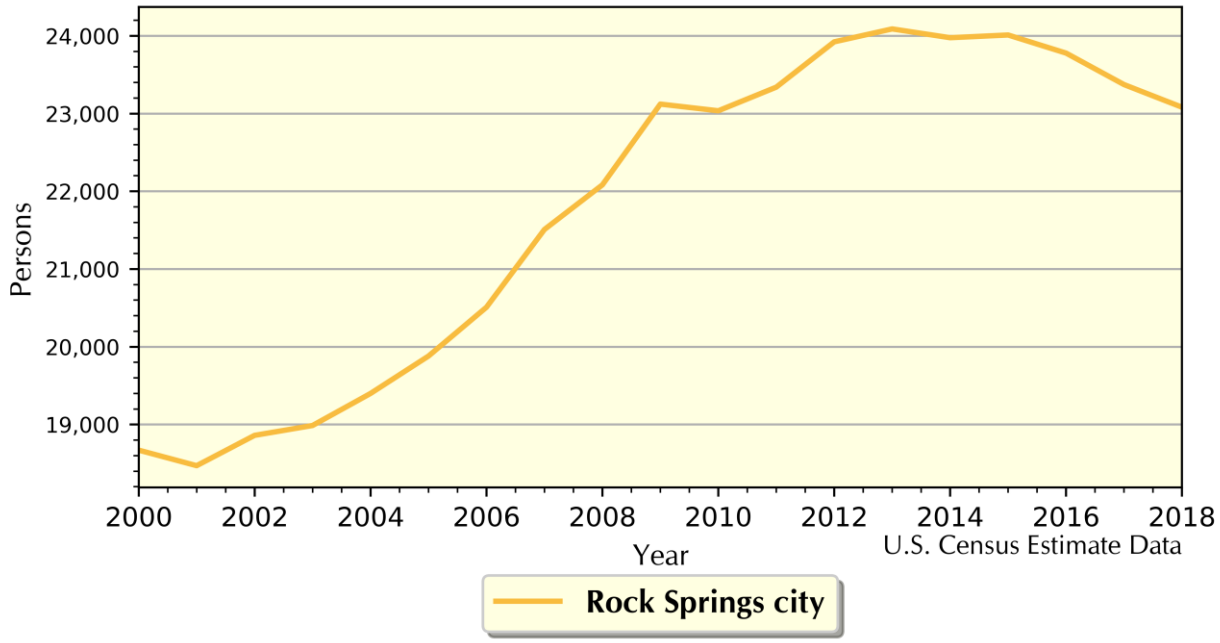
Table III.11.1 shows the population estimates for the City of Jackson. In 2018, the city's population was 10,429, a -1.2% change from 2017. The population increased 8.9 percent since 2010, from 9,577 people to 10,429 people in 2018. This data is also displayed in Diagram III.11.1 on the following page.

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 Jackson. Although a city may span several counties, for the county level data pieces, Teton County was selected. For a more in-depth county level view, please refer to Teton County in Volume II of this profile.

Table III.11.1
Population Estimates
City of Jackson
Census Population Estimates

Year	Population	Percent Yearly Change
2000	8,692	.
2001	8,810	1.4%
2002	8,842	0.4%
2003	8,897	0.6%
2004	9,030	1.5%
2005	9,055	0.3%
2006	9,181	1.4%
2007	9,340	1.7%
2008	9,524	2.0%
2009	9,585	0.6%
2010	9,577	-0.1%
2011	9,699	1.3%
2012	9,839	1.4%
2013	10,171	3.4%
2014	10,391	2.2%
2015	10,488	0.9%
2016	10,553	0.6%
2017	10,552	0%
2018	10,429	-1.2%

Diagram III.11.1
Population Estimates
City of Jackson



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

Table III.11.2
In-Migration by Age Cohort
City of Jackson
Wyoming DOT Data

Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
					In				
14-17	2	7	11	8	3	3	6	13	7
18-22	25	51	42	51	51	57	59	57	26
23-25	208	161	199	178	176	162	187	132	89
26-35	154	319	318	326	379	343	381	347	166
36-45	63	121	121	143	142	144	141	152	76
46-55	38	93	99	98	93	105	96	108	43
56-65	33	48	66	87	104	84	94	86	35
66 +	12	31	45	19	43	37	48	52	22
Total	**407**	**831**	**901**	**910**	**991**	**935**	**1,012**	**947**	**464**

The shaded areas in Diagram III.11.2 and Diagram III.11.3 represents in and out- migration, with the white line depicting net migration. The maximum net migration occurred in 2000 with 611 people entering and the lowest net migration occurred in 2003 with 133 leaving Teton County.

Diagram III.11.2
In-Migration
City of Jackson
2011 – 2019 First Half

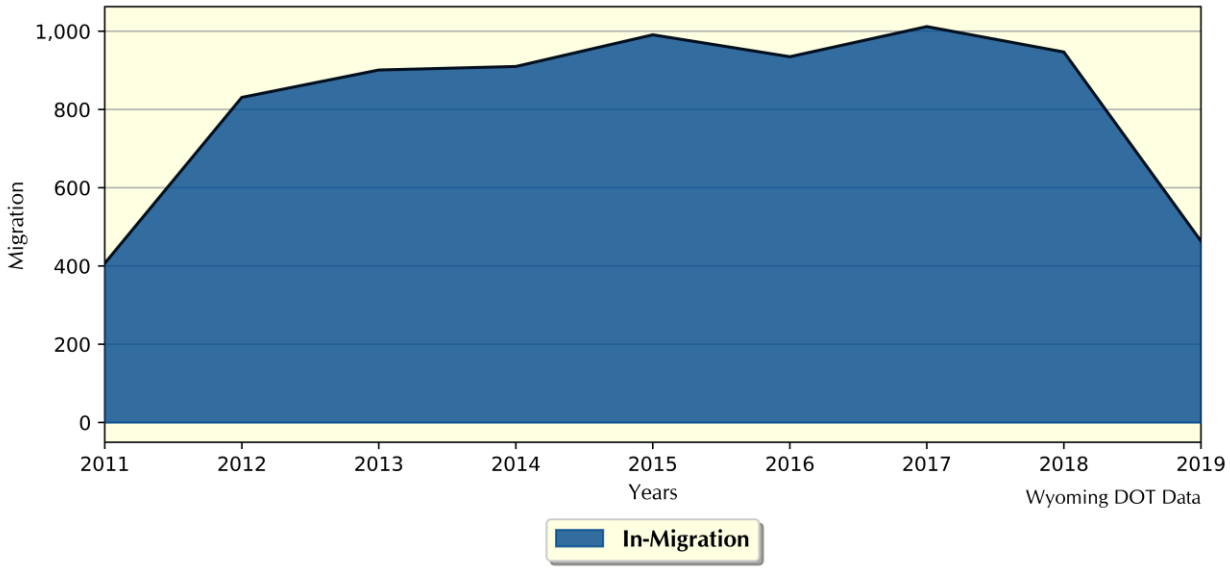


Diagram III.11.3
Migration Trends
Teton County
2000 – 2019 First Half

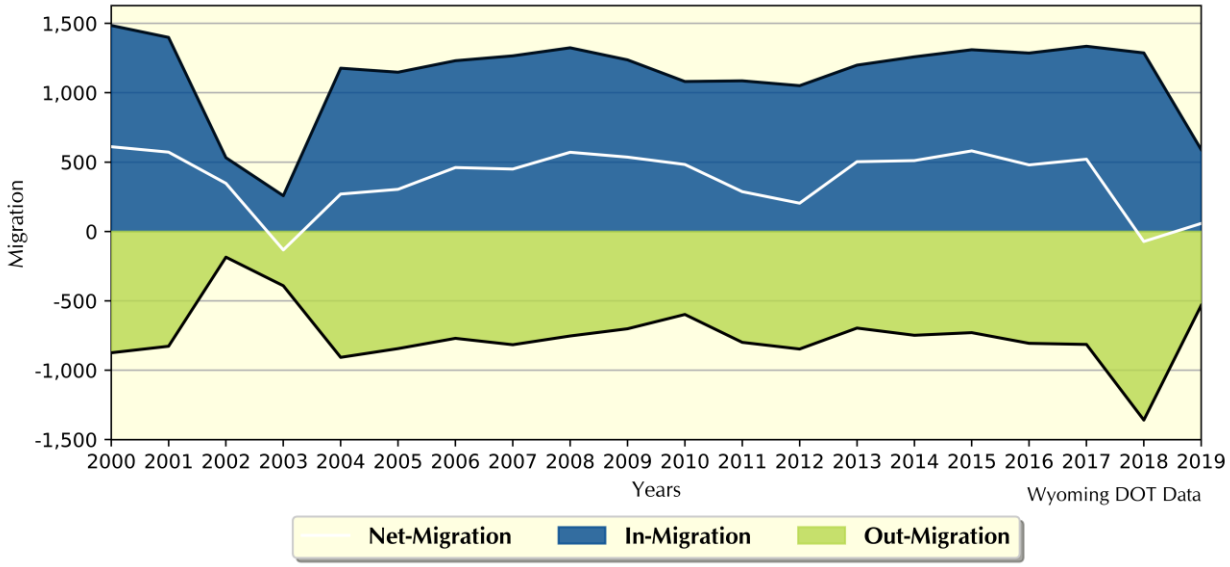


Table III.11.3 shows net-migration for Teton County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 23 to 25, with 70.0 persons entering Teton County. Those in the age range of 46 to 55 had the lowest levels of net migration, with 3 persons leaving Teton County.

Table III.11.3
Net-Migration by Age Range
Teton County
Wyoming DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
						Net						
14-17	-1	4	0	-1	7	8	3	1	3	-1	14	0
18-22	27	49	36	15	11	23	31	23	35	35	17	6
23-25	210	181	161	147	104	188	165	160	157	152	68	70
26-35	222	149	126	96	78	167	186	213	150	209	-40	1
36-45	45	33	47	-7	-7	40	64	93	64	56	-10	6
46-55	54	51	54	26	27	37	65	32	50	50	-67	-3
56-65	23	48	48	18	-10	21	23	45	42	34	-7	-6
66 +	-9	21	11	-7	-6	19	-26	14	-21	-14	-47	-16
Total	**571**	**536**	**483**	**287**	**204**	**503**	**511**	**581**	**480**	**521**	**-72**	**58**

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 data[11], 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 Jackson population by race and ethnicity is shown in Table III.11.4. The white population increased by 7.2 percent, representing 87.4 percent of the population in 2017, compared with the black population, which increased by 186.9 percent and accounted for 0.1 percent of the population. The Hispanic population represented 25.3 percent of the population, which increased from 3,191 to 3,434 people between 2010 and 2017, or by 7.6 percent.

Table III.11.4
Population by Race and Ethnicity
City of Jackson
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	7,645	79.8%	9,098	87.4%
Black	35	0.4%	7	0.1%
American Indian	78	0.8%	30	0.3%
Asian	138	1.4%	241	2.3%
Native Hawaiian/ Pacific Islander	12	0.1%	0	0%
Other	1,451	15.2%	980	9.4%
Two or More Races	218	2.3%	57	0.5%
Total	**9,577**	**100.0%**	**10,413**	**100.0%**
Non-Hispanic	6,970	72.8%	7,778	74.7%
Hispanic	2,607	27.2%	2,635	25.3%

The change in race and ethnicity between 2010 and 2017 is shown in Table III.11.5. During this time, the total non-Hispanic population was 7,778 persons in 2017. The Hispanic population was 2,635.

Table III.11.5
Population by Race and Ethnicity
City of Jackson
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	6,628	95.1%	7,469	96.0%
Black	19	0.3%	7	0.1%
American Indian	46	0.7%	0	0%
Asian	132	1.9%	241	3.1%
Native Hawaiian/ Pacific Islander	11	0.2%	0	0%
Other	35	0.5%	4	0.1%
Two or More Races	99	1.4%	57	0.7%
Total Non-Hispanic	**6,970**	**100.0%**	**7,778**	**100.0%**
Hispanic				
White	1,017	39.0%	1,629	61.8%
Black	16	0.6%	0	0%
American Indian	32	1.2%	30	1.1%
Asian	6	0.2%	0	0%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	1,416	54.3%	976	37.0%
Two or More Races	119	4.6%	0	0%
Total Non-Hispanic	**2,607**	**100.0**	**2,635**	**100.0%**
Total Population	**9,577**	**100.0%**	**10,413**	**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.11.6, between 2000 and 2010, the institutionalized population changed -30.0 percent in City of Jackson, from 80 people in 2000 to 56 in 2010. The non-institutionalized population changed 68.6%, from 35 in 2000 to 59 in 2010.

Table III.11.6
Group Quarters Population
City of Jackson
2000 & 2010 Census SF1 Data

Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	31	38.8%	0	0%	-100.0%
Juvenile Facilities	.	.	9	16.1%	.
Nursing Homes	49	61.3%	0	0%	-100.0%
Other Institutions	0	0%	47	83.9%	inf%
Total	**80**	**100.0%**	**56**	**100.0%**	**-30.0%**
Non-Institutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	35	100.0%	59	100.0%	68.6%
Total	**35**	**100.0%**	**59**	**100.0%**	**68.6%**
Group Quarters Population	**115**	**100.0%**	**115**	**100.0%**	**0%**

Foreign Born Populations

The number of foreign born persons is shown in Table III.11.7. An estimated 10.4 percent of the population was born in Mexico, some 1.5 percent were born in El Salvador, and another 1.0 percent were born in Ukraine .

Table III.11.7
Place of Birth for the Foreign-Born Population
City of Jackson
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	1,081	10.4%
#2 country of origin	El Salvador	159	1.5%
#3 country of origin	Ukraine	109	1.0%
#4 country of origin	Chile	46	0.4%
#5 country of origin	Philippines	43	0.4%
#6 country of origin	England	42	0.4%
#7 country of origin	Kazakhstan	42	0.4%
#8 country of origin	U K excluding England Scotland	36	0.3%
#9 country of origin	Canada	31	0.3%
#10 country of origin	Greece	16	0.2%

Limited English Proficiency and the language spoken at home are shown in Table III.11.8. An estimated 11.5 percent (1,109 people) of the population speaks Spanish at home, followed by 0.4 percent (43 people) speaking Tagalog

Table III.11.8
Limited English Proficiency and Language Spoken at Home
City of Jackson
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	1,109	11.5%
#2 LEP Language	Tagalog	43	0.4%
#3 LEP Language	German or other West Germanic languages	24	0.2%
#4 LEP Language	Russian, Polish, or other Slavic languages	23	0.2%
#5 LEP Language	Arabic	0	0%
#6 LEP Language	Chinese	0	0%
#7 LEP Language	French, Haitian, or Cajun	0	0%
#8 LEP Language	Korean	0	0%
#9 LEP Language	Other Asian and Pacific Island languages	0	0%
#10 LEP Language	Other Indo-European languages	0	0%

Disability

Disability by age, as estimated by the 2017 ACS, is shown in Table III.11.9. The disability rate for females was 5.6 percent, compared to 9.2 percent for males. The disability rate grew precipitously higher with age, with 39.0 percent of those over 75 experiencing a disability.

Table III.11.9
Disability by Age
City of Jackson
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	68	8.2%	16	3.1%	84	6.2%
18 to 34	86	3.6%	17	1.1%	103	2.7%
35 to 64	340	15.9%	163	10.2%	503	13.5%
65 to 74	28	13.6%	0	0%	28	6.1%
75 or Older	30	30.3%	46	47.9%	76	39.0%
Total	**552**	**9.2%**	**242**	**5.6%**	**794**	**7.7%**

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.11.10. Some 4.9 percent have an ambulatory disability, 3.9 percent have an independent living disability, and 2.5 percent have a self-care disability.

Table III.11.10
Total Disabilities Tallied: Aged 5 and Older
City of Jackson
2017 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	410	4.0%
Vision disability	308	3.0%
Cognitive disability	474	4.9%
Ambulatory disability	468	4.9%
Self-Care disability	243	2.5%
Independent living disability	323	3.9%

Education and Employment

Education and employment data from the City of Jackson 2017 Five-Year ACS is presented in Table III.11.11, Table III.11.12, and Table III.11.13. In 2017, 7,035 people were in the labor force, including 6,879 employed and 156 unemployed people. The unemployment rate for City of Jackson was estimated at 2.2 percent in 2017.

Table III.11.11
Employment, Labor Force and Unemployment
City of Jackson
2017 Five-Year ACS Data

Employment Status	2017 Five-Year ACS
Employed	6,879
Unemployed	156
Labor Force	**7,035**
Unemployment Rate	2.2%

Table III.11.12 and Table III.11.13 show educational attainment in City of Jackson. In 2017, 94.1 percent of households had a high school education or greater, including 17.1 percent with a high school diploma or equivalent, 27.1 percent with some college, 37.5 percent with a Bachelor's Degree, and 9.7 percent with a graduate or professional degree.

Table III.11.12
High School or Greater Education
City of Jackson
2017 Five-Year ACS Data

Education Level	Households
High School or Greater	3,573
Total Households	3,799
Percent High School or Above	**94.1%**

Table III.11.13
Educational Attainment
City of Jackson
2017 Five-Year ACS Data

Education Level	Population	Percent
Less Than High School	702	8.5%
High School or Equivalent	1,422	17.1%
Some College or Associates Degree	2,250	27.1%
Bachelor's Degree	3,116	37.5%
Graduate or Professional Degree	809	9.7%
Total Population Above 18 years	**8,299**	**100.0%**

ECONOMICS

Labor Force

Table III.11.14 shows the labor force statistics for Jackson city from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.1 percent. The highest level of unemployment occurred during 2010 rising to a rate of 7.7 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 Jackson city remaind unchanged from 2.8 percent in 2017 to 2.8 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.11.14
Labor Force Statistics
City of Jackson
1990 - 2018 BLS Data

Year	City of Jackson				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	235	9,797	10,032	2.3%	5.3%
1991	280	10,178	10,458	2.7%	5.2%
1992	340	10,760	11,100	3.1%	5.6%
1993	313	11,229	11,542	2.7%	5.3%
1994	306	12,161	12,467	2.5%	5.0%
1995	328	12,769	13,097	2.5%	4.8%
1996	419	12,875	13,294	3.2%	4.9%
1997	387	13,084	13,471	2.9%	4.8%
1998	333	13,624	13,957	2.4%	4.7%
1999	355	14,407	14,762	2.4%	4.6%
2000	458	17,377	17,835	2.6%	3.9%
2001	474	17,597	18,071	2.6%	3.8%
2002	549	17,266	17,815	3.1%	4.0%
2003	629	17,248	17,877	3.5%	4.3%
2004	555	17,386	17,941	3.1%	3.8%
2005	546	17,728	18,274	3.0%	3.6%
2006	450	18,218	18,668	2.4%	3.2%
2007	403	19,041	19,444	2.1%	2.8%
2008	578	19,186	19,764	2.9%	3.1%
2009	1,332	17,837	19,169	6.9%	6.3%
2010	1,470	17,588	19,058	7.7%	6.4%
2011	1,382	17,583	18,965	7.3%	5.8%
2012	1,238	17,882	19,120	6.5%	5.3%
2013	1,062	18,500	19,562	5.4%	4.7%
2014	892	19,146	20,038	4.5%	4.1%
2015	778	19,764	20,542	3.8%	4.3%
2016	722	20,530	21,252	3.4%	5.3%
2017	593	20,961	21,554	2.8%	4.2%
2018	608	21,139	21,747	2.8%	4.1%

Diagram III.11.4 shows the employment and labor force for Jackson city. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 21,139 persons, with the labor force reaching 21,747, indicating there were a total of 608 unemployed persons.

Diagram III.11.4
Employment and Labor Force
City of Jackson
1990 – 2017 BLS Data

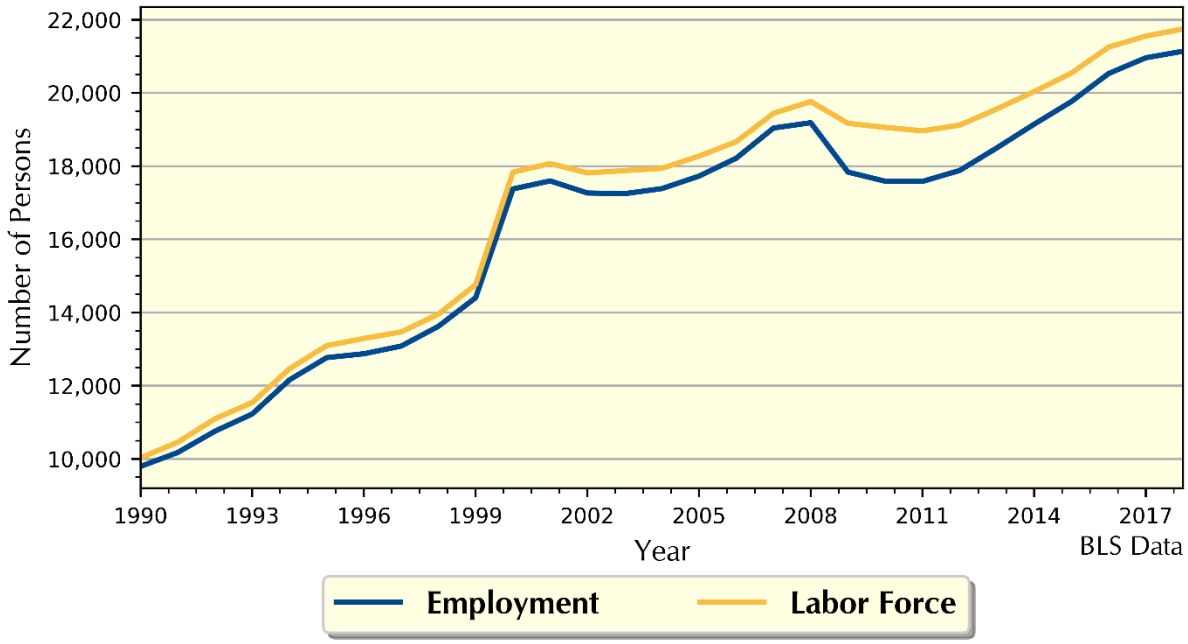
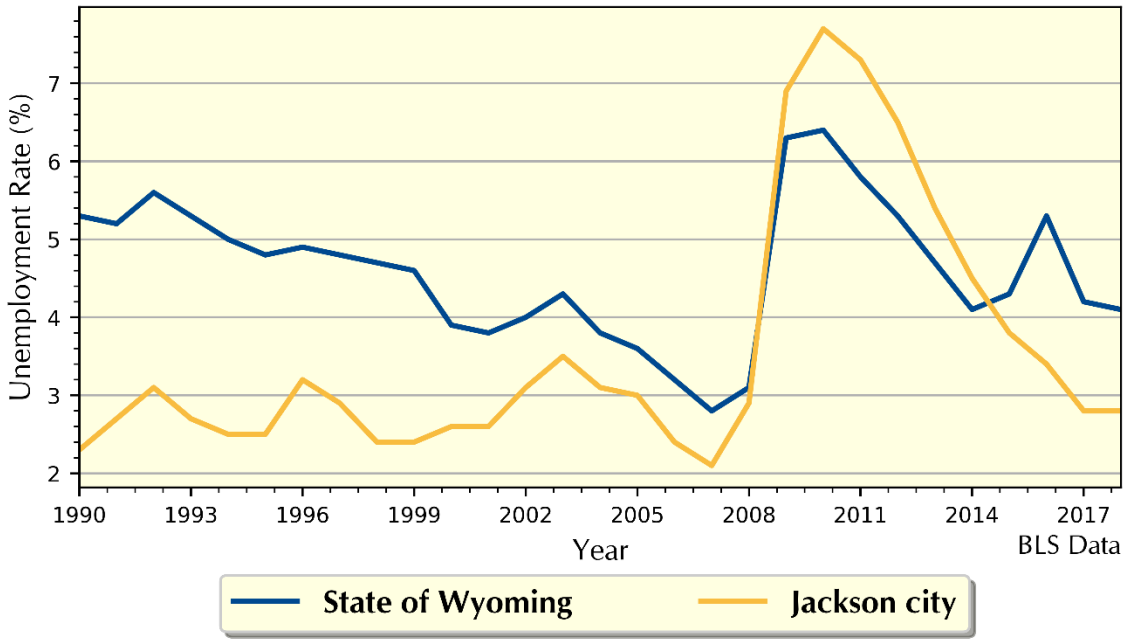


Diagram III.11.5 shows the unemployment rate for both the State and Jackson city. During the 1990's the average rate for Jackson city was 2.7 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.2 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 4.8 percent. Over the course of the entire period the Jackson city had an average unemployment rate that lower than the State, 3.7 percent for Jackson city, versus 4.6 statewide.

Diagram III.11.5
Annual Unemployment Rate
City of Jackson



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.11.15 shows the total employment by industry for the Teton County. The most recent estimates show the accommodation and food services industry was the largest employer in Teton County, with employment reaching 7,529 jobs in 2017. Between 2016 and 2017 the arts, entertainment, and recreation industry saw the largest percentage increase, rising by 11.6 percent to 1,614 jobs.

Table III.11.15
Employment by Industry
Teton County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	181	190	193	192	191	198	199	208	4.5
Forestry, fishing, related activities, and other	141	0	0	157	0	127	144	139.0	-3.5
Mining	223	0	0	242	0	234	198	214	8.1
Utilities	0	0	0	0	0	0	0	0	0
Construction	2,200	2,206	2,321	2,452	2,567	2,672	2,846	2,859	0.5
Manufacturing	257	286	271	287	286	315	332	356	7.2
Wholesale trade	0	0	0	0	0	0	0	0	0
Retail trade	2,131	2,141	2,169	2,348	2,487	2,641	2,674	2,615	-2.2
Transportation and warehousing	483	460	494	539	513	566	583	612	5.0
Information	332	349	352	364	377	347	362	350	-3.3
Finance and insurance	1,798	2,015	2,067	2,222	2,292	2,356	2,457	2,577	4.9
Real estate and rental and leasing	2,922	2,940	2,911	3,088	3,272	3,268	3,387	3,517	3.8
Professional and technical services	1,852	1,813	1,869	1,997	2,144	2,226	2,269	2,345	3.3
Management of companies and enterprises	86	88	93	74	147	163	300	307	2.3
Administrative and waste services	1,123	1,109	1,185	1,317	1,308	1,347	1,551	1,469	-5.3
Educational services	361	362	360	459	487	508	574	581	1.2
Health care and social assistance	972	975	1,025	1,076	1,092	1,123	1,168	1,193	2.1
Arts, entertainment, and recreation	1,217	1,267	1,307	1,324	1,442	1,329	1,446	1,614	11.6
Accommodation and food services	6,252	6,264	6,446	6,540	6,813	7,091	7,328	7,529	2.7
Other services, except public administration	1,068	1,110	1,191	1,247	1,241	1,285	1,297	1,320	1.8
Government and government enterprises	2,386	2,394	2,397	2,415	2,475	2,521	2,599	2,648	1.9
Total	**26,308**	**26,607**	**27,348**	**28,650**	**29,893**	**30,696**	**32,060**	**32,805**	**2.3**

Table III.11.16 shows the real average earnings per job by industry for Teton County. In 2017, the transportation and warehousing industry had the highest average earnings reaching 125,140 dollars. Between 2016 and 2017 the mining industry saw the largest percentage increase, rising by 93.6 percent to 58,479 dollars.

Table III.11.16
Real Earnings Per Job by Industry
Teton County
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	22,056	48,185	13,670	22,211	24,091	19,382	18,279	16,160	-11.6
Forestry, fishing, related activities, and other	291,956	0	0	51,215	0	48,614	31,585	5,930	-81.2
Mining	8,853	0	0	10,167	0	9,112	30,213	58,479	93.6
Utilities	0	0	0	0	0	0	0	0	0
Construction	55,507	49,466	49,265	53,318	57,760	62,665	64,598	68,547	6.1
Manufacturing	-23,895	-43,501	13,809	8,698	20,291	328	25,780	7,072	-72.6
Wholesale trade	0	0	0	0	0	0	0	0	0
Retail trade	38,933	37,364	40,679	40,151	36,963	36,742	36,224	40,417	11.6
Transportation and warehousing	69,462	80,539	78,625	84,836	102,976	169,275	148,613	125,140	-15.8
Information	76,220	67,135	71,927	60,092	50,952	57,430	50,643	55,922	10.4
Finance and insurance	199,964	68,582	53,830	31,257	15,006	12,851	11,597	13,009	12.2
Real estate and rental and leasing	11,947	13,744	11,550	9,702	15,745	23,623	31,713	32,381	2.1
Professional and technical services	64,828	72,165	78,562	76,965	88,487	85,039	86,023	89,247	3.7
Management of companies and enterprises	291,839	321,810	172,917	152,067	-146,563	-108,520	-62,280	-1,685	-97.3
Administrative and waste services	32,057	34,913	37,824	45,729	47,997	51,764	46,571	52,261	12.2
Educational services	26,145	27,966	28,406	26,962	26,793	26,609	25,331	25,028	-1.2
Health care and social assistance	68,303	65,585	63,739	61,194	59,220	58,056	59,328	59,710	0.6
Arts, entertainment, and recreation	30,660	30,868	36,011	35,055	47,259	36,360	29,937	28,011	-6.4
Accommodation and food services	36,110	36,487	38,636	39,188	39,453	39,983	40,821	41,589	1.9
Other services, except public administration	37,487	34,601	35,726	34,129	37,915	38,615	44,036	44,067	0.1
Government and government enterprises	73,971	73,450	74,558	78,119	79,949	81,804	83,982	84,990	1.2
Total	**55,376**	**45,379**	**45,419**	**44,270**	**45,182**	**46,633**	**47,428**	**48,881**	**3.1**

Diagram III.11.6 shows real average earnings per job for Teton County from 1990 to 2017. Over this period the average earning per job for Teton County was 43,000 dollars, which was lower than the statewide average of 46,885 dollars over the same period.

Diagram III.11.6
Real Average Earnings Per Job
Teton County

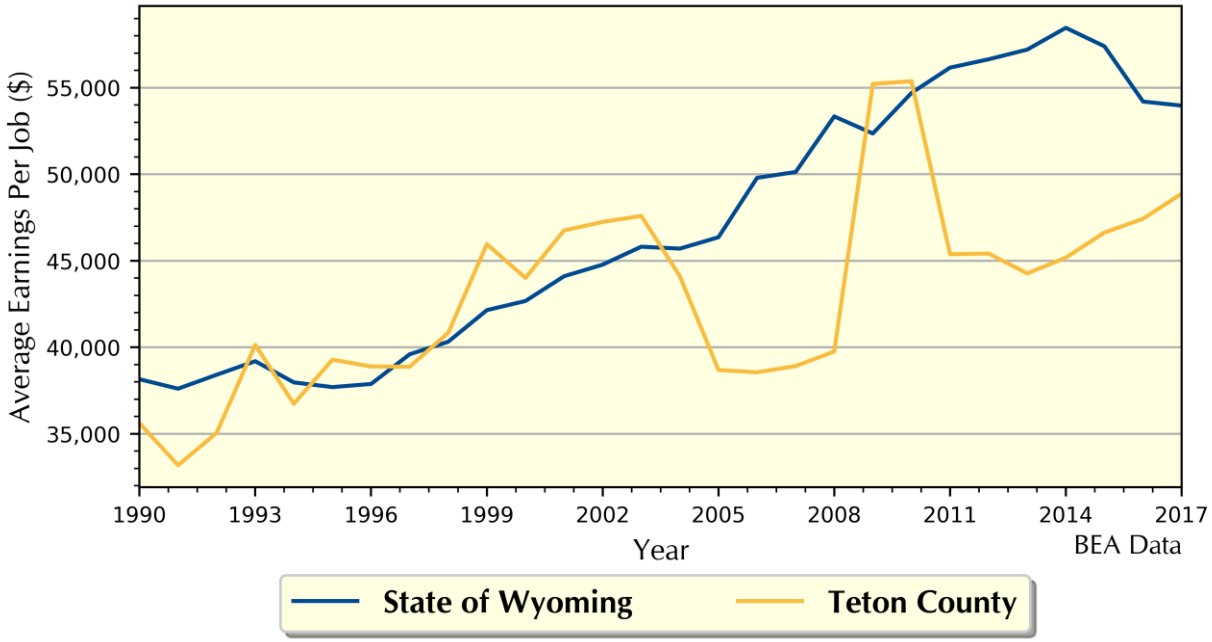
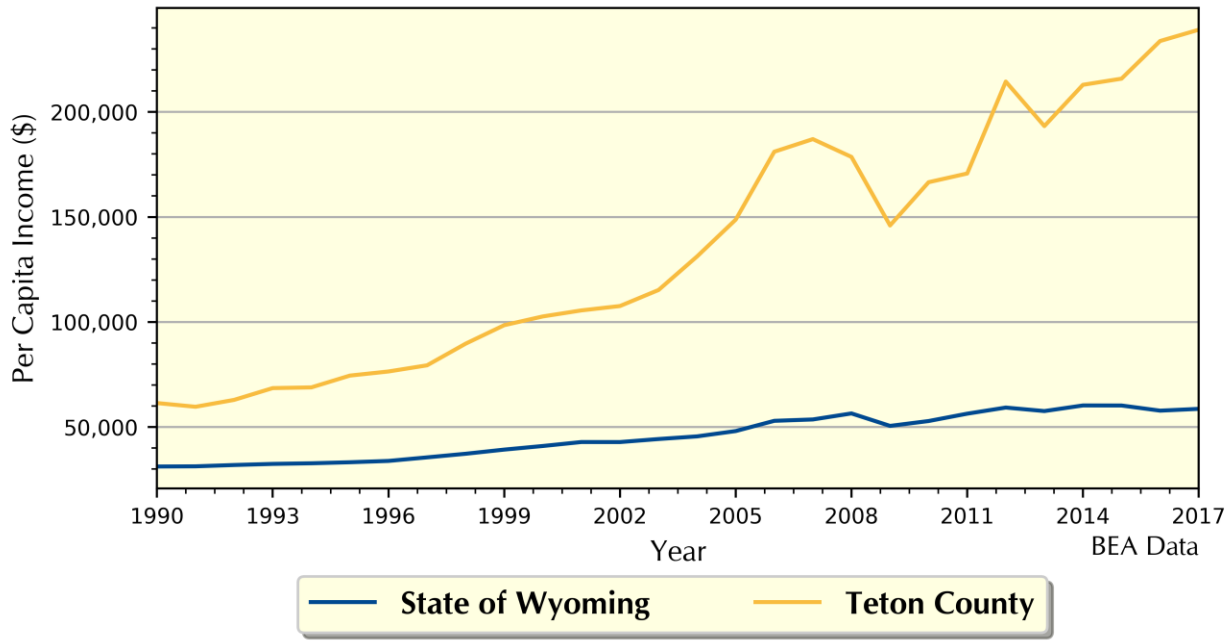


Diagram III.11.7 shows real per capita income for the Teton County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Teton County was 135,362 dollars, which was higher than the statewide average of 45,699 dollars over the same period.

Diagram III.11.7
Real Per Capita Income
Teton 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 1,902 in 2010 to 1348.0 in 2017, with the poverty rate reaching 5.8 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.11.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.11.8 on the following page.

The rate of poverty for Teton County is shown in Table III.11.18. In 2017, there were an estimated 857 people (8.3 percent) living in poverty, compared to 6.8 percent living in poverty in 2000. In 2017, some 0 percent of those in poverty were under age 6 and 7.1 percent were 65 or older.

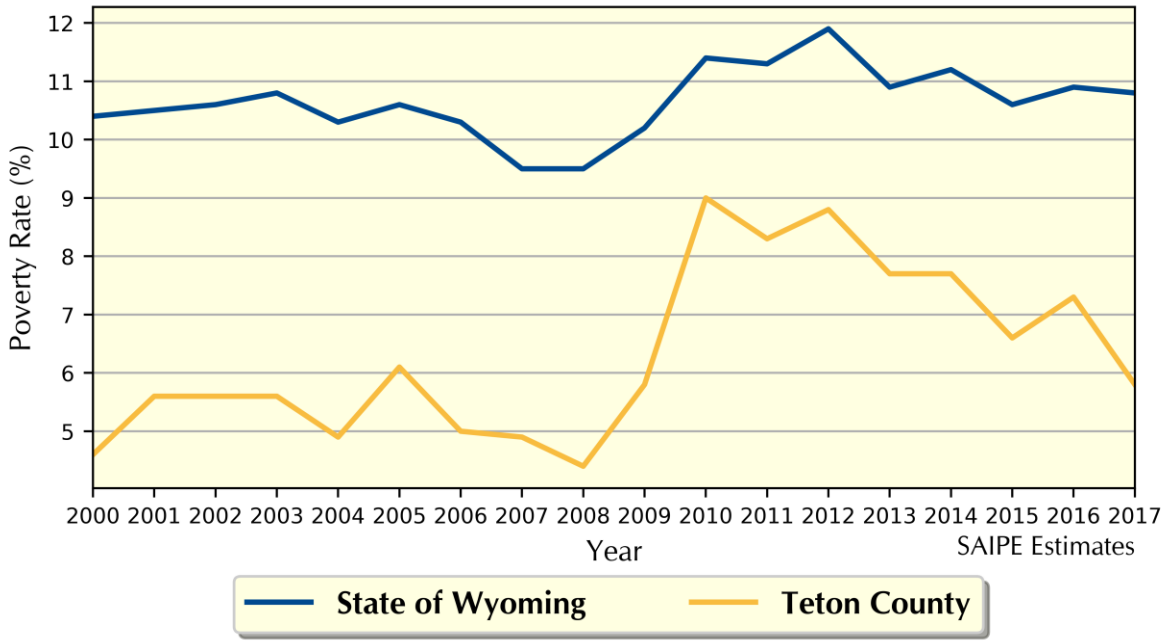
Table III.11.17
Persons in Poverty
Teton County
2000–2017 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	854	4.6%
2001	1,042	5.6%
2002	1,037	5.6%
2003	1,067	5.6%
2004	928	4.9%
2005	1,144	6.1%
2006	959	5.0%
2007	965	4.9%
2008	882	4.4%
2009	1,199	5.8%
2010	1,902	9.0%
2011	1,767	8.3%
2012	1,885	8.8%
2013	1,700	7.7%
2014	1,751	7.7%
2015	1,516	6.6%
2016	1,680	7.3%
2017	1,348	5.8%

Table III.11.18
Poverty by Age
City of Jackson
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	38	6.4%	0	0%
6 to 17	86	14.5%	58	6.8%
18 to 64	431	72.4%	738	86.1%
65 or Older	40	6.7%	61	7.1%
Total	**595**	**100.0%**	**857**	**100.0%**
Poverty Rate	**6.8%**	**.**	**8.3%**	**.**

Diagram III.11.8
Poverty Rates
Teton 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 Jackson increased from 21 authorizations in 2017 to 23 in 2018.

The real value of single-family building permits decreased from 590,051 dollars in 2016 to 529,226 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.11.19, as well as in Diagram III.11.9 and Diagram III.11.10.

Table III.11.19
Building Permits and Valuation
City of Jackson
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	19	8	0	0	27	104,164	0
1981	10	6	8	0	24	115,785	0
1982	7	2	0	51	60	121,308	87,499
1983	12	0	4	47	63	140,468	73,813
1984	20	0	10	0	30	108,669	0
1985	4	0	0	0	4	125,214	0
1986	4	2	0	0	6	172,331	0
1987	2	6	0	0	8	206,463	0
1988	1	4	0	0	5	199,439	0
1989	3	6	0	0	9	181,894	inf
1990	35	6	26	49	116	183,566	82,221
1991	1	0	0	0	1	191,969	0
1992	75	2	8	0	85	138,057	inf
1993	66	2	6	0	74	134,821	0
1994	58	8	0	34	100	198,354	86,142
1995	39	8	3	36	86	194,681	84,049
1996	42	2	0	6	50	175,099	111,835
1997	39	6	0	0	45	178,628	0
1998	44	2	0	0	46	216,414	0
1999	21	0	4	52	77	426,358	60,848
2000	48	6	0	48	102	318,750	54,971
2001	31	0	0	42	73	355,503	81,338
2002	28	6	16	44	94	259,702	60,709
2003	34	8	25	45	112	278,443	65,943
2004	40	18	31	48	137	267,122	62,923
2005	46	10	35	55	146	259,820	61,364
2006	40	10	36	65	151	252,043	59,480
2007	36	4	3	46	89	241,763	128,826
2008	21	0	6	40	67	237,834	100,285
2009	12	0	0	25	37	235,981	99,527
2010	11	0	6	36	53	233,286	98,384
2011	12	0	0	58	70	228,506	96,370
2012	24	0	0	31	55	234,777	94,561
2013	32	0	0	35	67	231,325	92,930
2014	37	2	0	8	47	554,051	243,976
2015	25	20	30	12	87	380,866	113,834
2016	16	6	0	12	34	590,051	216,817
2017	21	10	11	5	47	529,226	212,782
2018	23	6	6	5	40	526,007	208,080

Diagram III.11.9
Single-Family Permits
City of Jackson

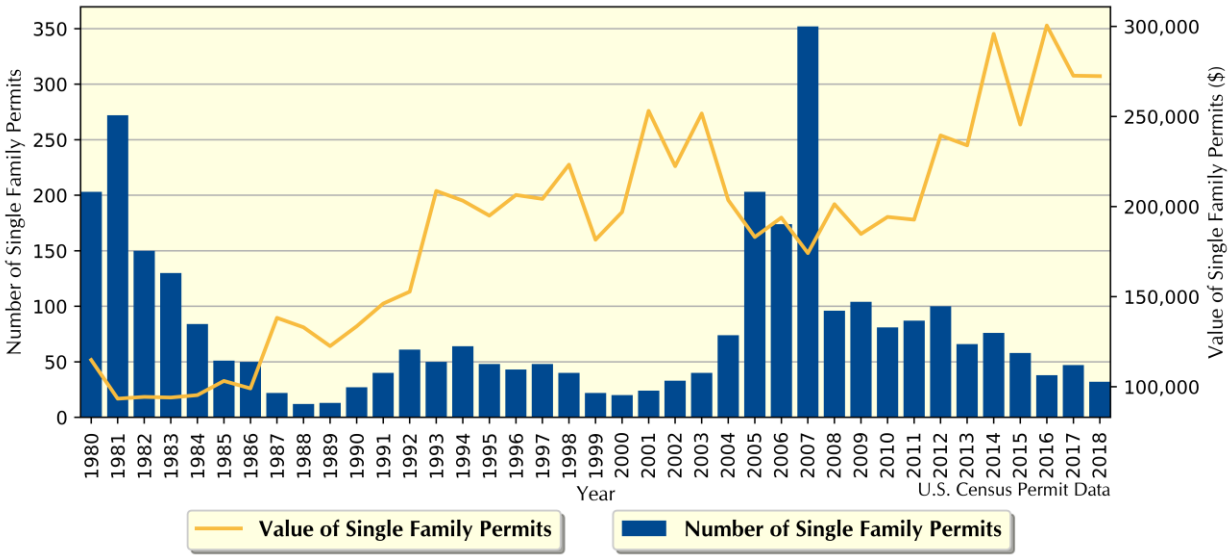
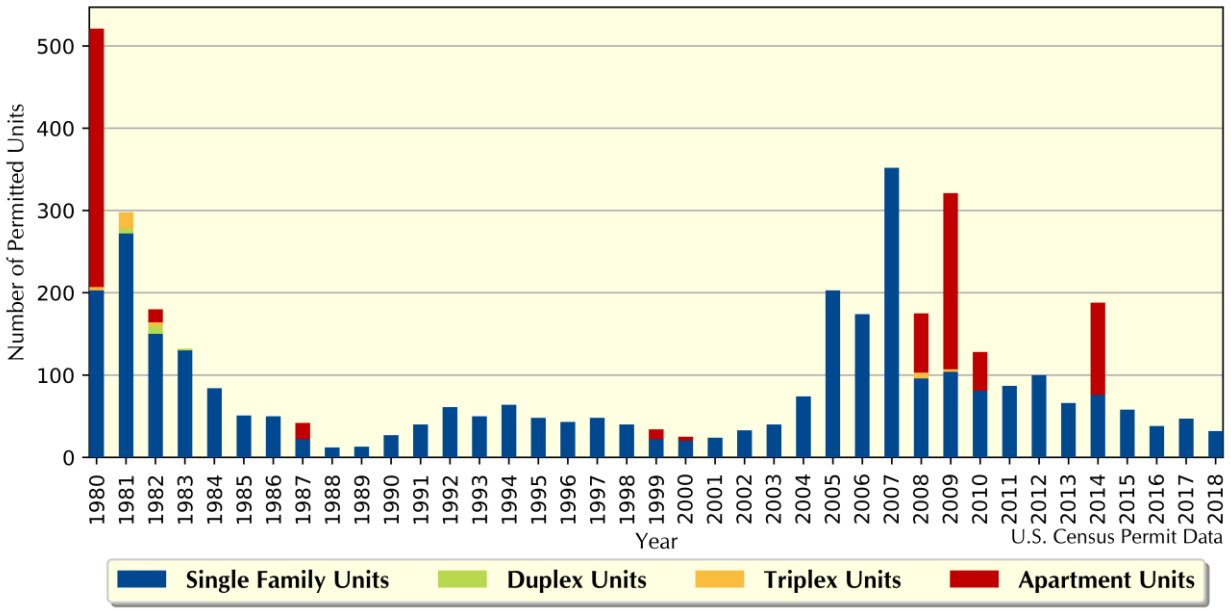


Diagram III.11.10
Total Permits by Unit Type
City of Jackson



Housing Characteristics

Households by type and tenure are shown in Table III.11.20. Family households represented 50.2 percent of households, while non-family households accounted for 49.8 percent. These changed from 46.9 percent and 53.1 percent, respectively.

Table III.11.20
Household Type by Tenure
City of Jackson
2010 Census SF1 & 2017 Five-Year ACS Data

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	1,858	46.9%	1,906	50.2%
Married-Couple Family	1,396	75.1%	1,422	74.6%
Owner-Occupied	780	55.9%	903	63.5%
Renter-Occupied	616	44.1%	519	36.5%
Other Family	462	24.9%	484	24.2%
Male Householder, No Spouse Present	199	43.1%	281	41.1%
Owner-Occupied	44	22.1%	21	7.5%
Renter-Occupied	155	77.9%	260	92.5%
Female Householder, No Spouse Present	263	56.9%	203	54.3%
Owner-Occupied	109	41.4%	42	20.7%
Renter-Occupied	154	58.6%	161	79.3%
Non-Family Households	2,106	53.1%	1,893	49.8%
Owner-Occupied	708	33.6%	444	23.5%
Renter-Occupied	1,398	66.4%	1,449	76.5%
Total	**3,964**	**100.0%**	**3,799**	**100.0%**

Table III.11.21 below shows housing units by type in 2010 and 2017. In 2010, there were 4,110 housing units, compared with 4,684 in 2017. Single-family units accounted for 47.1 percent of units in 2017, compared to 42.4 in 2010. Apartment units accounted for 27.7 percent in 2017, compared to 28.5 percent in 2010.

Table III.11.21
Housing Units by Type
City of Jackson
2010 & 2017 Five-Year ACS Data

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,741	42.4%	2,205	47.1%
Duplex	454	11.0%	288	6.1%
Tri- or Four-Plex	545	13.3%	666	14.2%
Apartment	1,172	28.5%	1,299	27.7%
Mobile Home	198	4.8%	226	4.8%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	**4,110**	**100.0%**	**4,684**	**100.0%**

Table III.11.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 4,684 housing units. An estimated 37.1 percent were owner-occupied, and 18.9 percent were vacant.

Table III.11.22
Housing Units by Tenure
City of Jackson
2010 Census & 2017 Five-Year ACS Data

Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,964	83.7%	3,799	81.1%
Owner-Occupied	1,641	41.4%	1,410	37.1%
Renter-Occupied	2,323	58.6%	2,389	62.9%
Vacant Housing Units	772	16.3%	885	18.9%
Total Housing Units	**4,736**	**100.0%**	**4,684**	**100.0%**

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.11.23. Households earning more than 100,000 dollars per year represented 31.2 percent of households in 2017, compared to 20.9 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 4.4 percent of households in 2017, compared to 4.3 percent in 2000.

Table III.11.23
Households by Income
City of Jackson
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	135	4.3%	166	4.4%
$15,000 to $19,999	122	3.9%	149	3.9%
$20,000 to $24,999	234	7.4%	96	2.5%
$25,000 to $34,999	194	6.2%	227	6.0%
$35,000 to $49,999	674	21.5%	440	11.6%
$50,000 to $74,999	711	22.6%	803	21.1%
$75,000 to $99,999	415	13.2%	734	19.3%
$100,000 or More	657	20.9%	1,184	31.2%
Total	**3,142**	**100.0%**	**3,799**	**100.0%**

Table III.11.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 2.8 percent of households in 2010 and 18.1 percent of households in 2017. Housing units built in 1939 or earlier represented 3.4 percent of households in 2017 and 3.8 percent of households in 2010.

Table III.11.24
Households by Year Home Built
City of Jackson
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	119	3.8%	129	3.4%
1940 to 1949	69	2.2%	122	3.2%
1950 to 1959	148	4.7%	98	2.6%
1960 to 1969	168	5.3%	350	9.2%
1970 to 1979	910	29.0%	538	14.2%
1980 to 1989	671	21.4%	906	23.8%
1990 to 1999	970	30.9%	911	24.0%
2000 to 2009	87	2.8%	687	18.1%
2010 or Later	.	.	58	1.5%
Total	**3,142**	**100.0%**	**3,799**	**100.0%**

The distribution of unit types by race are shown in Table III.11.25. An estimated 50.5 percent of white households occupy single-family homes, while 0 percent of black households do. Some 27.9 percent of white households occupied apartments, while 0 percent of black households do. An estimated 0 percent of Asian, and 0 percent of American Indian households occupy single-family homes.

Table III.11.25
Distribution of Units in Structure by Race
City of Jackson
2017 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	50.5%	0%	0%	0%	0%	80.2%	0%
Duplex	5.8%	0%	0%	0%	0%	7.3%	0%
Tri- or Four-Plex	10.6%	0%	100.0%	0%	0%	0%	100.0%
Apartment	27.9%	0%	0%	0%	0%	12.4%	0%
Mobile Home	5.2%	0%	0%	100.0%	0%	0%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

The disposition of vacant units between 2010 and 2017 are shown in Table III.11.26. By 2017, for rent units accounted for 29.0 percent of vacant units, while for sale units accounted for 1.1 percent. "Other" vacant units accounted for 22.8 percent of vacant units, representing a total of 202 "other" vacant units.

Table III.11.26
Disposition of Vacant Housing Units
City of Jackson
2010 Census & 2017 Five-Year ACS Data

Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	392	50.8%	257	29.0%
For Sale	50	6.5%	10	1.1%
Rented Not Occupied	16	2.1%	108	12.2%
Sold Not Occupied	8	1.0%	22	2.5%
For Seasonal, Recreational, or Occasional Use	242	31.3%	286	32.3%
For Migrant Workers	3	0.4%	0	0%
Other Vacant	61	7.9%	202	22.8%
Total	**772**	**100.0%**	**885**	**100.0%**

Table III.11.27, below shows the number of households in the county by number of bedrooms and tenure. There were 202 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 21.8 percent of total households in City of Jackson. In City of Jackson the 1,085 households with three bedrooms accounted for 27.0 percent of all households,and there were only 178 five-bedroom or more households, which accounted for 17.3 percent of all households.

Table III.11.27
Households by Number of Bedrooms
City of Jackson
2017 5-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	42	202	326	100.0
One	98	765	1,023	7.0
Two	291	745	1,264	21.8
Three	494	445	1,085	27.0
Four	359	223	808	23.2
Five or more	126	9	178	17.3
Total	**3,799**	**2,389**	**4,684**	**100.0**

The age of a structure influences its value. As shown in Table III.11.28, structures built in 1939 or earlier had a median value of, 809,800 while structures built between 1950 and 1959 had a median value of 0 and those built between 1990 to 1999 had a median value of 709,100. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of 0 and, 0 respectively. The total median value in City of Jackson was 524,400.

Table III.11.28 Owner Occupied Median Value by Year Structure Built City of Jackson 2017 5-Year ACS Data	
Year Structure Built	**Median Value**
1939 or earlier	809,800
1940 to 1949	0
1950 to 1959	0
1960 to 1969	477,900
1970 to 1979	634,000
1980 to 1989	490,000
1990 to 1999	709,100
2000 to 2009	0
2010 to 2013	0
2014 or later	0
Median Value	**524,400**

Household mortgage status is reported in Table III.11.29. In, City of Jackson households with a mortgage accounted for 67.6 percent of all households or 953 housing units, and the remaining 61.5 percent or 867 units had no mortgage. Of those units with a mortgage, 86 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 867 or 61.5 percent had no second mortgage or no home equity loan.

Table III.11.29 Mortgage Status City of Jackson 2017 5-Year ACS Data		
Mortgage Status	**City of Jackson**	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	953	67.6
With either a second mortgage or home equity loan, but not both	86	6.1
Second mortgage only	0	0
Home equity loan only	86	6.1
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	867	61.5
Housing units without a mortgage	457	32.4
Total	1,410	100.0%

Table III.11.30 lists the City of Jackson median rent as $1,163 and the median home value as $524,400.

Table III.11.30 Median Rent City of Jackson 2017 5-Year ACS Data	
Place	**Rent**
Median Rent	$1,163
Median Home Value	$524,400

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.11.31. In 2017, an estimated 4.4 percent of households were overcrowded, and an additional 3.8 percent were severely overcrowded.

Table III.11.31
Overcrowding and Severe Overcrowding
City of Jackson
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	1,268	99.1%	11	0.9%	0	0%	1,279
2017 Five-Year ACS	1,410	100.0%	0	0%	0	0%	1,410
Renter							
2010 Five-Year ACS	1,607	86.3%	117	6.3%	139	7.5%	1,863
2017 Five-Year ACS	2,076	86.9%	167	7.0%	146	6.1%	2,389
Total							
2010 Five-Year ACS	2,875	91.5%	128	4.1%	139	4.4%	3,142
2017 Five-Year ACS	3,486	91.8%	167	4.4%	146	3.8%	3,799

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

Table III.11.32
Households with Incomplete Plumbing Facilities
City of Jackson
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	3,142	3,778
Lacking Complete Plumbing Facilities	0	21
Total Households	**3,142**	**3,799**
Percent Lacking	**0%**	**0.6%**

There were 96 households lacking complete kitchen facilities in 2017, compared to 15 households in 2010. This was a change from 0.5 percent of households in 2010 to 2.5 percent in 2017.

Table III.11.33
Households with Incomplete Kitchen Facilities
City of Jackson
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	3,127	3,703
Lacking Complete Kitchen Facilities	15	96
Total Households	**3,142**	**3,799**
Percent Lacking	**0.5%**	**2.5%**

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 Jackson 21.9 percent of households had a cost burden and 8.5 percent had a severe cost burden. Some 29.1 percent of renters were cost burdened, and 7.7 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 0 percent and a severe cost burden rate of 6.3 percent. Owner occupied households with a mortgage had a cost burden rate of 14.5 percent, and severe cost burden at 11.5 percent.

Table III.11.34
Cost Burden and Severe Cost Burden by Tenure
City of Jackson
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	582	59.6%	192	19.7%	203	20.8%	0	0%	977
2017 Five-Year ACS	705	74.0%	138	14.5%	110	11.5%	0	0%	953
Owner Without a Mortgage									
2010 Five-Year ACS	274	90.7%	0	0%	28	9.3%	0	0%	302
2017 Five-Year ACS	415	90.8%	0	0%	29	6.3%	13	2.8%	457
Renter									
2010 Five-Year ACS	1,090	58.5%	486	26.1%	205	11.0%	82	4.4%	1,863
2017 Five-Year ACS	1,441	60.3%	695	29.1%	183	7.7%	70	2.9%	2,389
Total									
2010 Five-Year ACS	1,946	61.9%	678	21.6%	436	13.9%	82	2.6%	3,142
2017 Five-Year ACS	2,561	67.4%	833	21.9%	322	8.5%	83	2.2%	3,799

Housing Problems by Income

Table III.11.35
Median Family Income
Teton County
2000–2018 HUD MFI

Year	MFI	State of Wyoming MFI
2000	58,900	44,700
2001	59,500	45,500
2002	65,400	47,200
2003	69,900	51,600
2004	75,300	54,500
2005	76,700	55,250
2006	81,800	58,800
2007	81,000	58,800
2008	83,300	59,450
2009	89,500	63,900
2010	92,500	66,100
2011	94,900	66,800
2012	96,200	67,700
2013	96,300	70,000
2014	96,800	71,400
2015	90,700	72,400
2016	85,800	73,300
2017	91,400	74,700
2018	98,500	79,600

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.11.35 shows that the HUD estimated MFI for Teton County was $98,500 in 2018. This compared to Wyoming's MFI of $79,600. Diagram III.11.11, illustrates the estimated MFI for 2000 through 2018 in Teton County.

Table III.11.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 230 owner-occupied and 399 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 185 owner-occupied 95 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 2,215 households without a housing problem.

Diagram III.11.11
Estimated Median Family Income
Teton County vs. Wyoming
HUD Data: 2000 - 2019

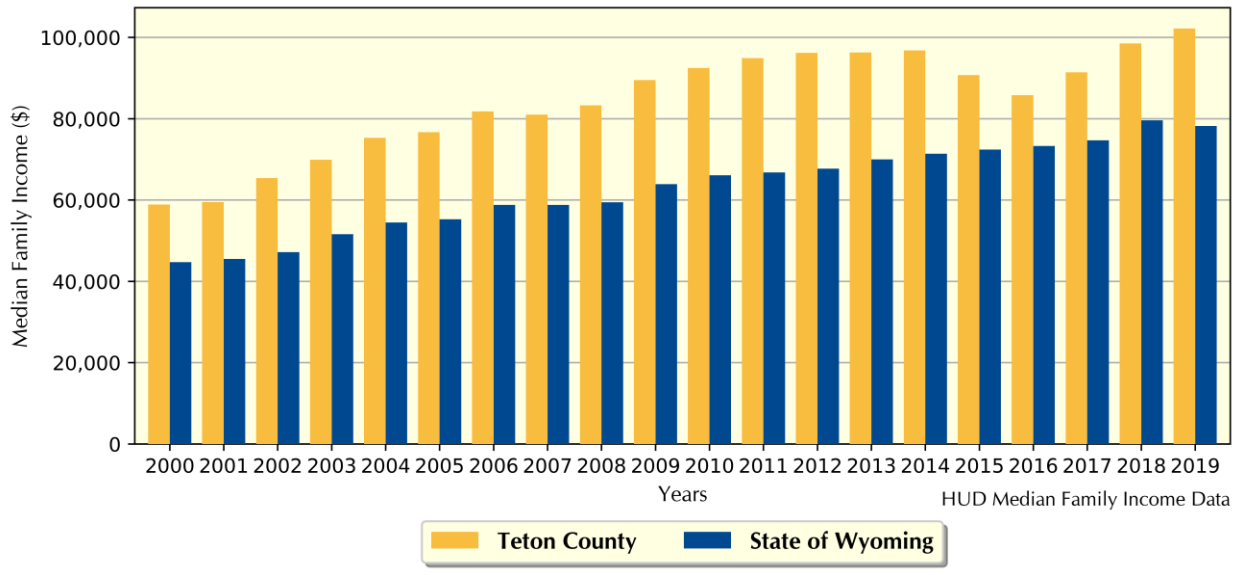


Table III.11.36
Housing Problems by Income and Tenure
City of Jackson
2010–2018 HUD CHAS Data

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)	50	0	90	0	45	185
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	0	0	85	70	75	230
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	10	65	60	80	815	1,030
Total	**60**	**65**	**235**	**150**	**935**	**1,445**
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	45	0	15	60
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	35	0	75	0	0	110
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	30	65	40	0	0	135
Housing cost burden greater than 50% of income (and none of the above problems)	95	0	0	0	0	95
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	4	145	145	80	25	399
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	50	180	215	205	535	1,185
Total	**214**	**390**	**520**	**285**	**575**	**1,984**
Total						
Lacking complete plumbing or kitchen facilities	0	0	45	0	15	60
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	35	0	75	0	0	110
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	30	65	40	0	0	135
Housing cost burden greater than 50% of income (and none of the above problems)	145	0	90	0	45	280
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	4	145	230	150	100	629
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	60	245	275	285	1,350	2,215
Total	**274**	**455**	**755**	**435**	**1,510**	**3,429**

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.11.37 presents some basic statistics about the completed surveys.

Table III.11.37
Survey of Rental Properties
City of Jackson
2019 Survey of Rental Properties

Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	27	491	0.4	2

Table III.11.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 14 single-family units in City of Jackson, with 0 of them available. This translates into a vacancy rate of 0 percent in City of Jackson, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 457 apartment units reported in the survey, with 1 of them available, which resulted in a vacancy rate of 0.2 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

Table III.11.38
Rental Vacancy Survey by Type
City of Jackson
2019 Survey of Rental Properties

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	14	0	0%
Apartments	457	1	0.2%
Mobile Homes	0	0	0%
"Other" Units	8	1	12.5%
Don't Know	3	0	0%
Total	**491**	**2**	**0.4%**

Table III.11.39, reports units by bedroom size. As can be seen there were 251 two bedroom apartment units and 16 three bedroom units. Overall, the 261 two bedroom units accounted for 53.2 percent of all units, and the 33 three bedroom units accounted for 6.7 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 28 units listed as "Don't Know". Additional details for additional unit types are reported.

Table III.11.39
Rental Units by Bedroom Size
City of Jackson
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	5	0	0	.	5
One	0	160	0	0	.	160
Two	2	251	0	2	.	261
Three	10	16	0	4	.	33
Four	1	0	0	2	.	3
Don't Know	0	25	0	0	3	28
Total	**14**	**457**	**0**	**8**	**3**	**491**

Table III.11.40 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.11.41 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 0 percent.

Table III.11.40
Single-Family Units by Bedroom Size
City of Jackson
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	0	0	0%
Two	2	0	0%
Three	10	0	0%
Four	1	0	0%
Don't know	0	0	0%
Total	**14**	**0**	**0%**

Table III.11.41
Apartment Units by Bedroom Size
City of Jackson
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	5	0	0%
One	160	1	0.6%
Two	251	0	0%
Three	16	0	0%
Four	0	0	0%
Don't know	25	0	0%
Total	**457**	**1**	**0.2%**

Average market-rate rents by unit type are shown in Table III.11.42. 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.11.42
Average Market Rate Rents by Bedroom Size
City of Jackson
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$.	$1,200	$.	$.	$1,200
One	$.	$1,237	$.	$.	$1,237
Two	$2,725	$1,988	$.	$2,350	$2,055
Three	$2,721	$1,688	$.	$2,550	$2,429
Four	$3,500	$.	$.	$2,800	$3,150
Total	**$2727.3**	**$1527.9**	**$0**	**$2481.2**	**$2182.0**

Table III.11.43 shows vacancy rates for single-family units by average rental rates for City of Jackson. The most common rent for single-family units was 0 dollars and the units in this price range had a vacancy rate of 0 percent.

Table III.11.43
Single-Family Market Rate Rents by Vacancy Status
City of Jackson
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	0	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	14	0	0%
Missing	0	0	0%
Total	**14**	**0**	**0%**

The average rent and availability of apartment units is displayed in Table III.11.44. The most common rent for apartment rents was 0 dollars and the units in this price range had a vacancy rate of 0.3 percent.

Table III.11.44
Apartment Market Rate Rents by Vacancy Status
City of Jackson
2019 Survey of Rental Properties

Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than $500	0	0	0%
$500 to $749	0	0	0%
$750 to $999	82	0	0%
$1,000 to $1,249	9	0	0%
$1,250 to $1,499	1	0	0%
Above $1,500	332	1	0.3%
Missing	33	0	0%
Total	**457**	**1**	**0.2%**

Respondents were asked if utilities are included in the rent and as shown in Table III.11.45, 17 respondents, or 73.9 percent, included some sort of utility in the rent.

Table III.11.45
Are there any utilities included with the rent?
City of Jackson
2019 Survey of Rental Properties

Period	Respondent
Yes	17
No	6
% Offering Utilities	**73.9%**

The type of utility included in the rent is shown in Table III.11.46. There were 8 respondents who included electricity, 14 respondents who included natural gas, 444 respondents who included water and sewer and 435 respondents included trash collection in the rent.

Table III.11.46
Which utilities are included with the rent?
City of Jackson
2019 Survey of Rental Properties

Type of Utility Provided	Respondent
Electricity	8
Natural Gas	14
Water/Sewer	444
Trash Collection	435

Perceived Need for Housing Units

Table III.11.47 shows the number of survey respondents who keep a waiting list. As can be seen 6 respondents said they keep a waitlist, with an estimated 75 number of persons on the wait list.

Table III.11.47
Do you keep a waiting list?
City of Jackson
2019A Survey of Rental Properties

Period	Respondent
Yes	6
No	17
Waitlist Size	**75**

Table III.11.48 shows the condition of rental units by unit type for City of Jackson. 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 73 units were in good condition, or 14.9 percent and 9 units, or 1.8 percent, being in average condition. Details by unit type and condition are displayed.

Table III.11.48
Condition by Unit Type
City of Jackson
2019A Survey of Rental Properties

Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	9	1.8%
Good	73	14.9%
Excellent	380	77.4%
Don't Know	0	0%
Total	**491**	**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.11.49, 1 respondent said they would prefer more single family units, 0 respondents wanted more apartment units, and 7 respondents indicated they would prefer more units of any type.

Table III.11.49
If you had the opportunity to own/manage more units, how many would you prefer
City of Jackson
2019A Survey of Rental Properties

Unit Type	Respondents citing more units
Single family units	1
Duplex Units	0
Apartments	0
Mobile homes	0
Other	0
All types	7
Total	**8**

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.11.50 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.11.50
Households with Housing Problems by Income
City of Jackson
2011-2015 HUD CHAS Data

Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	45	165	210
30.1-50% HAMFI	0	210	210
50.1-80% HAMFI	175	300	475
80.1-95% HAMFI	70	80.0	150
95 – 115% HAMFI	70	10.0	80
115.1% HAMFI or more	55	25.0	80
Total	415	790	1,205
Without Housing Problems			
30% HAMFI or less	10	50	60
30.1-50% HAMFI	65	180	245
50.1-80% HAMFI	60	220	280
80.1-95% HAMFI	25	125	150
95 – 115% HAMFI	155	285	440
115.1% HAMFI or more	710	330	1,040
Total	1,025	1,190	2,215
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	55	215	270
30.1-50% HAMFI	65	390	455
50.1-80% HAMFI	235	520	755
80.1-95% HAMFI	95	205	300
95 – 115% HAMFI	225	295	520
115.1% HAMFI or more	765	355	1,120
Total	**1,440**	**1,980**	**3,420**

horizon. As can be seen there were a total of 415 owner occupied and 790 renter occupied households experiencing a housing problem.

Table III.11.51 shows the total estimated housing by tenure for City of Jackson. As can be seen, in 2030 there are estimated to be a total of 2,131 owner and 2,677 renter occupied households or a total of 4,808 households. By 2050 there are estimated to be 2,970 owner, 3,705 renter for a total of 6,675 households in City of Jackson.

Table III.11.51
Total Estimated Housing Forecast
City of Jackson
Strong Growth Scenario

Year	Owner	Renter	Total
2017	1,619	2,170	3,789
2020	1,743	2,209	3,952
2025	1,932	2,437	4,369
2030	2,131	2,677	4,808
2035	2,334	2,925	5,259
2040	2,540	3,178	5,718
2045	2,751	3,437	6,188
2050	2,970	3,705	6,675

Table III.11.52, below shows the incremental housing demand for City of Jackson. 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 512 owner-occupied and 507 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 Jackson will see an additional 2,886 households, of which 218 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 624 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.11.52
Incremental Housing Demand Forecast
City of Jackson
Strong Growth Scenario

Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	0	5.0	12.0	20	27	35	43	52
30.1-50%	0	6.0	14.0	23	32	42	51	61
50.1-80%	0	20.0	51	84	117	150	185	220
80.1-95%	0	8.0	21.0	34	47	61	75	89
95.1-115%	0	19.0	49	80	112	144	177	211
115+%	0	66	166	272	380	489	601	718
Total	**0**	**124**	**313**	**512**	**715**	**921**	**1,132**	**1,351**
				Renter				
0-30%	0	4.0	29	55	82	109	138	167
30.1-50%	0	8.0	53	100	149	199	250	302
50.1-80%	0	10.0	70	133	198	265	333	403
80.1-95%	0	4.0	28.0	52.0	78	104	131	159
95.1-115%	0	6.0	40.0	76.0	112	150	189	229
115+%	0	7.0	48	91	135	181	227	275
Total	**0**	**37**	**267**	**507**	**755**	**1,008**	**1,267**	**1,535**
				Total				
0-30%	0	9.0	41	75	109	145	181	218
30.1-50%	0	13.0	67	123	181	240	301	363
50.1-80%	0	30	121	217	315	415	517	624
80.1-95%	0	12.0	48	86	125	165	206	248
95.1-115%	0	25.0	89	156	224	294	366	440
115+%	0	73	214	363	515	670	829	993
Total	**0**	**161**	**580**	**1,019**	**1,470**	**1,929**	**2,399**	**2,886**

Table III.11.53 shows the Incremental Total Housing Need Forecast for City of Jackson. The incremental total housing need forecast is calculated by adding the incremental housing demand forecast with current un-met housing need. Un-met housing need is defined as any household experiencing a housing problem as defined by HUD. The total housing need shows the broadest measure of future housing need because it takes into account future housing demand as well as the current need among existing housing stock. Total housing need does not necessarily mean the constructions of new units. Unmet housing needs can be alleviated through the rehabilitation of existing units or by focusing on creating more affordable housing options.

In 2017, the base year, the total housing need set at the 1,332 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 1,818 owner and 2,401 renter occupied households for a total of 4,218 quality households.

Table III.11.53
Incremental Total Housing Need Forecast
City of Jackson
Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	51	55	63	70	78	86	94	102
30.1-50%	0	6	14	23	32	42	51	61
50.1-80%	197	217	248	280	313	347	381	417
80.1-95%	79	87	99	112	126	139	153	168
95.1-115%	79	98	128	159	190	223	256	290
115+%	62	128	228	334	442	551	663	780
Total	**467**	**591**	**780**	**979**	**1,182**	**1,388**	**1,599**	**1,818**
				Renter				
0-30%	181	185	210	236	263	290	318	348
30.1-50%	230	238	283	330	379	429	480	533
50.1-80%	329	339	399	462	527	594	662	732
80.1-95%	88.0	92.0	115	140	166	192	219	247
95.1-115%	11.0	17.0	51.0	86	123	161	200	240
115+%	27.0	34	75	118	163	208	255	303
Total	**866**	**903**	**1,133**	**1,373**	**1,621**	**1,874**	**2,133**	**2,401**
				Total				
0-30%	231	240	272	306	341	376	412	450
30.1-50%	230	243	297	353	411	470	531	593
50.1-80%	526	556	647	742	841	941	1,043	1,149
80.1-95%	166	179	215	253	292	332	372	414
95.1-115%	90	115	178	245	314	384	455	529
115+%	89	162	303	452	604	759	918	1,082
Total	**1,332**	**1,493**	**1,912**	**2,351**	**2,802**	**3,261**	**3,731**	**4,218**

City of Kemmerer

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

Population Estimates

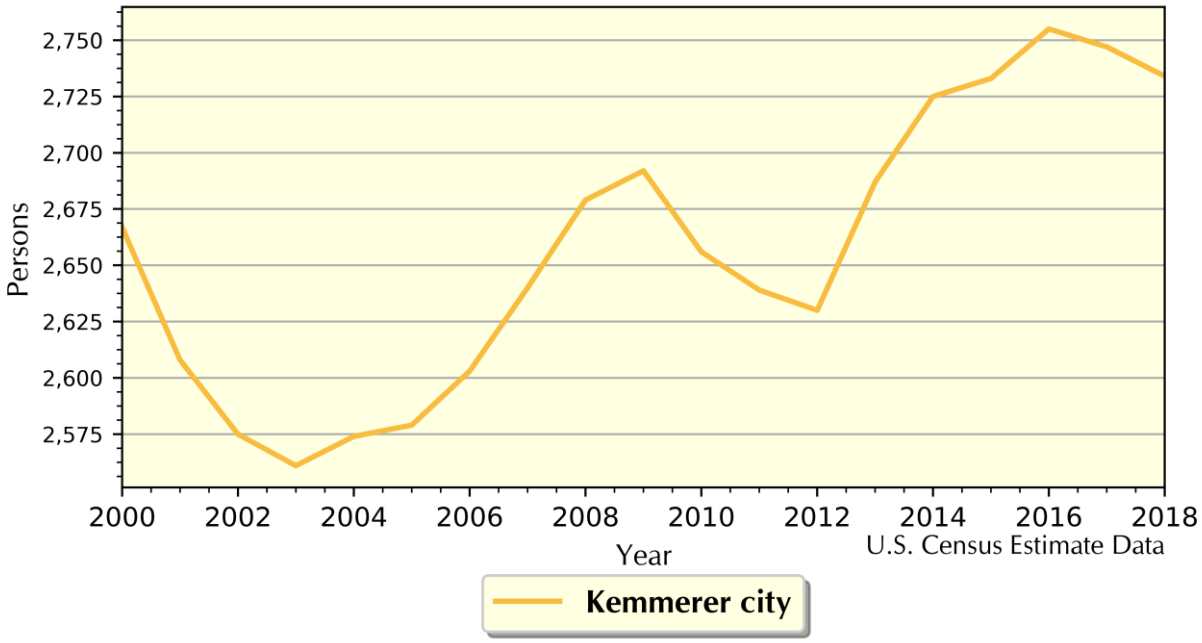
Table III.12.1 shows the population estimates for the City of Kemmerer. In 2018, the city's population was 2,734, a -0.5% change from 2017. The population increased 2.9 percent since 2010, from 2,656 people to 2,734 people in 2018. This data is also displayed in Diagram III.12.1 on the following page.

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 Kemmerer. Although a city may span several counties, for the county level data pieces, Lincoln County was selected. For a more in-depth county level view, please refer to Lincoln County in Volume II of this profile.

Table III.12.1
Population Estimates
City of Kemmerer
Census Population Estimates

Year	Population	Percent Yearly Change
2000	2,667	.
2001	2,608	-2.2%
2002	2,575	-1.3%
2003	2,561	-0.5%
2004	2,574	0.5%
2005	2,579	0.2%
2006	2,603	0.9%
2007	2,640	1.4%
2008	2,679	1.5%
2009	2,692	0.5%
2010	2,656	-1.3%
2011	2,639	-0.6%
2012	2,630	-0.3%
2013	2,687	2.2%
2014	2,725	1.4%
2015	2,733	0.3%
2016	2,755	0.8%
2017	2,747	-0.3%
2018	2,734	-0.5%

Diagram III.12.1
Population Estimates
City of Kemmerer



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

Table III.12.2
In-Migration by Age Cohort
City of Kemmerer
Wyoming DOT Data

Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
					In				
14-17	1	2	1	0	3	2	1	3	0
18-22	7	5	8	3	4	3	3	9	2
23-25	25	10	7	5	6	7	3	5	2
26-35	18	28	24	29	23	39	23	19	15
36-45	11	11	23	13	11	24	16	18	6
46-55	8	14	20	16	16	13	8	9	5
56-65	3	7	10	10	8	9	5	12	6
66 +	0	1	2	5	3	2	6	6	1
Total	**53**	**78**	**95**	**81**	**74**	**99**	**65**	**81**	**37**

The shaded areas in Diagram III.12.2 and Diagram III.12.3 represents in and out- migration, with the white line depicting net migration. The maximum net migration occurred in 2006 with 341 people entering and the lowest net migration occurred in 2003 with 104 leaving Lincoln County.

Diagram III.12.2
In-Migration
City of Kemmerer
2011 – 2019 First Half

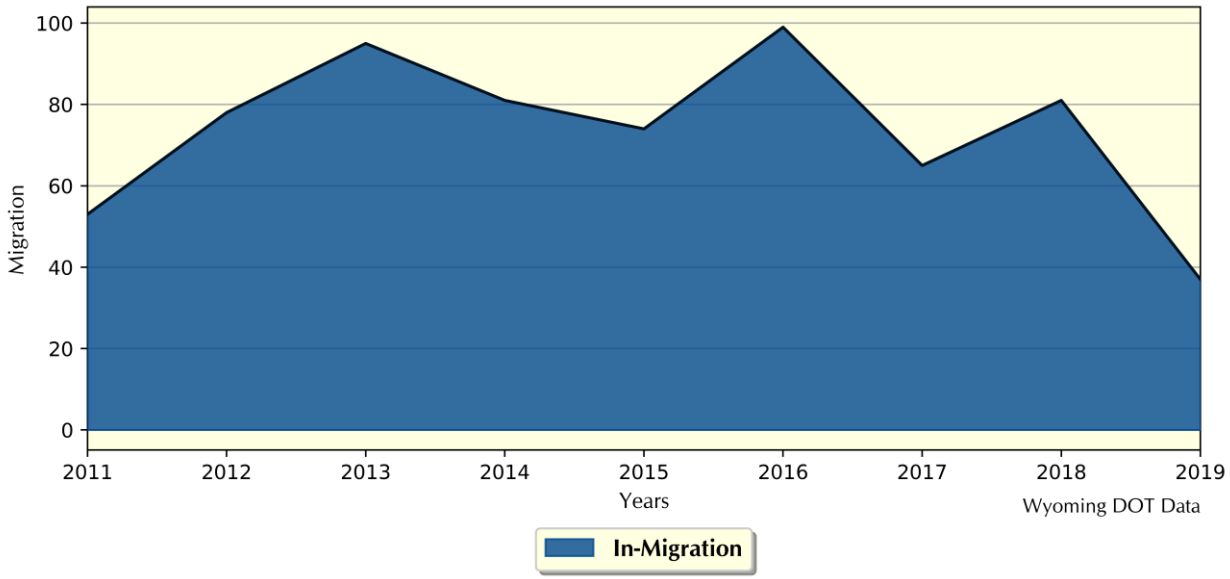


Diagram III.12.3
Migration Trends
Lincoln County
2000 – 2019 First Half

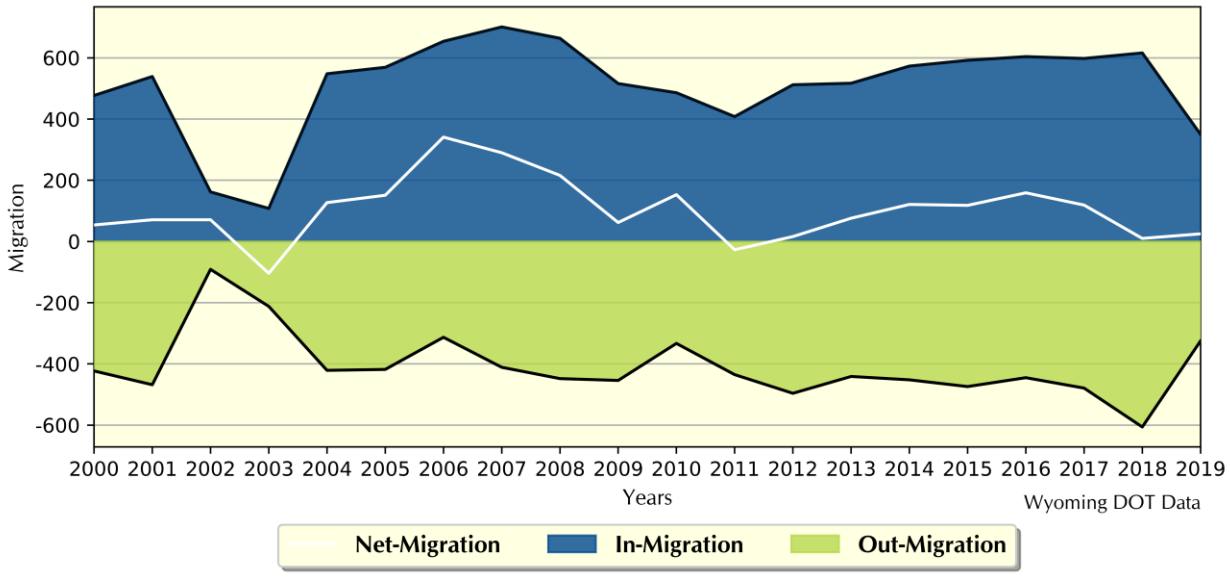


Table III.12.3 shows net-migration for Lincoln County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 26 to 35, with 27.0 persons entering Lincoln County. Those in the age range of 18 to 22 had the lowest levels of net migration, with 39 persons leaving Lincoln County.

Table III.12.3
Net-Migration by Age Range
Lincoln County
Wyoming DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
						Net						
14-17	6	0	0	0	5	-6	2	7	1	6	4	2
18-22	-18	-58	-21	-43	-47	-15	-23	-22	-4	-28	-33	-39
23-25	9	-8	18	-16	-16	4	0	-2	-1	2	-19	-21
26-35	61	47	36	-7	21	22	52	66	23	43	0	27
36-45	72	27	21	10	7	27	20	27	62	27	6	12
46-55	54	36	37	29	23	14	2	24	32	13	8	7
56-65	40	13	43	7	26	25	65	21	52	41	41	38
66 +	-8	5	19	-7	-3	5	3	-3	-6	15	3	-1
Total	**216**	**62**	**153**	**-27**	**16**	**76**	**121**	**118**	**159**	**119**	**10**	**25**

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 data[12], 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 Kemmerer population by race and ethnicity is shown in Table III.12.4. The white population increased by 6.1 percent, representing 95.6 percent of the population in 2017, compared with the black population, which increased by 189.5 percent and accounted for 0 percent of the population. The Hispanic population represented 8.2 percent of the population, which increased from 781 to 920 people between 2010 and 2017, or by 17.8 percent.

Table III.12.4
Population by Race and Ethnicity
City of Kemmerer
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	2,476	93.2%	2,609	95.6%
Black	5	0.2%	0	0%
American Indian	33	1.2%	13	0.5%
Asian	11	0.4%	3	0.1%
Native Hawaiian/ Pacific Islander	0	0%	6	0.2%
Other	104	3.9%	39	1.4%
Two or More Races	27	1.0%	60	2.2%
Total	**2,656**	**100.0%**	**2,730**	**100.0%**
Non-Hispanic	2,449	92.2%	2,505	91.8%
Hispanic	207	7.8%	225	8.2%

The change in race and ethnicity between 2010 and 2017 is shown in Table III.12.5. During this time, the total non-Hispanic population was 2,505 persons in 2017. The Hispanic population was 225.

Table III.12.5
Population by Race and Ethnicity
City of Kemmerer
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	2,382	97.3%	2,441	97.4%
Black	5	0.2%	0	0%
American Indian	30	1.2%	13	0.5%
Asian	11	0.4%	3	0.1%
Native Hawaiian/ Pacific Islander	0	0%	6	0.2%
Other	2	0.1%	0	0%
Two or More Races	19	0.8%	42	1.7%
Total Non-Hispanic	**2,449**	**100.0%**	**2,505**	**100.0%**
Hispanic				
White	94	45.4%	168	74.7%
Black	0	0%	0	0%
American Indian	3	1.4%	0	0%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	102	49.3%	39	17.3%
Two or More Races	8	3.9%	18	8.0%
Total Non-Hispanic	**207**	**100.0**	**225**	**100.0%**
Total Population	**2,656**	**100.0%**	**2,730**	**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.12.6, between 2000 and 2010, the institutionalized population changed 2.6 percent in City of Kemmerer, from 39 people in 2000 to 40 in 2010. The non-institutionalized population changed 200.0%, from 1 in 2000 to 3 in 2010.

Table III.12.6
Group Quarters Population
City of Kemmerer
2000 & 2010 Census SF1 Data

Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	23	59.0%	17	42.5%	-26.1%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	16	41.0%	23	57.5%	43.8%
Other Institutions	0	0%	0	0%	0%
Total	**39**	**100.0%**	**40**	**100.0%**	**2.6%**
Non-Institutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	1	100.0%	3	100.0%	200.0%
Total	**1**	**100.0%**	**3**	**100.0%**	**200.0%**
Group Quarters Population	**40**	**100.0%**	**43**	**100.0%**	**7.5%**

Foreign Born Populations

The number of foreign born persons is shown in Table III.12.7. An estimated 0.8 percent of the population was born in Mexico, some 0.4 percent were born in Guatemala, and another 0.3 percent were born in Argentina .

Table III.12.7
Place of Birth for the Foreign-Born Population
City of Kemmerer
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	21	0.8%
#2 country of origin	Guatemala	10	0.4%
#3 country of origin	Argentina	9	0.3%
#4 country of origin	Germany	7	0.3%
#5 country of origin	Brazil	6	0.2%
#6 country of origin	Other Australian and New Zealand Subregion	6	0.2%
#7 country of origin	Philippines	3	0.1%
#8 country of origin	Russia	3	0.1%
#9 country of origin	Italy	1	0%
#10 country of origin	Afghanistan	0	0%

Limited English Proficiency and the language spoken at home are shown in Table III.12.8. An estimated 0.3 percent (7 people) of the population speaks Russian, Polish, or other Slavic languages at home, followed by 0 percent (0 people) speaking Arabic

Table III.12.8
Limited English Proficiency and Language Spoken at Home
City of Kemmerer
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Russian, Polish, or other Slavic languages	7	0.3%
#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	Spanish	0	0%

Disability

Disability by age, as estimated by the 2017 ACS, is shown in Table III.12.9. The disability rate for females was 11.0 percent, compared to 11.6 percent for males. The disability rate grew precipitously higher with age, with 38.6 percent of those over 75 experiencing a disability.

Table III.12.9
Disability by Age
City of Kemmerer
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	52	16.9%	10	3.8%	62	10.9%
18 to 34	6	2.3%	14	6.0%	20	4.0%
35 to 64	50	9.5%	67	13.4%	117	11.4%
65 to 74	29	16.6%	27	30.3%	56	21.2%
75 or Older	26	46.4%	23	32.4%	49	38.6%
Total	**163**	**11.6%**	**141**	**11.0%**	**304**	**11.3%**

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.12.10. Some 4.6 percent have an ambulatory disability, 2.9 percent have an independent living disability, and 1.3 percent have a self-care disability.

Table III.12.10
Total Disabilities Tallied: Aged 5 and Older
City of Kemmerer
2017 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	144	5.4%
Vision disability	71	2.6%
Cognitive disability	119	4.8%
Ambulatory disability	114	4.6%
Self-Care disability	33	1.3%
Independent living disability	56	2.9%

Education and Employment

Education and employment data from the City of Kemmerer 2017 Five-Year ACS is presented in Table III.12.11, Table III.12.12, and Table III.12.13. In 2017, 1,435 people were in the labor force, including 1,404 employed and 31 unemployed people. The unemployment rate for City of Kemmerer was estimated at 2.2 percent in 2017.

Table III.12.11
Employment, Labor Force and Unemployment
City of Kemmerer
2017 Five-Year ACS Data

Employment Status	2017 Five-Year ACS
Employed	1,404
Unemployed	31
Labor Force	**1,435**
Unemployment Rate	2.2%

Table III.12.12 and Table III.12.13 show educational attainment in City of Kemmerer. In 2017, 94.4 percent of households had a high school education or greater, including 32.5 percent with a high school diploma or equivalent, 40.9 percent with some college, 13.5 percent with a Bachelor's Degree, and 6.6 percent with a graduate or professional degree.

Table III.12.12
High School or Greater Education
City of Kemmerer
2017 Five-Year ACS Data

Education Level	Households
High School or Greater	1,015
Total Households	1,075
Percent High School or Above	**94.4%**

Table III.12.13
Educational Attainment
City of Kemmerer
2017 Five-Year ACS Data

Education Level	Population	Percent
Less Than High School	128	6.6%
High School or Equivalent	634	32.5%
Some College or Associates Degree	799	40.9%
Bachelor's Degree	264	13.5%
Graduate or Professional Degree	128	6.6%
Total Population Above 18 years	**1,953**	**100.0%**

ECONOMICS

Labor Force

Table III.12.14 shows the labor force statistics for Lincoln County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.5 percent. The highest level of unemployment occurred during 2010 rising to a rate of 8.4 percent. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 percent in 2010. Over the last year, the unemployment rate in Lincoln 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.12.14
Labor Force Statistics
Lincoln County
1990 - 2018 BLS Data

Year	City of Kemmerer				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	365	5,411	5,776	6.3%	5.3%
1991	441	5,586	6,027	7.3%	5.2%
1992	504	5,819	6,323	8.0%	5.6%
1993	480	5,695	6,175	7.8%	5.3%
1994	447	5,791	6,238	7.2%	5.0%
1995	470	5,909	6,379	7.4%	4.8%
1996	424	5,989	6,413	6.6%	4.9%
1997	385	5,908	6,293	6.1%	4.8%
1998	388	5,918	6,306	6.2%	4.7%
1999	387	6,240	6,627	5.8%	4.6%
2000	290	7,065	7,355	3.9%	3.9%
2001	296	7,248	7,544	3.9%	3.8%
2002	341	7,147	7,488	4.6%	4.0%
2003	366	8,004	8,370	4.4%	4.3%
2004	314	7,707	8,021	3.9%	3.8%
2005	316	7,491	7,807	4.0%	3.6%
2006	283	7,860	8,143	3.5%	3.2%
2007	224	8,668	8,892	2.5%	2.8%
2008	296	8,081	8,377	3.5%	3.1%
2009	659	7,757	8,416	7.8%	6.3%
2010	728	7,947	8,675	8.4%	6.4%
2011	686	8,054	8,740	7.8%	5.8%
2012	589	7,685	8,274	7.1%	5.3%
2013	468	7,697	8,165	5.7%	4.7%
2014	423	7,803	8,226	5.1%	4.1%
2015	400	8,022	8,422	4.7%	4.3%
2016	411	8,320	8,731	4.7%	5.3%
2017	321	8,426	8,747	3.7%	4.2%
2018	332	8,379	8,711	3.8%	4.1%

Diagram III.12.4 shows the employment and labor force for Lincoln County. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 8,379 persons, with the labor force reaching 8,711, indicating there were a total of 332 unemployed persons.

Diagram III.12.4
Employment and Labor Force
Lincoln County
1990 – 2017 BLS Data

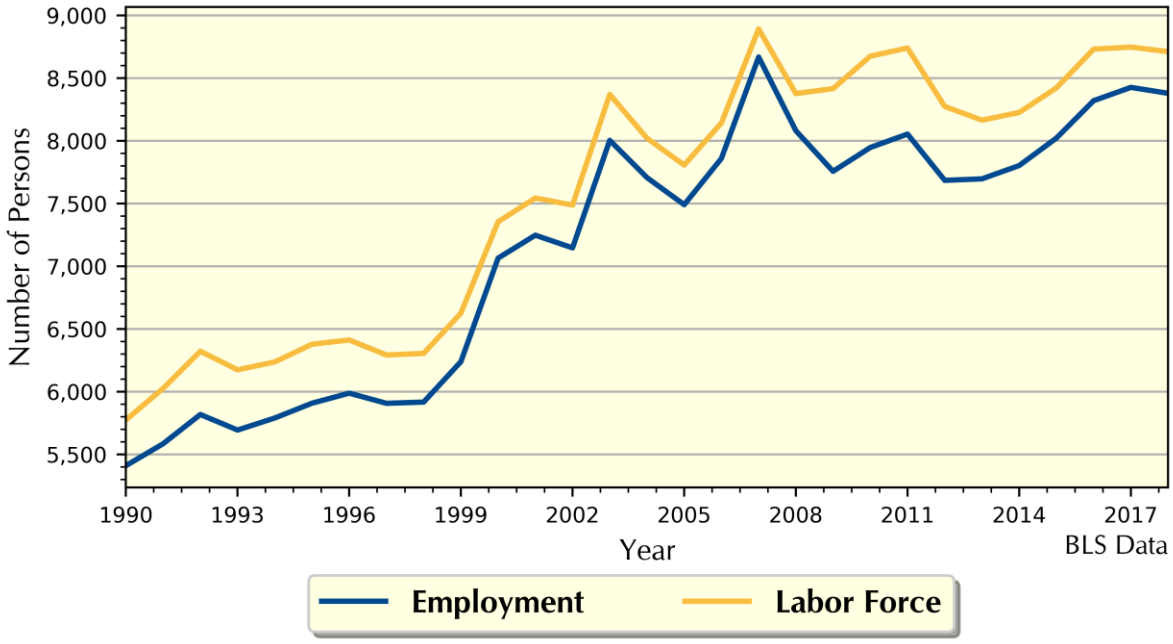
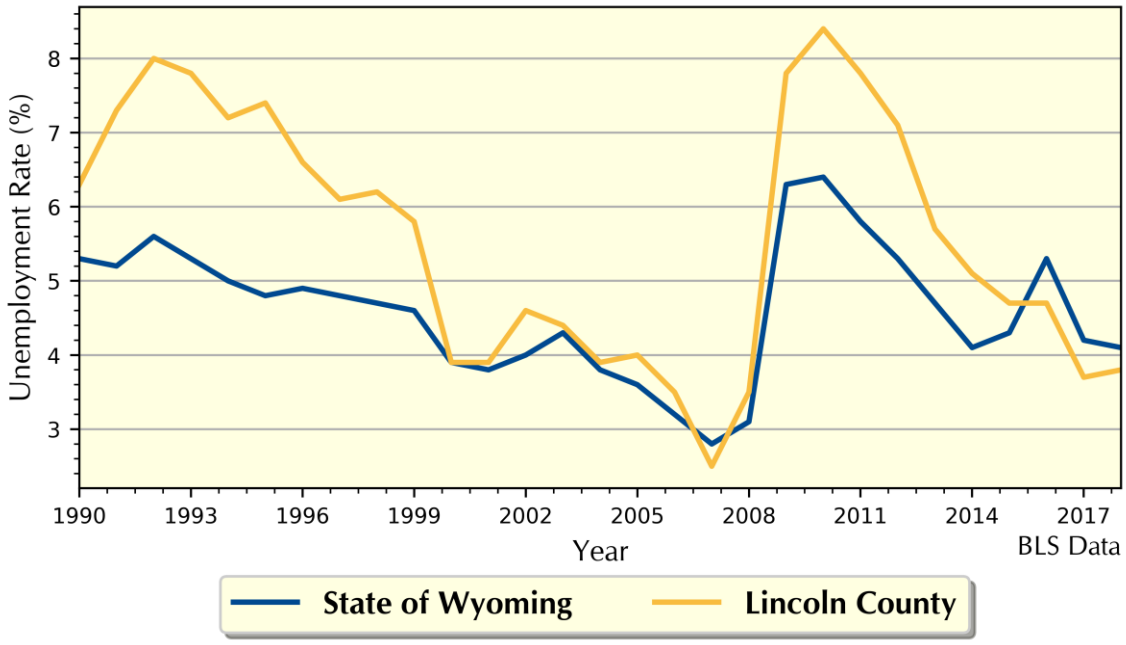


Diagram III.12.5 shows the unemployment rate for both the State and Lincoln County. During the 1990's the average rate for Lincoln County was 6.9 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.2 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 5.7 percent. Over the course of the entire period the Lincoln County had an average unemployment rate that higher than the State, 5.5 percent for Lincoln County, versus 4.6 statewide.

Diagram III.12.5
Annual Unemployment Rate
Lincoln 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.12.15 shows the total employment by industry for the Lincoln County. The most recent estimates show the government and government enterprises industry was the largest employer in Lincoln County, with employment reaching 1,935 jobs in 2017. Between 2016 and 2017 the manufacturing industry saw the largest percentage increase, rising by 8.8 percent to 272 jobs.

Table III.12.15
Employment by Industry
Lincoln County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	628	655	666	662	667	678	680	691	1.6
Forestry, fishing, related activities, and other	104	95	82	92	117	103	105	103.0	-1.9
Mining	820	826	807	773	766	737	750	750	0
Utilities	202	204	197	203	197	189	191	0	-100.0
Construction	1,183	1,357	1,089	1,043	1,096	1,176	1,283	1,306	1.8
Manufacturing	222	213	218	223	213	231	250	272	8.8
Wholesale trade	118	119	103	100	139	186	147	0	-100.0
Retail trade	907	849	864	909	966	1,011	1,018	1,028	1.0
Transportation and warehousing	304	318	312	313	288	291	265	265	0
Information	134	133	137	124	127	137	142	131	-7.7
Finance and insurance	326	304	332	317	341	333	327	340	4.0
Real estate and rental and leasing	521	506	483	493	556	567	595	619	4.0
Professional and technical services	0	356	0	0	390	400	401	423	5.5
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	302	0	282	308	0	0	0	0	0
Educational services	64	58	58	54	74	71	82	87	6.1
Health care and social assistance	489	477	491	499	497	498	503	508	1.0
Arts, entertainment, and recreation	128	124	130	145	160	0	0	170	0
Accommodation and food services	559	578	549	545	558	0	0	672	0
Other services, except public administration	447	492	478	489	496	546	573	595	3.8
Government and government enterprises	1,944	1,881	1,876	1,849	1,874	1,898	1,921	1,935	0.7
Total	**9,833**	**9,906**	**9,570**	**9,600**	**9,874**	**10,155**	**10,452**	**10,646**	**1.9**

Table III.12.16 shows the real average earnings per job by industry for Lincoln County. In 2017, the mining industry had the highest average earnings reaching 108,795 dollars. Between 2016 and 2017 the educational services industry saw the largest percentage increase, rising by 18.1 percent to 8,298 dollars.

Table III.12.16
Real Earnings Per Job by Industry
Lincoln County
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	5,388	16,880	4,478	11,984	13,165	11,963	4,985	5,493	10.2
Forestry, fishing, related activities, and other	14,931	16,354	10,231	8,891	9,427	14,901	15,511	16,183	4.3
Mining	103,448	107,512	104,425	106,799	105,210	108,865	109,879	108,795	-1.0
Utilities	126,546	130,123	124,262	122,367	122,318	124,843	128,389	0	0
Construction	46,933	58,338	48,677	44,978	47,953	47,722	48,555	50,294	3.6
Manufacturing	35,143	34,362	34,423	35,128	36,752	33,052	31,502	30,618	-2.8
Wholesale trade	39,545	34,912	40,811	41,310	31,548	37,832	46,443	0	0
Retail trade	23,376	21,570	23,807	23,814	22,752	21,580	22,457	22,837	1.7
Transportation and warehousing	52,340	57,074	62,171	67,825	58,684	59,190	62,138	64,987	4.6
Information	64,427	63,219	67,151	67,627	70,542	74,392	72,198	72,183	-0.0
Finance and insurance	23,816	24,431	21,772	26,358	24,714	22,504	22,105	21,805	-1.4
Real estate and rental and leasing	10,286	8,417	7,876	6,938	7,123	11,067	15,796	18,078	14.4
Professional and technical services	0	35,630	0	0	41,059	35,916	28,396	27,804	-2.1
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	24,419	0	27,405	32,302	0	0	0	0	0
Educational services	4,289	5,567	6,928	8,156	7,582	6,706	7,027	8,298	18.1
Health care and social assistance	29,633	29,441	29,528	29,230	29,580	29,324	28,890	28,830	-0.2
Arts, entertainment, and recreation	5,105	2,912	5,180	6,083	7,299	0	0	10,948	0
Accommodation and food services	13,301	13,367	12,601	14,541	14,704	0	0	16,561	0
Other services, except public administration	24,062	22,335	15,076	15,059	16,388	21,022	17,557	15,215	-13.3
Government and government enterprises	59,047	61,765	62,267	67,609	68,422	68,469	69,152	68,927	-0.3
Total	**42,076**	**45,161**	**42,542**	**44,061**	**43,314**	**43,367**	**42,894**	**43,049**	**0.4**

Diagram III.12.6 shows real average earnings per job for Lincoln County from 1990 to 2017. Over this period the average earning per job for Lincoln County was 40,113 dollars, which was lower than the statewide average of 46,885 dollars over the same period.

Diagram III.12.6
Real Average Earnings Per Job
Lincoln County

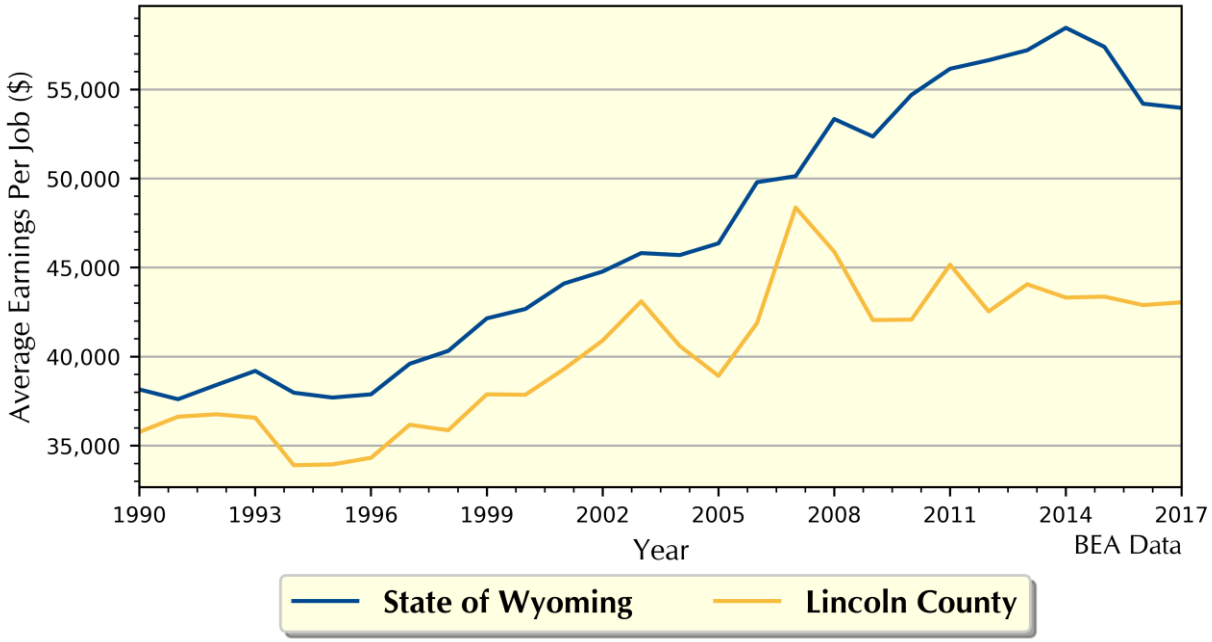
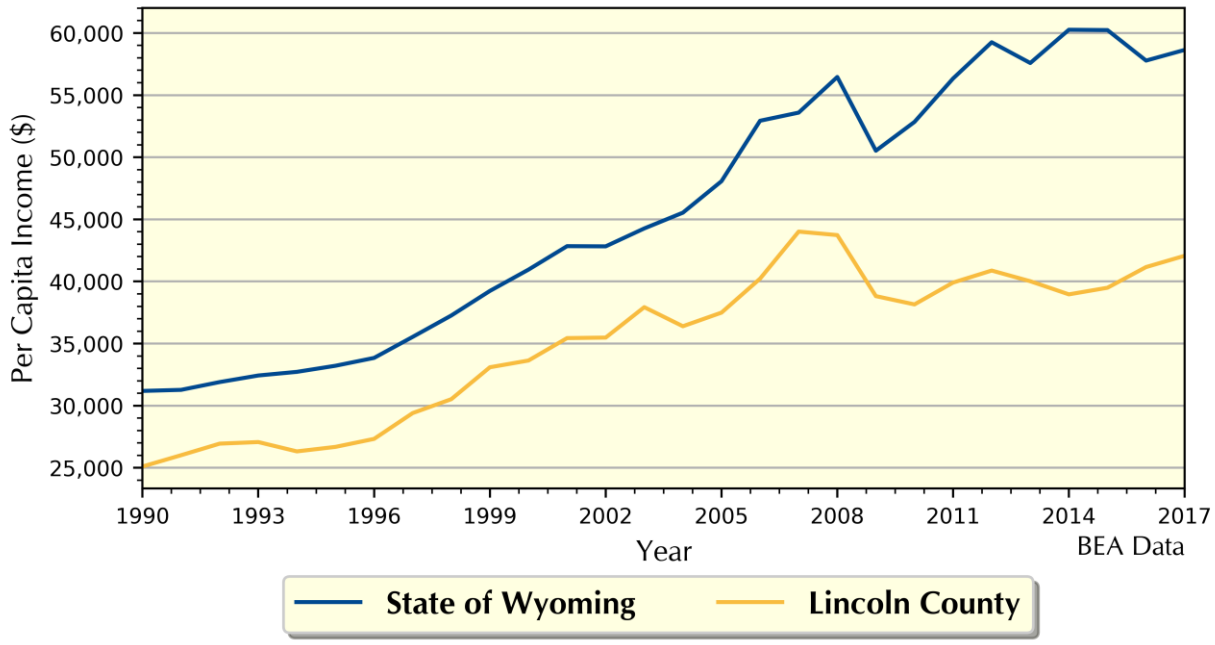


Diagram III.12.7 shows real per capita income for the Lincoln County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Lincoln County was 35,082 dollars, which was lower than the statewide average of 45,699 dollars over the same period.

Diagram III.12.7
Real Per Capita Income
Lincoln 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 1,690 in 2010 to 1464.0 in 2017, with the poverty rate reaching 7.6 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.12.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.12.8 on the following page.

The rate of poverty for Lincoln County is shown in Table III.12.18. In 2017, there were an estimated 165 people (6.2 percent) living in poverty, compared to 6.6 percent living in poverty in 2000. In 2017, some 9.1 percent of those in poverty were under age 6 and 17.0 percent were 65 or older.

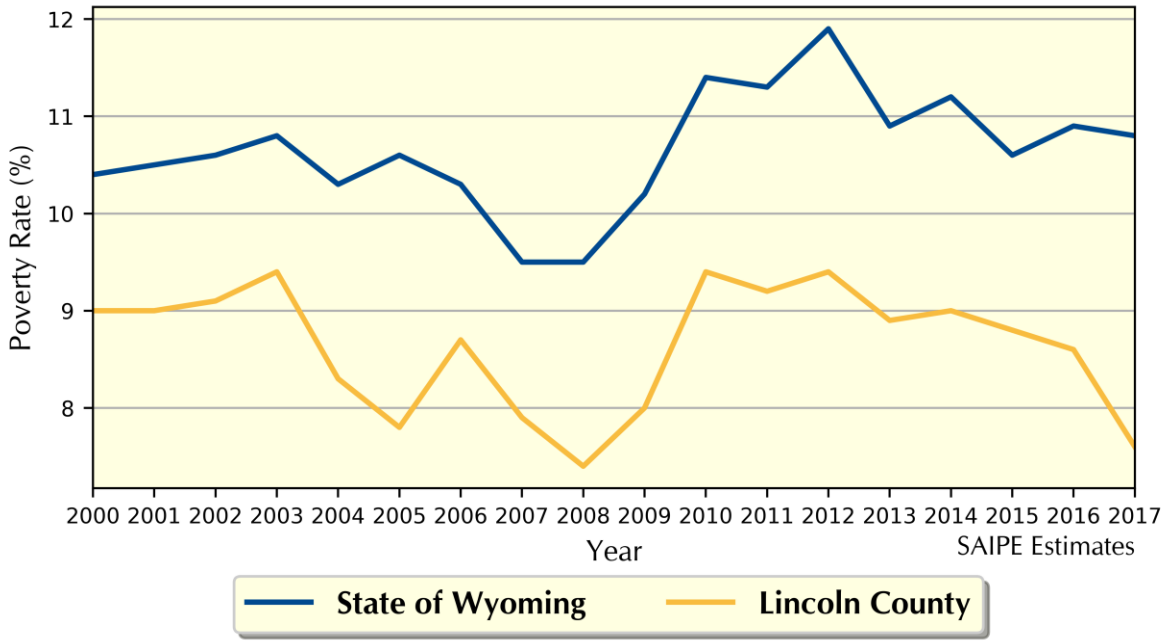
Table III.12.17
Persons in Poverty
Lincoln County
2000–2017 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	1,317	9.0%
2001	1,335	9.0%
2002	1,378	9.1%
2003	1,471	9.4%
2004	1,327	8.3%
2005	1,236	7.8%
2006	1,406	8.7%
2007	1,271	7.9%
2008	1,226	7.4%
2009	1,349	8.0%
2010	1,690	9.4%
2011	1,654	9.2%
2012	1,668	9.4%
2013	1,623	8.9%
2014	1,656	9.0%
2015	1,636	8.8%
2016	1,631	8.6%
2017	1,464	7.6%

Table III.12.18
Poverty by Age
City of Kemmerer
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	15	8.7%	15	9.1%
6 to 17	43	24.9%	17	10.3%
18 to 64	101	58.4%	105	63.6%
65 or Older	14	8.1%	28	17.0%
Total	**173**	**100.0%**	**165**	**100.0%**
Poverty Rate	**6.6%**	**.**	**6.2%**	**.**

Diagram III.12.8
Poverty Rates
Lincoln 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 Kemmerer decreased from 1 authorizations in 2017 to 0 in 2018.

The real value of single-family building permits decreased from 291,758 dollars in 2016 to 352,797 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.12.19, as well as in Diagram III.12.9 and Diagram III.12.10.

Table III.12.19
Building Permits and Valuation
City of Kemmerer
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	16	0	0	0	16	115,244	0
1981	30	4	4	0	38	116,932	0
1982	35	0	8	0	43	108,338	0
1983	17	0	0	0	17	115,424	0
1984	27	10	0	0	37	97,534	0
1985	19	10	0	16	45	93,827	60,687
1986	4	0	0	0	4	134,419	0
1987	5	0	0	0	5	130,031	0
1988	5	0	0	0	5	125,607	0
1989	2	0	0	0	2	120,863	0
1990	1	0	0	0	1	116,505	0
1991	0	0	0	0	0	0	0
1992	0	0	0	0	0	0	0
1993	0	0	0	0	0	0	0
1994	0	0	0	0	0	0	0
1995	4	0	0	0	4	160,882	0
1996	5	0	0	0	5	157,994	0
1997	0	0	0	0	0	0	0
1998	0	0	0	0	0	0	0
1999	0	0	0	0	0	0	0
2000	0	0	0	0	0	0	0
2001	0	0	0	0	0	0	0
2002	0	0	0	0	0	0	0
2003	0	0	0	0	0	0	0
2004	3	0	0	0	3	201,060	0
2005	5	0	0	0	5	163,683	0
2006	4	0	0	0	4	232,649	0
2007	19	0	0	0	19	176,815	0
2008	8	0	0	0	8	254,933	0
2009	2	0	0	0	2	237,016	0
2010	8	0	0	0	8	208,150	0
2011	6	0	0	0	6	148,123	0
2012	6	0	0	0	6	209,810	0
2013	6	0	0	0	6	184,820	0
2014	2	0	0	0	2	258,171	0
2015	3	0	0	0	3	210,682	0
2016	2	0	0	0	2	291,758	0
2017	1	0	0	0	1	352,797	0
2018	0	0	0	0	0	0	0

Diagram III.12.9
Single-Family Permits
City of Kemmerer

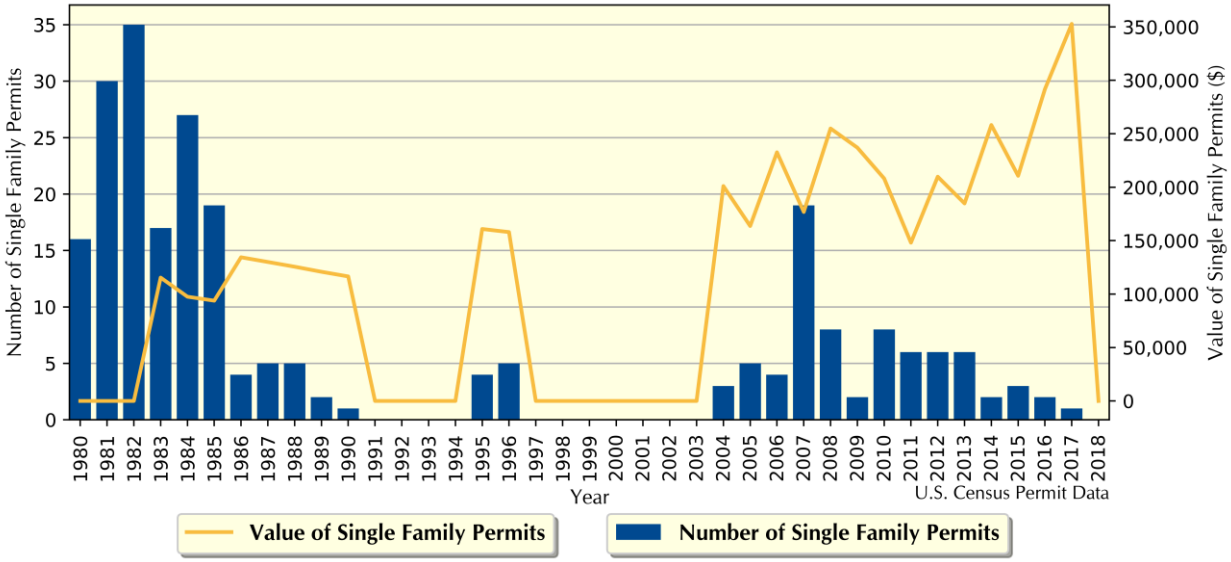
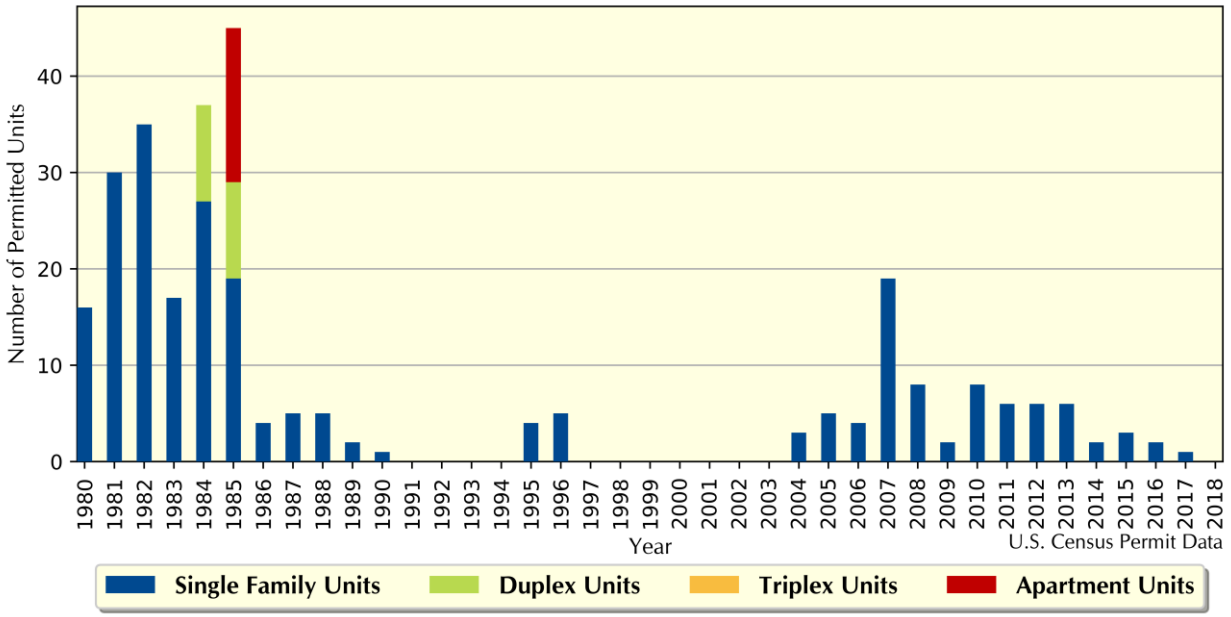


Diagram III.12.10
Total Permits by Unit Type
City of Kemmerer



Housing Characteristics

Households by type and tenure are shown in Table III.12.20. Family households represented 64.9 percent of households, while non-family households accounted for 35.1 percent. These changed from 65.3 percent and 34.7 percent, respectively.

Table III.12.20
Household Type by Tenure
City of Kemmerer
2010 Census SF1 & 2017 Five-Year ACS Data

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	704	65.3%	698	64.9%
Married-Couple Family	622	88.4%	552	79.1%
Owner-Occupied	533	85.7%	492	89.1%
Renter-Occupied	89	14.3%	60	10.9%
Other Family	82	11.6%	146	11.7%
Male Householder, No Spouse Present	37	45.1%	75	25.3%
Owner-Occupied	21	56.8%	70	93.3%
Renter-Occupied	16	43.2%	5	6.7%
Female Householder, No Spouse Present	45	54.9%	71	30.8%
Owner-Occupied	25	55.6%	45	63.4%
Renter-Occupied	20	44.4%	26	36.6%
Non-Family Households	374	34.7%	377	35.1%
Owner-Occupied	213	57.0%	214	56.8%
Renter-Occupied	161	43.0%	163	43.2%
Total	**1,078**	**100.0%**	**1,075**	**100.0%**

Table III.12.21 below shows housing units by type in 2010 and 2017. In 2010, there were 1,200 housing units, compared with 1,370 in 2017. Single-family units accounted for 77.2 percent of units in 2017, compared to 72.8 in 2010. Apartment units accounted for 4.7 percent in 2017, compared to 15.2 percent in 2010.

Table III.12.21
Housing Units by Type
City of Kemmerer
2010 & 2017 Five-Year ACS Data

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	873	72.8%	1,057	77.2%
Duplex	0	0%	25	1.8%
Tri- or Four-Plex	84	7.0%	114	8.3%
Apartment	182	15.2%	64	4.7%
Mobile Home	61	5.1%	110	8.0%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	**1,200**	**100.0%**	**1,370**	**100.0%**

Table III.12.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 1,370 housing units. An estimated 76.4 percent were owner-occupied, and 21.5 percent were vacant.

Table III.12.22
Housing Units by Tenure
City of Kemmerer
2010 Census & 2017 Five-Year ACS Data

Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	1,078	85.2%	1,075	78.5%
Owner-Occupied	792	73.5%	821	76.4%
Renter-Occupied	286	26.5%	254	23.6%
Vacant Housing Units	187	14.8%	295	21.5%
Total Housing Units	**1,265**	**100.0%**	**1,370**	**100.0%**

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.12.23. Households earning more than 100,000 dollars per year represented 24.1 percent of households in 2017, compared to 24.5 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 10.8 percent of households in 2017, compared to 5.7 percent in 2000.

Table III.12.23
Households by Income
City of Kemmerer
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	61	5.7%	116	10.8%
$15,000 to $19,999	68	6.3%	32	3.0%
$20,000 to $24,999	20	1.9%	26	2.4%
$25,000 to $34,999	84	7.8%	109	10.1%
$35,000 to $49,999	148	13.8%	117	10.9%
$50,000 to $74,999	202	18.9%	225	20.9%
$75,000 to $99,999	226	21.1%	191	17.8%
$100,000 or More	262	24.5%	259	24.1%
Total	**1,071**	**100.0%**	**1,075**	**100.0%**

Table III.12.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 6.3 percent of households in 2010 and 10.7 percent of households in 2017. Housing units built in 1939 or earlier represented 23.0 percent of households in 2017 and 29.0 percent of households in 2010.

Table III.12.24
Households by Year Home Built
City of Kemmerer
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	311	29.0%	247	23.0%
1940 to 1949	27	2.5%	88	8.2%
1950 to 1959	57	5.3%	59	5.5%
1960 to 1969	106	9.9%	105	9.8%
1970 to 1979	276	25.8%	211	19.6%
1980 to 1989	150	14.0%	161	15.0%
1990 to 1999	76	7.1%	62	5.8%
2000 to 2009	68	6.3%	115	10.7%
2010 or Later	.	.	27	2.5%
Total	**1,071**	**100.0%**	**1,075**	**100.0%**

The distribution of unit types by race are shown in Table III.12.25. An estimated 83.9 percent of white households occupy single-family homes, while 0 percent of black households do. Some 1.8 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.12.25
Distribution of Units in Structure by Race
City of Kemmerer
2017 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	83.9%	0%	0%	100.0%	0%	100.0%	56.2%
Duplex	1.8%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	2.6%	0%	100.0%	0%	0%	0%	0%
Apartment	1.8%	0%	0%	0%	0%	0%	31.2%
Mobile Home	9.8%	0%	0%	0%	0%	0%	12.5%
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.12.26. By 2017, for rent units accounted for 32.2 percent of vacant units, while for sale units accounted for 10.8 percent. "Other" vacant units accounted for 41.0 percent of vacant units, representing a total of 121 "other" vacant units.

Table III.12.26
Disposition of Vacant Housing Units
City of Kemmerer
2010 Census & 2017 Five-Year ACS Data

Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	124	66.3%	95	32.2%
For Sale	14	7.5%	32	10.8%
Rented Not Occupied	9	4.8%	0	0%
Sold Not Occupied	2	1.1%	16	5.4%
For Seasonal, Recreational, or Occasional Use	20	10.7%	31	10.5%
For Migrant Workers	0	0%	0	0%
Other Vacant	18	9.6%	121	41.0%
Total	**187**	**100.0%**	**295**	**100.0%**

Table III.12.27, below shows the number of households in the county by number of bedrooms and tenure. There were 10 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 6.1 percent of total households in City of Kemmerer. In City of Kemmerer the 497 households with three bedrooms accounted for 28.9 percent of all households,and there were only 133 five-bedroom or more households, which accounted for 18.3 percent of all households.

Table III.12.27
Households by Number of Bedrooms
City of Kemmerer
2017 5-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	10	10	100.0
One	5	28	83	0.7
Two	141	81	396	6.1
Three	398	51	497	28.9
Four	194	51	251	36.3
Five or more	83	33	133	18.3
Total	**1,075**	**254**	**1,370**	**100.0**

The age of a structure influences its value. As shown in Table III.12.28, structures built in 1939 or earlier had a median value of, 119,200 while structures built between 1950 and 1959 had a median value of 139,400 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 Kemmerer was 170,200.

Table III.12.28
Owner Occupied Median Value by Year Structure Built
City of Kemmerer
2017 5-Year ACS Data

Year Structure Built	Median Value
1939 or earlier	119,200
1940 to 1949	137,500
1950 to 1959	139,400
1960 to 1969	170,300
1970 to 1979	179,800
1980 to 1989	181,000
1990 to 1999	0
2000 to 2009	246,100
2010 to 2013	0
2014 or later	0
Median Value	**170,200**

Household mortgage status is reported in Table III.12.29. In, City of Kemmerer households with a mortgage accounted for 60.0 percent of all households or 493 housing units, and the remaining 48.0 percent or 394 units had no mortgage. Of those units with a mortgage, 94 had either a second mortgage or home equity loan, 5 had both a second mortgage and home equity loan, and 394 or 48.0 percent had no second mortgage or no home equity loan.

Table III.12.29
Mortgage Status
City of Kemmerer
2017 5-Year ACS Data

Mortgage Status	City of Kemmerer	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	493	60.0
With either a second mortgage or home equity loan, but not both	94	11.4
Second mortgage only	25	3.0
Home equity loan only	69	8.4
Both second mortgage and home equity loan	5	0.6
No second mortgage and no home equity loan	394	48.0
Housing units without a mortgage	328	40.0
Total	821	100.0%

Table III.12.30 lists the City of Kemmerer median rent as $640 and the median home value as $170,200.

Table III.12.30
Median Rent
City of Kemmerer
2017 5-Year ACS Data

Place	Rent
Median Rent	$640
Median Home Value	$170,200

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.12.31. In 2017, an estimated 1.6 percent of households were overcrowded, and an additional 1.1 percent were severely overcrowded.

Table III.12.31
Overcrowding and Severe Overcrowding
City of Kemmerer
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	726	100.0%	0	0%	0	0%	726
2017 Five-Year ACS	792	96.5%	17	2.1%	12	1.5%	821
Renter							
2010 Five-Year ACS	339	98.3%	0	0%	6	1.7%	345
2017 Five-Year ACS	254	100.0%	0	0%	0	0%	254
Total							
2010 Five-Year ACS	1,065	99.4%	0	0%	6	0.6%	1,071
2017 Five-Year ACS	1,046	97.3%	17	1.6%	12	1.1%	1,075

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 Kemmerer. This is compared to 0.7 percent of households lacking complete plumbing facilities in 2010.

Table III.12.32
Households with Incomplete Plumbing Facilities
City of Kemmerer
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	1,064	1,075
Lacking Complete Plumbing Facilities	7	0
Total Households	**1,071**	**1,075**
Percent Lacking	**0.7%**	**0%**

There were 10 households lacking complete kitchen facilities in 2017, compared to 0 households in 2010. This was a change from 0 percent of households in 2010 to 0.9 percent in 2017.

Table III.12.33
Households with Incomplete Kitchen Facilities
City of Kemmerer
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	1,071	1,065
Lacking Complete Kitchen Facilities	0	10
Total Households	**1,071**	**1,075**
Percent Lacking	**0%**	**0.9%**

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 Kemmerer 13.4 percent of households had a cost burden and 8.2 percent had a severe cost burden. Some 12.6 percent of renters were cost burdened, and 23.6 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 4.9 percent and a severe cost burden rate of 1.2 percent. Owner occupied households with a mortgage had a cost burden rate of 19.5 percent, and severe cost burden at 4.9 percent.

Table III.12.34
Cost Burden and Severe Cost Burden by Tenure
City of Kemmerer
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	343	87.9%	47	12.1%	0	0%	0	0%	390
2017 Five-Year ACS	373	75.7%	96	19.5%	24	4.9%	0	0%	493
Owner Without a Mortgage									
2010 Five-Year ACS	330	98.2%	0	0%	6	1.8%	0	0%	336
2017 Five-Year ACS	308	93.9%	16	4.9%	4	1.2%	0	0%	328
Renter									
2010 Five-Year ACS	242	70.1%	55	15.9%	15	4.3%	33	9.6%	345
2017 Five-Year ACS	107	42.1%	32	12.6%	60	23.6%	55	21.7%	254
Total									
2010 Five-Year ACS	915	85.4%	102	9.5%	21	2.0%	33	3.1%	1,071
2017 Five-Year ACS	788	73.3%	144	13.4%	88	8.2%	55	5.1%	1,075

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.12.35 shows that the HUD estimated MFI for Lincoln County was $78,500 in 2018. This compared to Wyoming's MFI of $79,600. Diagram III.12.11, illustrates the estimated MFI for 2000 through 2018 in Lincoln County.

Table III.12.35
Median Family Income
Lincoln County
2000–2018 HUD MFI

Year	MFI	State of Wyoming MFI
2000	41,600	44,700
2001	41,600	45,500
2002	41,700	47,200
2003	49,800	51,600
2004	52,900	54,500
2005	54,000	55,250
2006	58,700	58,800
2007	57,200	58,800
2008	59,100	59,450
2009	62,900	63,900
2010	65,000	66,100
2011	66,800	66,800
2012	67,800	67,700
2013	69,500	70,000
2014	71,500	71,400
2015	76,100	72,400
2016	73,400	73,300
2017	76,600	74,700
2018	78,500	79,600

Table III.12.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 74 owner-occupied and 20 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 33 owner-occupied 55 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 860 households without a housing problem.

Diagram III.12.11
Estimated Median Family Income
Lincoln County vs. Wyoming
HUD Data: 2000 - 2019

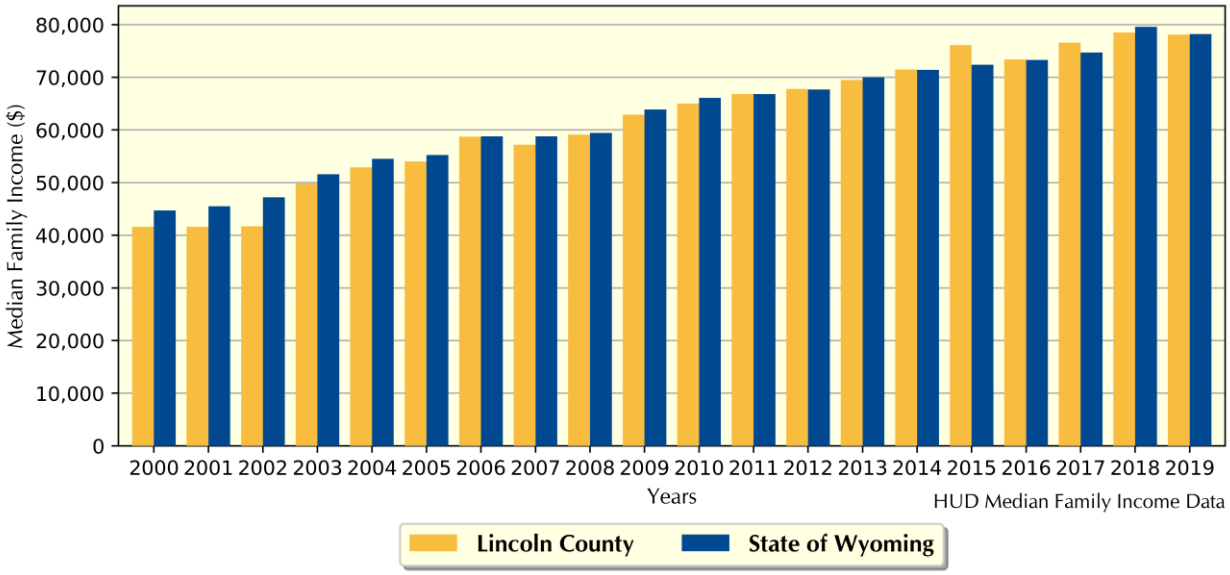


Table III.12.36
Housing Problems by Income and Tenure
City of Kemmerer
2010–2018 HUD CHAS Data

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	4	0	0	4
Housing cost burden greater than 50% of income (and none of the above problems)	4	4	25	0	0	33
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	15	30	4	15	10	74
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	30	20	70	80	475	675
Total	**49**	**54**	**103**	**95**	**485**	**786**
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	10	0	0	0	10
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	45	0	0	10	0	55
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	0	10	10	0	0	20
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
Has none of the 4 housing problems	0	25	35	40	85	185
Total	**60**	**45**	**45**	**50**	**85**	**285**
Total						
Lacking complete plumbing or kitchen facilities	0	10	0	0	0	10
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	4	0	0	4
Housing cost burden greater than 50% of income (and none of the above problems)	49	4	25	10	0	88
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	15	40	14	15	10	94
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
Has none of the 4 housing problems	30	45	105	120	560	860
Total	**109**	**99**	**148**	**145**	**570**	**1,071**

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.12.37 presents some basic statistics about the completed surveys.

Table III.12.37
Survey of Rental Properties
City of Kemmerer
2019 Survey of Rental Properties

Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	5	136	19.1	26

Table III.12.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 22 single-family units in City of Kemmerer, with 2 of them available. This translates into a vacancy rate of 9.1 percent in City of Kemmerer, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 80 apartment units reported in the survey, with 24 of them available, which resulted in a vacancy rate of 30.0 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

Table III.12.38
Rental Vacancy Survey by Type
City of Kemmerer
2019 Survey of Rental Properties

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	22	2	9.1%
Apartments	80	24	30.0%
Mobile Homes	26	0	0%
"Other" Units	6	0	0%
Don't Know	0	0	0%
Total	**136**	**26**	**19.1%**

Table III.12.39, reports units by bedroom size. As can be seen there were 45 two bedroom apartment units and 0 three bedroom units. Overall, the 62 two bedroom units accounted for 45.6 percent of all units, and the 36 three bedroom units accounted for 26.5 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 0 units listed as "Don't Know". Additional details for additional unit types are reported.

Table III.12.39
Rental Units by Bedroom Size
City of Kemmerer
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	1	35	0	0	.	37
Two	9	45	1	6	.	62
Three	11	0	25	0	.	36
Four	1	0	0	0	.	1
Don't Know	0	0	0	0	0	0
Total	**22**	**80**	**26**	**6**	**0**	**136**

Table III.12.40 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 9.1 percent.

Table III.12.41 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 17.8 percent.

Table III.12.40
Single-Family Units by Bedroom Size
City of Kemmerer
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	1	1	100.0%
Two	9	0	0%
Three	11	1	9.1%
Four	1	0	0%
Don't know	0	0	0%
Total	**22**	**2**	**9.1%**

Table III.12.41
Apartment Units by Bedroom Size
City of Kemmerer
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	35	3	8.6%
Two	45	8	17.8%
Three	0	0	0%
Four	0	0	0%
Don't know	0	13	inf%
Total	**80**	**24**	**30.0%**

Average market-rate rents by unit type are shown in Table III.12.42. 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.12.42
Average Market Rate Rents by Bedroom Size
City of Kemmerer
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$.	$.	$.	$.	$.
One	$500	$687	$.	$.	$608
Two	$500	$500	$600	$685	$613
Three	$850	$.	$650	$.	$700
Four	$1,150	$.	$.	$.	$1,150
Total	**$750.0**	**$633.0**	**$637.0**	**$685.0**	**$698.2**

Table III.12.43 shows vacancy rates for single-family units by average rental rates for City of Kemmerer. 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 9.1 percent.

Table III.12.43
Single-Family Market Rate Rents by Vacancy Status
City of Kemmerer
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	22	2	9.1%
$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	0	0	0%
Total	**22**	**2**	**9.1%**

The average rent and availability of apartment units is displayed in Table III.12.44. The most common rent for apartment rents was between 500 and 750 dollars and the units in this price range had a vacancy rate of 35.0 percent.

Table III.12.44
Apartment Market Rate Rents by Vacancy Status
City of Kemmerer
2019 Survey of Rental Properties

Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than $500	60	21	35.0%
$500 to $749	0	0	0%
$750 to $999	20	3	15.0%
$1,000 to $1,249	0	0	0%
$1,250 to $1,499	0	0	0%
Above $1,500	0	0	0%
Missing	0	0	0%
Total	**80**	**24**	**30.0%**

Respondents were asked if utilities are included in the rent and as shown in Table III.12.45, 5 respondents, or 100.0 percent, included some sort of utility in the rent.

Table III.12.45
Are there any utilities included with the rent?
City of Kemmerer
2019 Survey of Rental Properties

Period	Respondent
Yes	5
No	0
% Offering Utilities	**100.0%**

The type of utility included in the rent is shown in Table III.12.46. There were 81 respondents who included electricity, 114 respondents who included natural gas, 136 respondents who included water and sewer and 115 respondents included trash collection in the rent.

Table III.12.46
Which utilities are included with the rent?
City of Kemmerer
2019 Survey of Rental Properties

Type of Utility Provided	Respondent
Electricity	81
Natural Gas	114
Water/Sewer	136
Trash Collection	115

Perceived Need for Housing Units

Table III.12.47 shows the number of survey respondents who keep a waiting list. As can be seen 2 respondents said they keep a waitlist, with an estimated 0 number of persons on the wait list.

Table III.12.47
Do you keep a waiting list?
City of Kemmerer
2019A Survey of Rental Properties

Period	Respondent
Yes	2
No	3
Waitlist Size	**0**

Table III.12.48 shows the condition of rental units by unit type for City of Kemmerer. 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 20 units were in good condition, or 14.7 percent and 94 units, or 69.1 percent, being in average condition. Details by unit type and condition are displayed.

Table III.12.48
Condition by Unit Type
City of Kemmerer
2019A Survey of Rental Properties

Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	94	69.1%
Good	20	14.7%
Excellent	22	16.2%
Don't Know	0	0%
Total	**136**	**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.12.49, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 1 respondent indicated they would prefer more units of any type.

Table III.12.49
If you had the opportunity to own/manage more units, how many would you prefer
City of Kemmerer
2019A Survey of Rental Properties

Unit Type	Respondents citing more units
Single family units	0
Duplex Units	0
Apartments	0
Mobile homes	0
Other	0
All types	1
Total	**1**

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).

Table III.12.50
Households with Housing Problems by Income
City of Kemmerer
2011-2015 HUD CHAS Data

Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	19	45	64
30.1-50% HAMFI	29	15	44
50.1-80% HAMFI	35	10	45
80.1-95% HAMFI	15	10.0	25
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	10	0	10
Total	108	80	188
Without Housing Problems			
30% HAMFI or less	30	0	30
30.1-50% HAMFI	14	24	38
50.1-80% HAMFI	75	35	110
80.1-95% HAMFI	60	25	85
95 – 115% HAMFI	60	60	120
115.1% HAMFI or more	430	35	465
Total	669	179	848
Not Computed			
30% HAMFI or less	0	15.0	15
30.1-50% HAMFI	0	0	0
50.1-80% HAMFI	0	0	0
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	0	15.0	15
Total			
30% HAMFI or less	49	60	109
30.1-50% HAMFI	43	39	82
50.1-80% HAMFI	110	45	155
80.1-95% HAMFI	75	35	110
95 – 115% HAMFI	60	60	120
115.1% HAMFI or more	440	35	475
Total	**777**	**274**	**1,051**

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.12.50 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

horizon. As can be seen there were a total of 108 owner occupied and 80 renter occupied households experiencing a housing problem.

Table III.12.51 shows the total estimated housing by tenure for City of Kemmerer. As can be seen, in 2030 there are estimated to be a total of 895 owner and 314 renter occupied households or a total of 1,209 households. By 2050 there are estimated to be 1,035 owner, 362 renter for a total of 1,397 households in City of Kemmerer.

Table III.12.51
Total Estimated Housing Forecast
City of Kemmerer
Strong Growth Scenario

Year	Owner	Renter	Total
2017	777	286	1,063
2020	809	285	1,094
2025	852	300	1,152
2030	895	314	1,209
2035	935	328	1,263
2040	971	340	1,311
2045	1,005	351	1,356
2050	1,035	362	1,397

Table III.12.52, below shows the incremental housing demand for City of Kemmerer. 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 118 owner-occupied and 28 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 Kemmerer will see an additional 334 households, of which 33 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 49 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.12.52
Incremental Housing Demand Forecast
City of Kemmerer
Strong Growth Scenario

Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	0	2.0	5.0	7	10	12	14	16
30.1-50%	0	2.0	4.0	7	9	11	13	14
50.1-80%	0	5.0	11	17	22	27	32	37
80.1-95%	0	3.0	7.0	11	15	19	22	25
95.1-115%	0	2.0	6	9	12	15	18	20
115+%	0	18	42	67	89	110	129	146
Total	**0**	**32**	**75**	**118**	**158**	**194**	**228**	**258**
				Renter				
0-30%	0	0	3	6	9	12	14	17
30.1-50%	0	0	2	4	6	8	9	11
50.1-80%	0	0	2	5	7	9	11	12
80.1-95%	0	0	2.0	4.0	5	7	8	10
95.1-115%	0	0	3.0	6.0	9	12	14	17
115+%	0	0	2	4	5	7	8	10
Total	**0**	**0**	**14**	**28**	**42**	**54**	**65**	**76**
				Total				
0-30%	0	2.0	8	14	19	24	29	33
30.1-50%	0	2.0	6	11	15	18	22	25
50.1-80%	0	5	13	21	29	36	43	49
80.1-95%	0	3.0	9	15	21	26	30	35
95.1-115%	0	2.0	9	15	21	27	32	37
115+%	0	18	44	70	95	117	137	156
Total	**0**	**32**	**89**	**146**	**200**	**248**	**293**	**334**

Table III.12.53 shows the Incremental Total Housing Need Forecast for City of Kemmerer. 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 192 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 366 owner and 160 renter occupied households for a total of 526 quality households.

Table III.12.53 Incremental Total Housing Need Forecast City of Kemmerer Strong Growth Scenario								
Income (% of MFI)	**2016**	**2020**	**2025**	**2030**	**2035**	**2040**	**2045**	**2050**
				Owner				
0-30%	19	21	24	26	29	31	33	35
30.1-50%	29	31	33	36	38	40	42	43
50.1-80%	35	40	46	52	57	62	67	72
80.1-95%	15	18	22	26	30	34	37	40
95.1-115%	0	2	6	9	12	15	18	20
115+%	10	28	52	77	99	120	139	156
Total	**108**	**140**	**183**	**226**	**266**	**302**	**336**	**366**
				Renter				
0-30%	47	47	50	53	56	59	61	64
30.1-50%	16	16	18	20	22	23	25	26
50.1-80%	10	10	13	15	17	19	21	23
80.1-95%	10.0	10.0	12	14	16	17	19	20
95.1-115%	0	0	3.0	6	9	12	14	17
115+%	0	0	2	4	5	7	8	10
Total	**84**	**83**	**98**	**112**	**126**	**138**	**149**	**160**
				Total				
0-30%	66	68	74	80	85	90	95	99
30.1-50%	45	46	51	55	59	63	67	70
50.1-80%	45	50	58	67	75	82	88	94
80.1-95%	25	28	34	40	46	51	56	60
95.1-115%	0	2	9	15	21	27	32	37
115+%	10	28	54	80	105	127	147	166
Total	**192**	**223**	**281**	**338**	**392**	**440**	**485**	**526**

City of Lander

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

Population Estimates

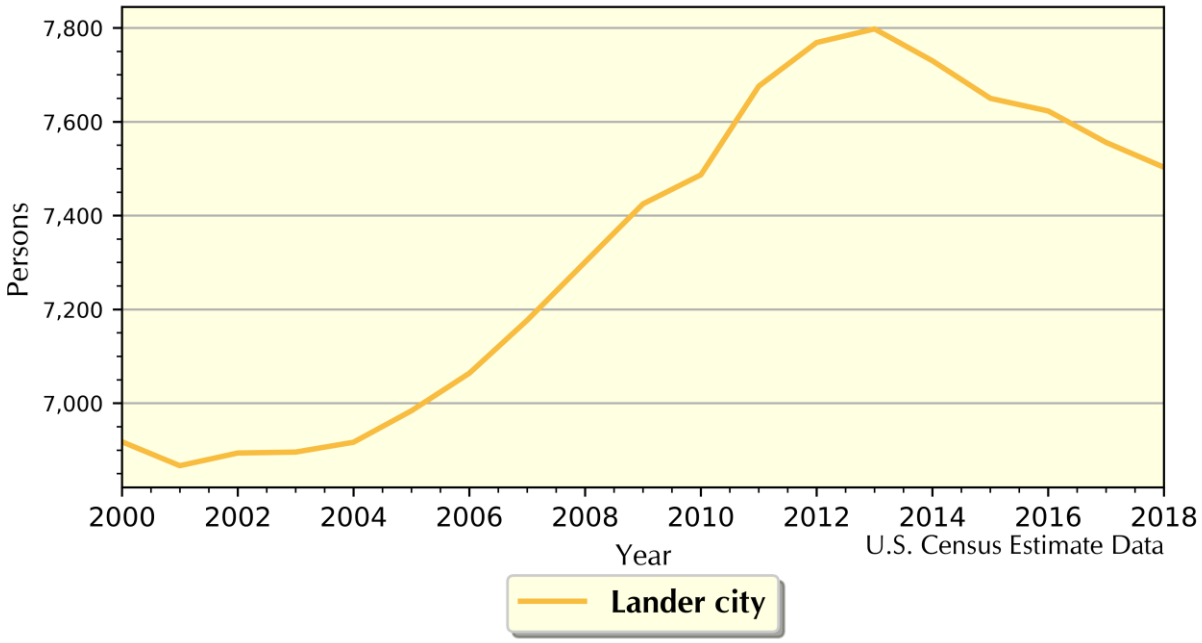
Table III.13.1 shows the population estimates for the City of Lander. In 2018, the city's population was 7,503, a -0.7% change from 2017. The population increased 0.2 percent since 2010, from 7,487 people to 7,503 people in 2018. This data is also displayed in Diagram III.13.1 on the following page.

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 Lander. Although a city may span several counties, for the county level data pieces, Fremont County was selected. For a more in-depth county level view, please refer to Fremont County in Volume II of this profile.

Table III.13.1
Population Estimates
City of Lander
Census Population Estimates

Year	Population	Percent Yearly Change
2000	6,918	.
2001	6,867	-0.7%
2002	6,894	0.4%
2003	6,896	0%
2004	6,917	0.3%
2005	6,984	1.0%
2006	7,064	1.1%
2007	7,177	1.6%
2008	7,301	1.7%
2009	7,425	1.7%
2010	7,487	0.8%
2011	7,676	2.5%
2012	7,769	1.2%
2013	7,798	0.4%
2014	7,730	-0.9%
2015	7,650	-1.0%
2016	7,623	-0.4%
2017	7,556	-0.9%
2018	7,503	-0.7%

Diagram III.13.1
Population Estimates
City of Lander



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

Table III.13.2
In-Migration by Age Cohort
City of Lander
Wyoming DOT Data

Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
					In				
14-17	1	1	3	7	0	2	2	6	2
18-22	6	28	25	17	22	29	31	17	11
23-25	71	27	26	31	29	36	29	29	13
26-35	30	96	90	113	86	75	92	87	54
36-45	25	51	50	59	46	49	46	54	24
46-55	17	44	48	37	24	27	33	40	17
56-65	15	42	44	36	27	40	36	27	17
66 +	5	14	11	14	21	24	25	32	12
Total	**107**	**303**	**297**	**314**	**255**	**282**	**294**	**292**	**150**

The shaded areas in Diagram III.13.2 and Diagram III.13.3 represents in and out- migration, with the white line depicting net migration. The maximum net migration occurred in 2010 with 432 people entering and the lowest net migration occurred in 2018 with 374 leaving Fremont County.

Diagram III.13.2
In-Migration
City of Lander
2011 – 2019 First Half

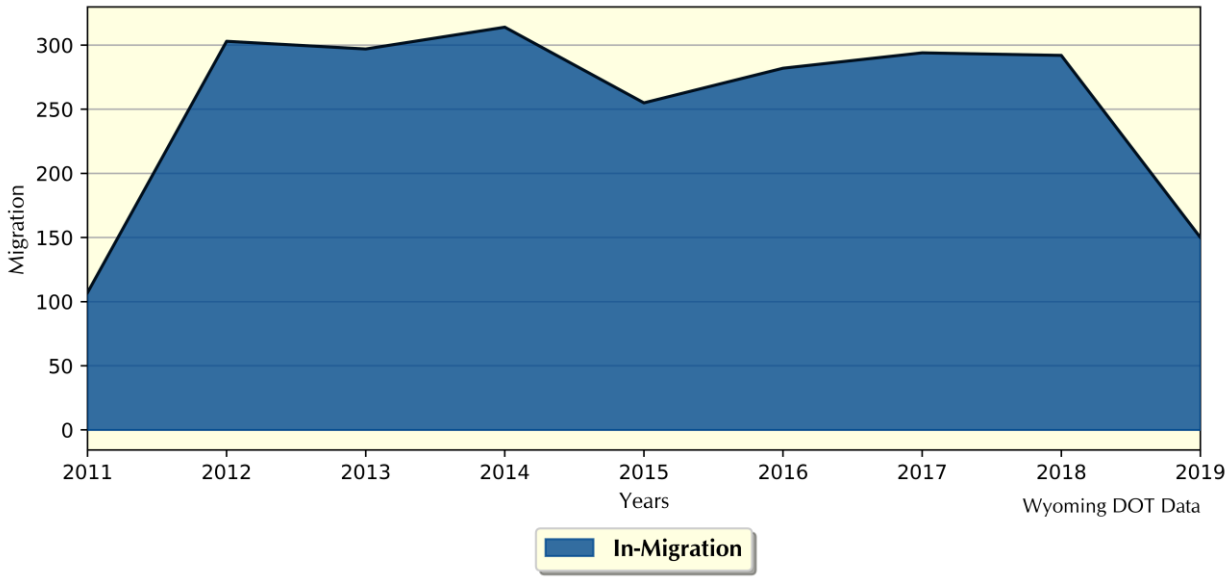


Diagram III.13.3
Migration Trends
Fremont County
2000 – 2019 First Half

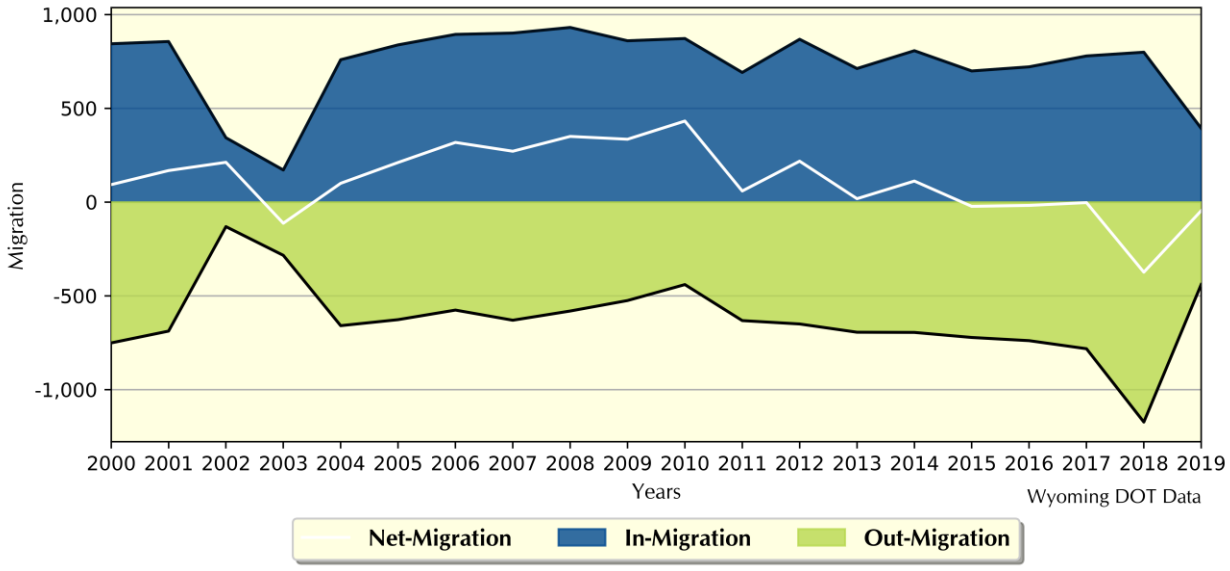


Table III.13.3 shows net-migration for Fremont County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 46 to 55, with 8.0 persons entering Fremont County. Those in the age range of 23 to 25 had the lowest levels of net migration, with 17 persons leaving Fremont County.

Table III.13.3
Net-Migration by Age Range
Fremont County
Wyoming DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
						Net						
14-17	4	5	9	-3	3	-1	4	-7	4	-1	8	1
18-22	0	21	33	-18	-3	18	9	-2	23	11	-46	-2
23-25	42	22	30	0	35	3	25	10	4	4	-46	-17
26-35	98	70	136	28	58	13	64	10	-27	-2	-128	-17
36-45	68	82	73	25	38	-3	-7	14	-21	-10	-90	-2
46-55	94	60	87	12	67	9	5	-36	-16	-16	-13	8
56-65	49	63	59	31	15	6	21	0	22	22	-33	11
66 +	-5	12	5	-16	5	-27	-9	-12	-7	-11	-26	-28
Total	**350**	**335**	**432**	**59**	**218**	**18**	**112**	**-23**	**-18**	**-3**	**-374**	**-46**

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 data[13], 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 Lander population by race and ethnicity is shown in Table III.13.4. The white population decreased by 3.4 percent, representing 87.3 percent of the population in 2017, compared with the black population, which increased by 133.3 percent and accounted for 0.3 percent of the population. The Hispanic population represented 3.4 percent of the population, which increased from 2,264 to 2,754 people between 2010 and 2017, or by 21.6 percent.

Table III.13.4
Population by Race and Ethnicity
City of Lander
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	6,590	88.0%	6,709	87.3%
Black	14	0.2%	26	0.3%
American Indian	550	7.3%	452	5.9%
Asian	45	0.6%	13	0.2%
Native Hawaiian/ Pacific Islander	1	0%	7	0.1%
Other	73	1.0%	53	0.7%
Two or More Races	214	2.9%	423	5.5%
Total	**7,487**	**100.0%**	**7,683**	**100.0%**
Non-Hispanic	7,125	95.2%	7,418	96.6%
Hispanic	362	4.8%	265	3.4%

The change in race and ethnicity between 2010 and 2017 is shown in Table III.13.5. During this time, the total non-Hispanic population was 7,418 persons in 2017. The Hispanic population was 265.

Table III.13.5
Population by Race and Ethnicity
City of Lander
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	6,372	89.4%	6,560	88.4%
Black	14	0.2%	26	0.4%
American Indian	518	7.3%	434	5.9%
Asian	45	0.6%	5	0.1%
Native Hawaiian/ Pacific Islander	1	0%	7	0.1%
Other	6	0.1%	0	0%
Two or More Races	169	2.4%	386	5.2%
Total Non-Hispanic	**7,125**	**100.0%**	**7,418**	**100.0%**
Hispanic				
White	218	60.2%	149	56.2%
Black	0	0%	0	0%
American Indian	32	8.8%	18	6.8%
Asian	0	0%	8	3.0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	67	18.5%	53	20.0%
Two or More Races	45	12.4%	37	14.0%
Total Non-Hispanic	**362**	**100.0**	**265**	**100.0%**
Total Population	**7,487**	**100.0%**	**7,683**	**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.13.6, between 2000 and 2010, the institutionalized population changed -24.6 percent in City of Lander, from 280 people in 2000 to 211 in 2010. The non-institutionalized population changed -45.9%, from 37 in 2000 to 20 in 2010.

Table III.13.6
Group Quarters Population
City of Lander
2000 & 2010 Census SF1 Data

Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	104	37.1%	154	73.0%	48.1%
Juvenile Facilities	.	.	4	1.9%	.
Nursing Homes	57	20.4%	53	25.1%	-7.0%
Other Institutions	119	42.5%	0	0%	-100.0%
Total	**280**	**100.0%**	**211**	**100.0%**	**-24.6%**
Non-Institutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	37	100.0%	20	100.0%	-45.9%
Total	**37**	**100.0%**	**20**	**100.0%**	**-45.9%**
Group Quarters Population	**317**	**100.0%**	**231**	**100.0%**	**-27.1%**

Foreign Born Populations

The number of foreign born persons is shown in Table III.13.7. An estimated 0.3 percent of the population was born in Germany, some 0.3 percent were born in England, and another 0.3 percent were born in Mexico .

Table III.13.7
Place of Birth for the Foreign-Born Population
City of Lander
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Germany	23	0.3%
#2 country of origin	England	22	0.3%
#3 country of origin	Mexico	22	0.3%
#4 country of origin	Other Eastern Europe	17	0.2%
#5 country of origin	Hungary	10	0.1%
#6 country of origin	Portugal	8	0.1%
#7 country of origin	Russia	7	0.1%
#8 country of origin	Korea	5	0.1%
#9 country of origin	Panama	3	0%
#10 country of origin	Afghanistan	0	0%

Limited English Proficiency and the language spoken at home are shown in Table III.13.8. An estimated 0.1 percent (10 people) of the population speaks Other and unspecified languages at home, followed by 0.1 percent (9 people) speaking French, Haitian, or Cajun

Table III.13.8
Limited English Proficiency and Language Spoken at Home
City of Lander
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Other and unspecified languages	10	0.1%
#2 LEP Language	French, Haitian, or Cajun	9	0.1%
#3 LEP Language	Arabic	0	0%
#4 LEP Language	Chinese	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	Russian, Polish, or other Slavic languages	0	0%
#10 LEP Language	Spanish	0	0%

Disability

Disability by age, as estimated by the 2017 ACS, is shown in Table III.13.9. The disability rate for females was 14.2 percent, compared to 16.1 percent for males. The disability rate grew precipitously higher with age, with 44.0 percent of those over 75 experiencing a disability.

Table III.13.9
Disability by Age
City of Lander
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	58	8.4%	43	8.3%	101	8.3%
18 to 34	60	8.8%	10	1.3%	70	4.9%
35 to 64	221	16.8%	268	18.0%	489	17.4%
65 to 74	140	31.5%	48	10.7%	188	21.1%
75 or Older	99	46.0%	178	42.9%	277	44.0%
Total	**578**	**16.1%**	**547**	**14.2%**	**1,125**	**15.1%**

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.13.10. Some 5.7 percent have an ambulatory disability, 8.6 percent have an independent living disability, and 2.4 percent have a self-care disability.

Table III.13.10
Total Disabilities Tallied: Aged 5 and Older
City of Lander
2017 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	371	5.0%
Vision disability	208	2.8%
Cognitive disability	658	9.4%
Ambulatory disability	396	5.7%
Self-Care disability	170	2.4%
Independent living disability	493	8.6%

Education and Employment

Education and employment data from the City of Lander 2017 Five-Year ACS is presented in Table III.13.11, Table III.13.12, and Table III.13.13. In 2017, 3,799 people were in the labor force, including 3,680 employed and 119 unemployed people. The unemployment rate for City of Lander was estimated at 3.1 percent in 2017.

Table III.13.11
Employment, Labor Force and Unemployment
City of Lander
2017 Five-Year ACS Data

Employment Status	2017 Five-Year ACS
Employed	3,680
Unemployed	119
Labor Force	**3,799**
Unemployment Rate	3.1%

Table III.13.12 and Table III.13.13 show educational attainment in City of Lander. In 2017, 94.5 percent of households had a high school education or greater, including 29.9 percent with a high school diploma or equivalent, 31.8 percent with some college, 19.4 percent with a Bachelor's Degree, and 11.7 percent with a graduate or professional degree.

Table III.13.12
High School or Greater Education
City of Lander
2017 Five-Year ACS Data

Education Level	Households
High School or Greater	2,954
Total Households	3,125
Percent High School or Above	**94.5%**

Table III.13.13
Educational Attainment
City of Lander
2017 Five-Year ACS Data

Education Level	Population	Percent
Less Than High School	430	7.2%
High School or Equivalent	1,797	29.9%
Some College or Associates Degree	1,911	31.8%
Bachelor's Degree	1,164	19.4%
Graduate or Professional Degree	702	11.7%
Total Population Above 18 years	**6,004**	**100.0%**

ECONOMICS

Labor Force

Table III.13.14 shows the labor force statistics for Fremont County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 3.8 percent. The highest level of unemployment occurred during 1997 rising to a rate of 7.9 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 Fremont County decreased from 5.5 percent in 2017 to 5.2 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.13.14
Labor Force Statistics
Fremont County
1990 - 2018 BLS Data

Year	City of Lander				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	1,182	14,548	15,730	7.5%	5.3%
1991	1,099	14,549	15,648	7.0%	5.2%
1992	1,217	14,880	16,097	7.6%	5.6%
1993	1,154	15,152	16,306	7.1%	5.3%
1994	1,246	15,827	17,073	7.3%	5.0%
1995	1,291	16,256	17,547	7.4%	4.8%
1996	1,354	16,416	17,770	7.6%	4.9%
1997	1,374	16,039	17,413	7.9%	4.8%
1998	1,358	16,179	17,537	7.7%	4.7%
1999	1,314	16,706	18,020	7.3%	4.6%
2000	933	16,731	17,664	5.3%	3.9%
2001	918	17,186	18,104	5.1%	3.8%
2002	950	17,197	18,147	5.2%	4.0%
2003	991	16,893	17,884	5.5%	4.3%
2004	893	16,804	17,697	5.0%	3.8%
2005	832	16,875	17,707	4.7%	3.6%
2006	759	16,826	17,585	4.3%	3.2%
2007	672	17,221	17,893	3.8%	2.8%
2008	755	17,642	18,397	4.1%	3.1%
2009	1,487	17,768	19,255	7.7%	6.3%
2010	1,457	19,514	20,971	6.9%	6.4%
2011	1,368	19,844	21,212	6.4%	5.8%
2012	1,282	19,989	21,271	6.0%	5.3%
2013	1,198	19,848	21,046	5.7%	4.7%
2014	1,020	19,513	20,533	5.0%	4.1%
2015	1,131	19,134	20,265	5.6%	4.3%
2016	1,444	18,607	20,051	7.2%	5.3%
2017	1,072	18,275	19,347	5.5%	4.2%
2018	985	17,880	18,865	5.2%	4.1%

Diagram III.13.4 shows the employment and labor force for Fremont County. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 17,880 persons, with the labor force reaching 18,865, indicating there were a total of 985 unemployed persons.

Diagram III.13.4
Employment and Labor Force
Fremont County
1990 – 2017 BLS Data

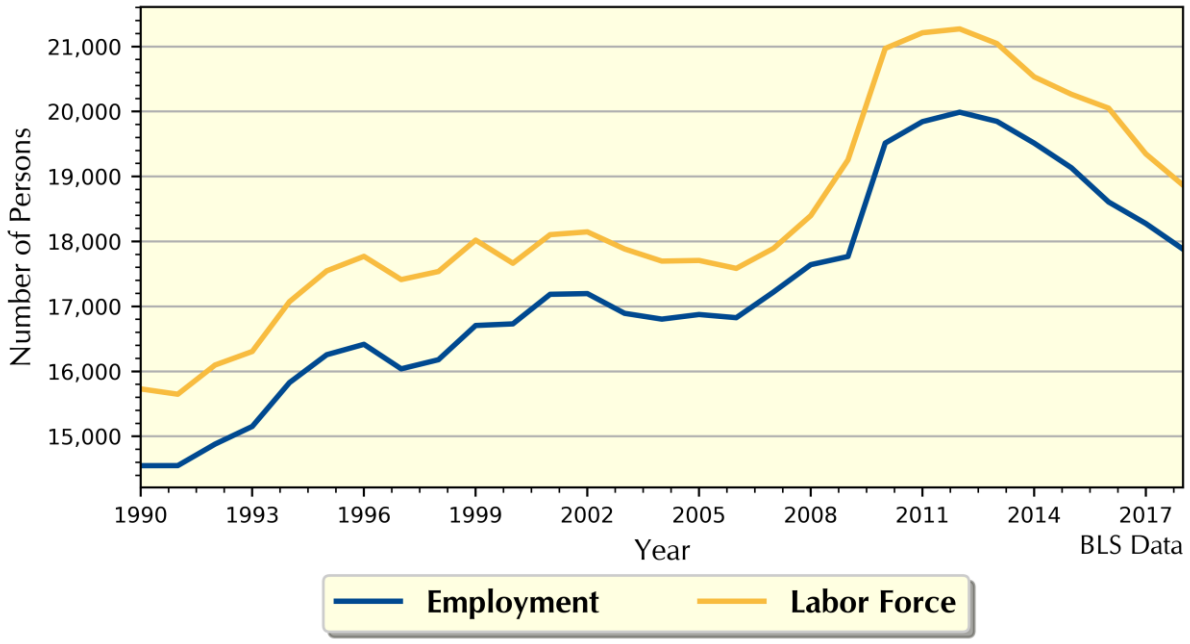
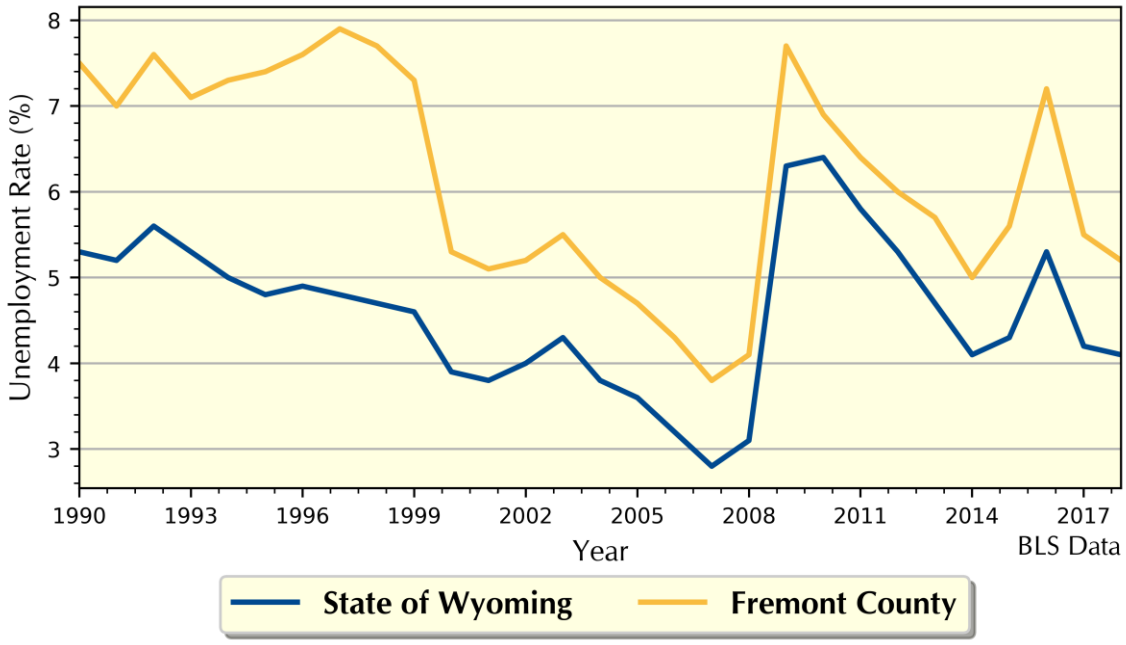


Diagram III.13.5 shows the unemployment rate for both the State and Fremont County. During the 1990's the average rate for Fremont County was 7.4 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 5.1 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 6.0 percent. Over the course of the entire period the Fremont County had an average unemployment rate that higher than the State, 6.1 percent for Fremont County, versus 4.6 statewide.

Diagram III.13.5
Annual Unemployment Rate
Fremont 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.13.15 shows the total employment by industry for the Fremont County. The most recent estimates show the government and government enterprises industry was the largest employer in Fremont County, with employment reaching 5,731 jobs in 2017. Between 2016 and 2017 the real estate and rental and leasing industry saw the largest percentage increase, rising by 3.6 percent to 1,208 jobs.

Table III.13.15
Employment by Industry
Fremont County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	1,471	1,503	1,490	1,479	1,494	1,513	1,518	1,541	1.5
Forestry, fishing, related activities, and other	234	239	250	247	270	246	254	0	-100.0
Mining	1,071	1,178	1,354	1,418	1,381	1,147	900	894	-0.7
Utilities	75	74	73	75	74	81	70	68	-2.9
Construction	1,589	1,593	1,553	1,469	1,411	1,417	1,394	1,361	-2.4
Manufacturing	397	373	391	427	392	427	431	444	3.0
Wholesale trade	440	460	481	450	468	521	452	412	-8.8
Retail trade	2,516	2,469	2,460	2,398	2,377	2,427	2,435	2,350	-3.5
Transportation and warehousing	554	585	597	586	587	542	461	464	0.7
Information	285	260	245	243	238	232	232	225	-3.0
Finance and insurance	671	709	723	723	701	682	695	713	2.6
Real estate and rental and leasing	1,255	1,254	1,236	1,290	1,316	1,253	1,166	1,208	3.6
Professional and technical services	878	920	917	912	909	892	851	845	-0.7
Management of companies and enterprises	38	36	26	55	74	62	71	72	1.4
Administrative and waste services	588	585	542	539	530	435	464	455	-1.9
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	406	409	447	438	434	429	432	427	-1.2
Accommodation and food services	1,601	1,607	1,635	1,672	1,665	1,662	1,602	1,572	-1.9
Other services, except public administration	1,229	1,270	1,251	1,277	1,279	1,283	1,248	1,259	0.9
Government and government enterprises	6,145	6,080	6,244	6,182	6,017	5,968	5,736	5,731	-0.1
Total	**24,428**	**24,518**	**24,764**	**24,799**	**24,512**	**24,298**	**23,665**	**23,511**	**-0.7**

Table III.13.16 shows the real average earnings per job by industry for Fremont County. In 2017, the utilities industry had the highest average earnings reaching 112,802 dollars. Between 2016 and 2017 the farm industry saw the largest percentage increase, rising by 23.0 percent to 5,719 dollars.

Table III.13.16
Real Earnings Per Job by Industry
Fremont County
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	11,295	23,045	8,138	17,907	18,073	9,788	4,651	5,719	23.0
Forestry, fishing, related activities, and other	13,365	15,674	15,203	17,067	14,964	17,026	18,711	0	0
Mining	86,391	92,283	91,297	87,281	85,739	83,005	78,465	73,583	-6.2
Utilities	103,181	104,061	98,940	104,650	106,865	101,010	117,105	112,802	-3.7
Construction	57,591	58,663	62,106	54,299	52,939	50,980	47,344	46,719	-1.3
Manufacturing	33,480	31,949	35,841	32,898	36,637	33,265	32,889	31,143	-5.3
Wholesale trade	47,068	50,123	50,964	52,733	49,480	48,087	51,025	49,504	-3.0
Retail trade	32,732	31,389	31,442	31,977	30,963	29,351	28,966	29,612	2.2
Transportation and warehousing	57,653	71,270	72,904	84,915	74,003	70,812	71,879	79,024	9.9
Information	45,340	47,349	51,305	48,751	48,279	47,944	45,870	47,303	3.1
Finance and insurance	33,846	29,799	30,420	31,525	32,593	34,613	32,191	31,016	-3.6
Real estate and rental and leasing	27,861	31,854	31,034	30,126	30,939	29,580	21,982	23,058	4.9
Professional and technical services	52,908	52,362	53,898	49,220	51,412	49,670	43,254	43,339	0.2
Management of companies and enterprises	80,425	87,624	103,297	98,345	112,548	109,860	91,446	97,147	6.2
Administrative and waste services	21,919	25,284	30,190	33,137	35,123	35,455	28,329	30,307	7.0
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	8,501	13,758	11,550	11,866	6,537	6,797	7,294	7,359	0.9
Accommodation and food services	19,412	19,863	20,819	20,378	20,762	20,709	20,907	21,914	4.8
Other services, except public administration	35,242	32,302	33,303	32,081	31,952	32,275	32,418	32,701	0.9
Government and government enterprises	61,301	61,313	61,283	64,848	66,237	65,898	66,714	66,175	-0.8
Total	**44,387**	**45,950**	**46,058**	**46,970**	**46,815**	**44,881**	**42,924**	**42,975**	**0.1**

Diagram III.13.6 shows real average earnings per job for Fremont County from 1990 to 2017. Over this period the average earning per job for Fremont County was 38,392 dollars, which was lower than the statewide average of 46,885 dollars over the same period.

Diagram III.13.6
Real Average Earnings Per Job
Fremont County

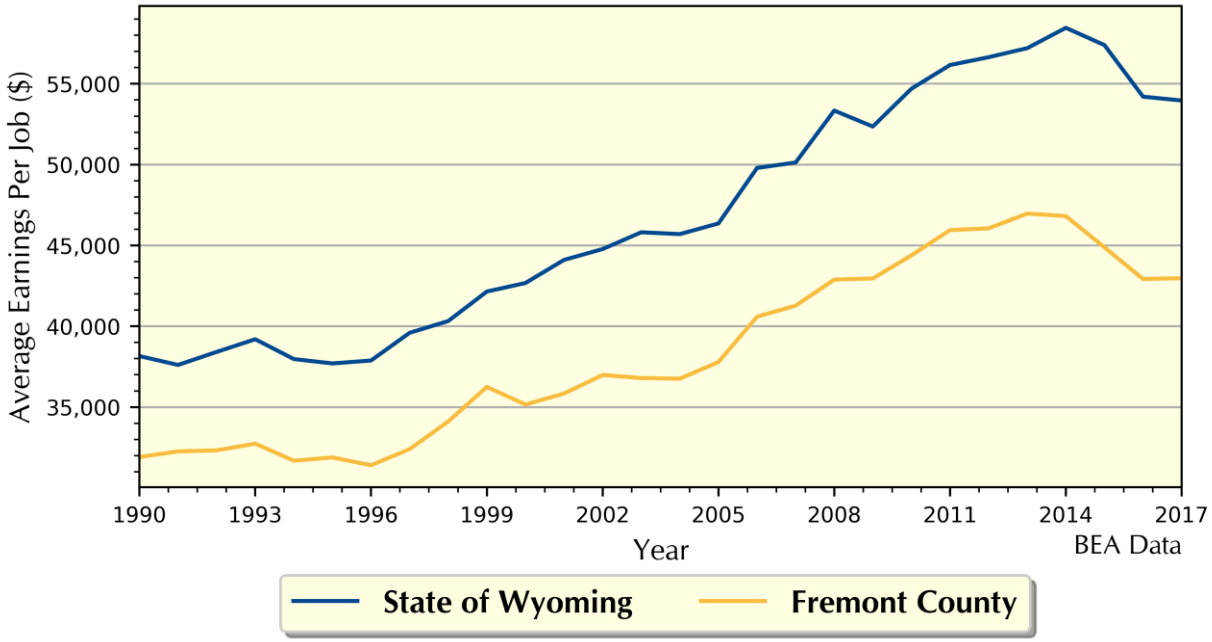
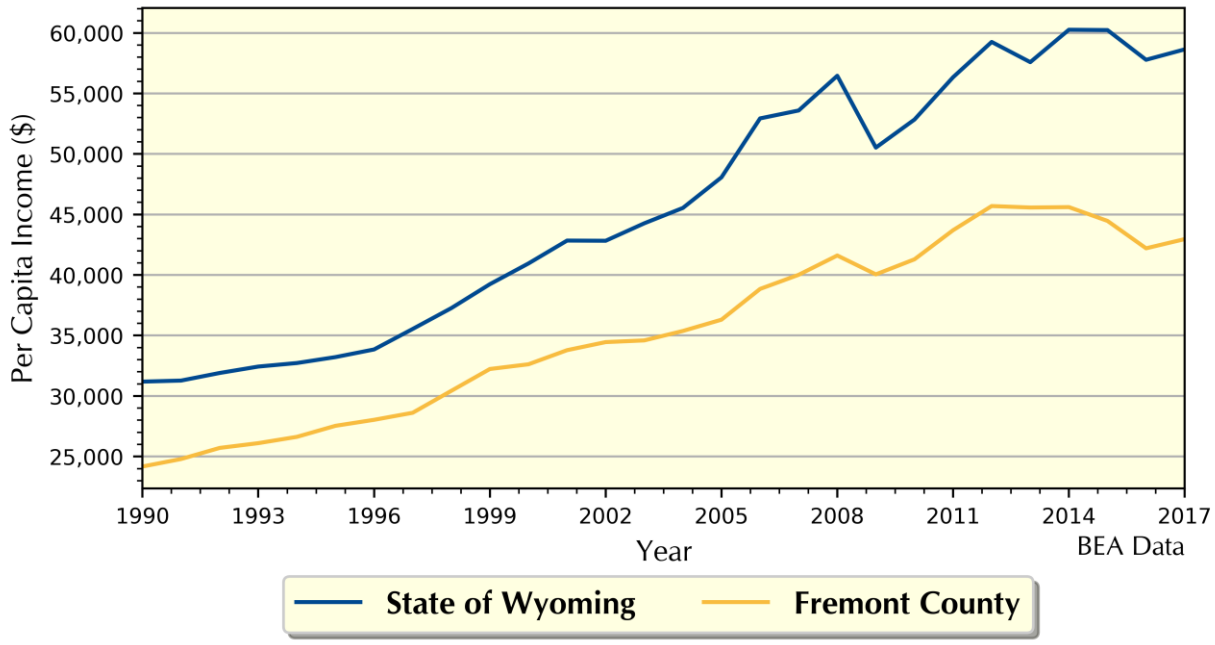


Diagram III.13.7 shows real per capita income for the Fremont County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Fremont County was 35,478 dollars, which was lower than the statewide average of 45,699 dollars over the same period.

Diagram III.13.7
Real Per Capita Income
Fremont 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 increase from 5,447 in 2010 to 6291.0 in 2017, with the poverty rate reaching 16.2 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.13.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.13.8 on the following page.

The rate of poverty for Fremont County is shown in Table III.13.18. In 2017, there were an estimated 985 people (13.3 percent) living in poverty, compared to 13.2 percent living in poverty in 2000. In 2017, some 9.4 percent of those in poverty were under age 6 and 10.7 percent were 65 or older.

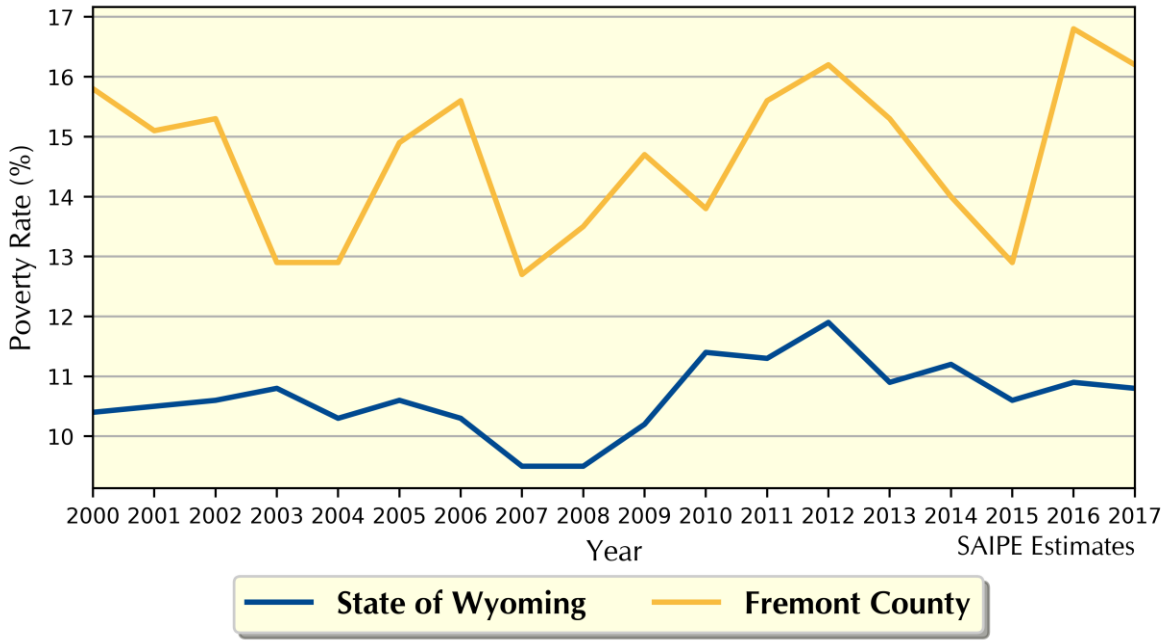
Table III.13.17
Persons in Poverty
Fremont County
2000–2017 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	5,552	15.8%
2001	5,344	15.1%
2002	5,427	15.3%
2003	4,620	12.9%
2004	4,616	12.9%
2005	5,292	14.9%
2006	5,666	15.6%
2007	4,662	12.7%
2008	5,045	13.5%
2009	5,551	14.7%
2010	5,447	13.8%
2011	6,174	15.6%
2012	6,499	16.2%
2013	6,120	15.3%
2014	5,558	14.0%
2015	5,071	12.9%
2016	6,616	16.8%
2017	6,291	16.2%

Table III.13.18
Poverty by Age
City of Lander
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	114	13.3%	93	9.4%
6 to 17	209	24.3%	201	20.4%
18 to 64	443	51.6%	586	59.5%
65 or Older	93	10.8%	105	10.7%
Total	**859**	**100.0%**	**985**	**100.0%**
Poverty Rate	**13.2%**	**.**	**13.3%**	**.**

Diagram III.13.8
Poverty Rates
Fremont 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 Lander increased from 6 authorizations in 2017 to 8 in 2018.

The real value of single-family building permits decreased from 239,807 dollars in 2016 to 235,344 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.13.19, as well as in Diagram III.13.9 and Diagram III.13.10.

Table III.13.19
Building Permits and Valuation
City of Lander
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	18	2	4	30	54	118,473	53,379
1981	24	4	36	0	64	109,474	0
1982	23	0	0	0	23	89,495	0
1983	15	0	4	46	65	88,257	39,317
1984	1	0	0	54	55	68,865	24,972
1985	1	0	0	0	1	161,974	0
1986	1	0	0	0	1	337,101	0
1987	2	0	0	0	2	120,279	0
1988	0	0	0	0	0	0	0
1989	3	0	0	0	3	94,844	0
1990	3	0	0	0	3	93,377	0
1991	5	0	0	0	5	93,590	0
1992	17	0	0	0	17	99,068	0
1993	22	2	0	0	24	80,518	0
1994	18	4	0	0	22	97,460	0
1995	26	0	0	0	26	86,183	0
1996	12	4	0	0	16	139,921	0
1997	16	4	0	0	20	130,293	0
1998	11	6	0	0	17	140,185	0
1999	19	4	0	0	23	144,039	0
2000	11	2	0	0	13	87,058	0
2001	9	2	0	0	11	139,905	0
2002	10	4	0	0	14	137,733	0
2003	12	0	0	20	32	218,940	38,662
2004	21	2	0	0	23	160,459	0
2005	17	4	0	0	21	174,458	0
2006	16	2	0	0	18	262,398	0
2007	6	6	3	0	15	273,971	0
2008	10	0	0	0	10	269,984	0
2009	5	0	0	0	5	221,200	0
2010	5	0	0	0	5	128,442	0
2011	3	0	0	0	3	159,164	0
2012	4	0	0	40	44	301,082	91,962
2013	2	0	0	0	2	192,558	0
2014	1	0	0	0	1	188,971	0
2015	2	0	0	0	2	186,980	0
2016	7	0	0	0	7	239,807	0
2017	6	0	0	0	6	235,344	0
2018	8	0	0	0	8	230,143	0

Diagram III.13.9
Single-Family Permits
City of Lander

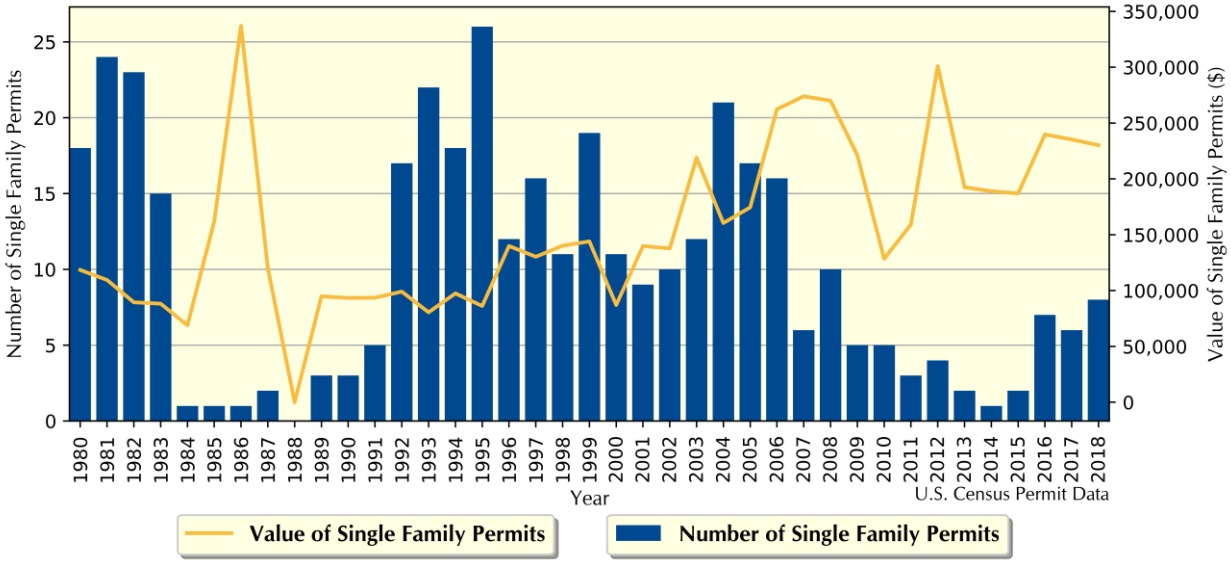
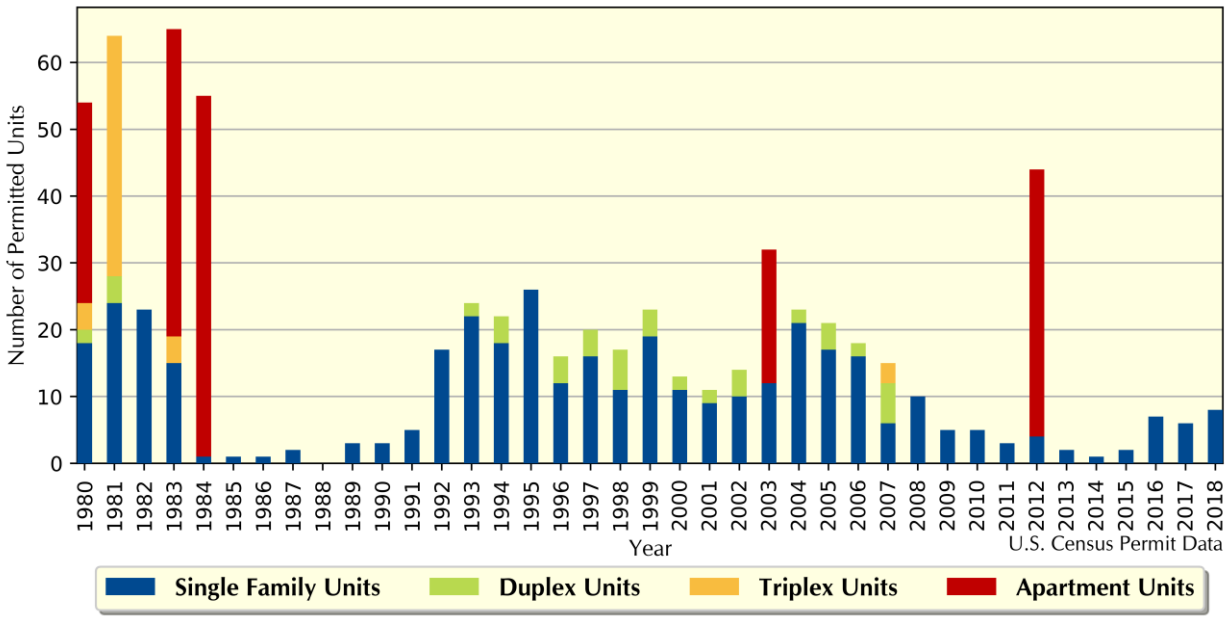


Diagram III.13.10
Total Permits by Unit Type
City of Lander



Housing Characteristics

Households by type and tenure are shown in Table III.13.20. Family households represented 59.8 percent of households, while non-family households accounted for 40.2 percent. These changed from 61.1 percent and 38.9 percent, respectively.

Table III.13.20
Household Type by Tenure
City of Lander
2010 Census SF1 & 2017 Five-Year ACS Data

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	1,932	61.1%	1,868	59.8%
Married-Couple Family	1,459	75.5%	1,399	74.9%
Owner-Occupied	1,210	82.9%	1,145	81.8%
Renter-Occupied	249	17.1%	254	18.2%
Other Family	473	24.5%	469	25.3%
Male Householder, No Spouse Present	128	27.1%	233	27.3%
Owner-Occupied	66	51.6%	107	45.9%
Renter-Occupied	62	48.4%	126	54.1%
Female Householder, No Spouse Present	345	72.9%	236	73.6%
Owner-Occupied	171	49.6%	161	68.2%
Renter-Occupied	174	50.4%	75	31.8%
Non-Family Households	1,229	38.9%	1,257	40.2%
Owner-Occupied	622	50.6%	666	53.0%
Renter-Occupied	607	49.4%	591	47.0%
Total	**3,161**	**100.0%**	**3,125**	**100.0%**

Table III.13.21 below shows housing units by type in 2010 and 2017. In 2010, there were 3,183 housing units, compared with 3,475 in 2017. Single-family units accounted for 70.6 percent of units in 2017, compared to 67.4 in 2010. Apartment units accounted for 10.2 percent in 2017, compared to 13.5 percent in 2010.

Table III.13.21
Housing Units by Type
City of Lander
2010 & 2017 Five-Year ACS Data

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,146	67.4%	2,454	70.6%
Duplex	87	2.7%	99	2.8%
Tri- or Four-Plex	180	5.7%	129	3.7%
Apartment	430	13.5%	354	10.2%
Mobile Home	340	10.7%	439	12.6%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	**3,183**	**100.0%**	**3,475**	**100.0%**

Table III.13.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 3,475 housing units. An estimated 66.5 percent were owner-occupied, and 10.1 percent were vacant.

Table III.13.22
Housing Units by Tenure
City of Lander
2010 Census & 2017 Five-Year ACS Data

Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,161	93.4%	3,125	89.9%
Owner-Occupied	2,069	65.5%	2,079	66.5%
Renter-Occupied	1,092	34.5%	1,046	33.5%
Vacant Housing Units	224	6.6%	350	10.1%
Total Housing Units	**3,385**	**100.0%**	**3,475**	**100.0%**

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.13.23. Households earning more than 100,000 dollars per year represented 20.4 percent of households in 2017, compared to 13.3 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 9.5 percent of households in 2017, compared to 10.3 percent in 2000.

Table III.13.23
Households by Income
City of Lander
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	305	10.3%	296	9.5%
$15,000 to $19,999	130	4.4%	179	5.7%
$20,000 to $24,999	147	5.0%	117	3.7%
$25,000 to $34,999	439	14.9%	323	10.3%
$35,000 to $49,999	554	18.8%	471	15.1%
$50,000 to $74,999	560	19.0%	734	23.5%
$75,000 to $99,999	424	14.4%	368	11.8%
$100,000 or More	391	13.3%	637	20.4%
Total	**2,950**	**100.0%**	**3,125**	**100.0%**

Table III.13.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 8.0 percent of households in 2010 and 8.9 percent of households in 2017. Housing units built in 1939 or earlier represented 14.0 percent of households in 2017 and 14.8 percent of households in 2010.

Table III.13.24
Households by Year Home Built
City of Lander
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	436	14.8%	437	14.0%
1940 to 1949	142	4.8%	144	4.6%
1950 to 1959	321	10.9%	226	7.2%
1960 to 1969	682	23.1%	752	24.1%
1970 to 1979	478	16.2%	630	20.2%
1980 to 1989	352	11.9%	202	6.5%
1990 to 1999	303	10.3%	358	11.5%
2000 to 2009	236	8.0%	277	8.9%
2010 or Later	.	.	99	3.2%
Total	**2,950**	**100.0%**	**3,125**	**100.0%**

The distribution of unit types by race are shown in Table III.13.25. An estimated 74.9 percent of white households occupy single-family homes, while 0 percent of black households do. Some 9.6 percent of white households occupied apartments, while 0 percent of black households do. An estimated 0 percent of Asian, and 26.2 percent of American Indian households occupy single-family homes.

Table III.13.25
Distribution of Units in Structure by Race
City of Lander
2017 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	74.9%	0%	26.2%	0%	100.0%	0%	27.4%
Duplex	1.9%	0%	17.9%	0%	0%	0%	32.1%
Tri- or Four-Plex	2.4%	0%	0%	0%	0%	100.0%	16.7%
Apartment	9.6%	0%	0%	0%	0%	0%	14.3%
Mobile Home	11.2%	0%	56.0%	0%	0%	0%	9.5%
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.13.26. By 2017, for rent units accounted for 12.9 percent of vacant units, while for sale units accounted for 0 percent. "Other" vacant units accounted for 65.4 percent of vacant units, representing a total of 229 "other" vacant units.

Table III.13.26
Disposition of Vacant Housing Units
City of Lander
2010 Census & 2017 Five-Year ACS Data

Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	92	41.1%	45	12.9%
For Sale	31	13.8%	0	0%
Rented Not Occupied	5	2.2%	0	0%
Sold Not Occupied	3	1.3%	22	6.3%
For Seasonal, Recreational, or Occasional Use	26	11.6%	54	15.4%
For Migrant Workers	0	0%	0	0%
Other Vacant	67	29.9%	229	65.4%
Total	**224**	**100.0%**	**350**	**100.0%**

Table III.13.27, below shows the number of households in the county by number of bedrooms and tenure. There were 93 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 8.0 percent of total households in City of Lander. In City of Lander the 1,379 households with three bedrooms accounted for 27.8 percent of all households,and there were only 179 five-bedroom or more households, which accounted for 16.4 percent of all households.

Table III.13.27
Households by Number of Bedrooms
City of Lander
2017 5-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	8	93	101	100.0
One	46	204	278	2.9
Two	422	386	967	8.0
Three	996	237	1,379	27.8
Four	492	62	571	39.7
Five or more	115	64	179	16.4
Total	**3,125**	**1,046**	**3,475**	**100.0**

The age of a structure influences its value. As shown in Table III.13.28, structures built in 1939 or earlier had a median value of, 191,600 while structures built between 1950 and 1959 had a median value of 224,400 and those built between 1990 to 1999 had a median value of 268,100. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of 0 and, 0 respectively. The total median value in City of Lander was 201,800.

Table III.13.28 Owner Occupied Median Value by Year Structure Built City of Lander 2017 5-Year ACS Data	
Year Structure Built	**Median Value**
1939 or earlier	191,600
1940 to 1949	117,400
1950 to 1959	224,400
1960 to 1969	191,300
1970 to 1979	193,200
1980 to 1989	198,200
1990 to 1999	268,100
2000 to 2009	297,500
2010 to 2013	0
2014 or later	0
Median Value	**201,800**

Household mortgage status is reported in Table III.13.29. In, City of Lander households with a mortgage accounted for 52.3 percent of all households or 1,088 housing units, and the remaining 49.4 percent or 1,028 units had no mortgage. Of those units with a mortgage, 53 had either a second mortgage or home equity loan, 7 had both a second mortgage and home equity loan, and 1,028 or 49.4 percent had no second mortgage or no home equity loan.

Table III.13.29 Mortgage Status City of Lander 2017 5-Year ACS Data		
Mortgage Status	**City of Lander**	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,088	52.3
With either a second mortgage or home equity loan, but not both	53	2.5
Second mortgage only	18	0.9
Home equity loan only	35	1.7
Both second mortgage and home equity loan	7	0.3
No second mortgage and no home equity loan	1,028	49.4
Housing units without a mortgage	991	47.7
Total	2,079	100.0%

Table III.13.30 lists the City of Lander median rent as $658 and the median home value as $201,800.

Table III.13.30 Median Rent City of Lander 2017 5-Year ACS Data	
Place	**Rent**
Median Rent	$658
Median Home Value	$201,800

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.13.31. In 2017, an estimated 1.8 percent of households were overcrowded, and an additional 0.3 percent were severely overcrowded.

Table III.13.31
Overcrowding and Severe Overcrowding
City of Lander
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	1,730	97.1%	32	1.8%	19	1.1%	1,781
2017 Five-Year ACS	2,038	98.0%	41	2.0%	0	0%	2,079
Renter							
2010 Five-Year ACS	1,142	97.7%	19	1.6%	8	0.7%	1,169
2017 Five-Year ACS	1,024	97.9%	14	1.3%	8	0.8%	1,046
Total							
2010 Five-Year ACS	2,872	97.4%	51	1.7%	27	0.9%	2,950
2017 Five-Year ACS	3,062	98.0%	55	1.8%	8	0.3%	3,125

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 Lander. This is compared to 0.7 percent of households lacking complete plumbing facilities in 2010.

Table III.13.32
Households with Incomplete Plumbing Facilities
City of Lander
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	2,928	3,125
Lacking Complete Plumbing Facilities	22	0
Total Households	**2,950**	**3,125**
Percent Lacking	**0.7%**	**0%**

There were 52 households lacking complete kitchen facilities in 2017, compared to 0 households in 2010. This was a change from 0 percent of households in 2010 to 1.7 percent in 2017.

Table III.13.33
Households with Incomplete Kitchen Facilities
City of Lander
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	2,950	3,073
Lacking Complete Kitchen Facilities	0	52
Total Households	**2,950**	**3,125**
Percent Lacking	**0%**	**1.7%**

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 Lander 10.9 percent of households had a cost burden and 10.0 percent had a severe cost burden. Some 11.9 percent of renters were cost burdened, and 23.8 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 2.7 percent and a severe cost burden rate of 1.0 percent. Owner occupied households with a mortgage had a cost burden rate of 17.5 percent, and severe cost burden at 4.8 percent.

Table III.13.34
Cost Burden and Severe Cost Burden by Tenure
City of Lander
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	873	82.6%	175	16.6%	9	0.9%	0	0%	1,057
2017 Five-Year ACS	846	77.8%	190	17.5%	52	4.8%	0	0%	1,088
Owner Without a Mortgage									
2010 Five-Year ACS	673	93.0%	32	4.4%	19	2.6%	0	0%	724
2017 Five-Year ACS	944	95.3%	27	2.7%	10	1.0%	10	1.0%	991
Renter									
2010 Five-Year ACS	638	54.6%	320	27.4%	113	9.7%	98	8.4%	1,169
2017 Five-Year ACS	617	59.0%	124	11.9%	249	23.8%	56	5.4%	1,046
Total									
2010 Five-Year ACS	2,184	74.0%	527	17.9%	141	4.8%	98	3.3%	2,950
2017 Five-Year ACS	2,407	77.0%	341	10.9%	311	10.0%	66	2.1%	3,125

Housing Problems by Income

Table III.13.35
Median Family Income
Fremont County
2000–2018 HUD MFI

Year	MFI	State of Wyoming MFI
2000	37,000	44,700
2001	38,700	45,500
2002	40,200	47,200
2003	40,900	51,600
2004	44,000	54,500
2005	45,650	55,250
2006	48,300	58,800
2007	48,100	58,800
2008	49,700	59,450
2009	53,700	63,900
2010	54,900	66,100
2011	56,800	66,800
2012	57,600	67,700
2013	59,000	70,000
2014	60,600	71,400
2015	61,700	72,400
2016	62,000	73,300
2017	63,800	74,700
2018	68,200	79,600

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.13.35 shows that the HUD estimated MFI for Fremont County was $68,200 in 2018. This compared to Wyoming's MFI of $79,600. Diagram III.13.11, illustrates the estimated MFI for 2000 through 2018 in Fremont County.

Table III.13.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 195 owner-occupied and 115 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 48 owner-occupied 340 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 2,290 households without a housing problem.

Diagram III.13.11
Estimated Median Family Income
Fremont County vs. Wyoming
HUD Data: 2000 - 2019

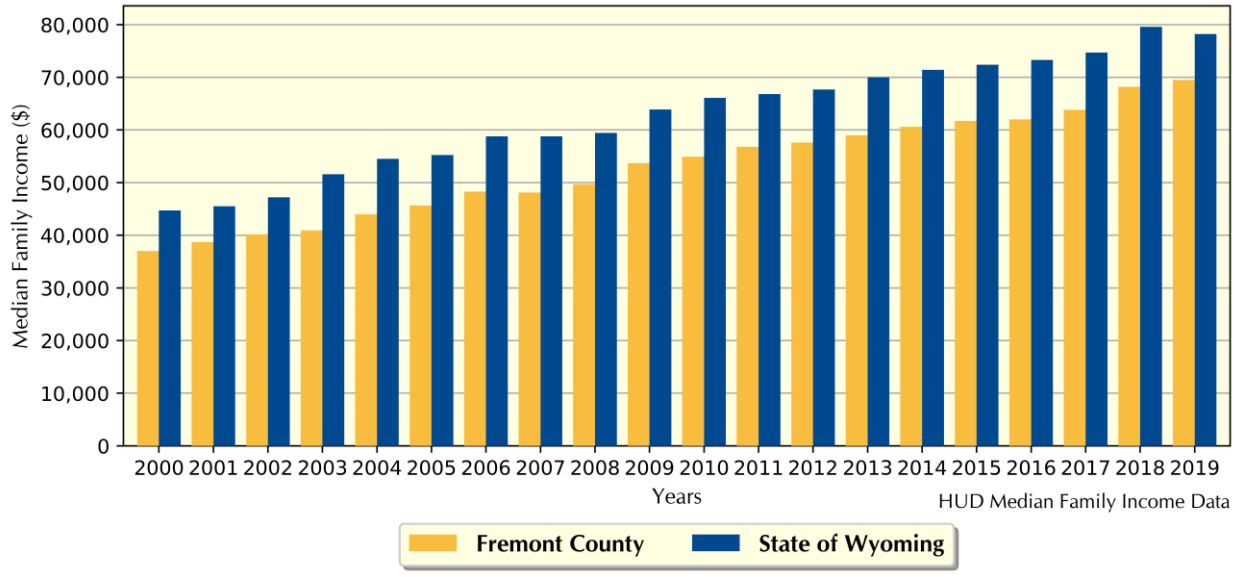


Table III.13.36
Housing Problems by Income and Tenure
City of Lander
2010–2018 HUD CHAS Data

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	25	0	0	0	0	25
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	4	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	10	0	25	35
Housing cost burden greater than 50% of income (and none of the above problems)	40	4	4	0	0	48
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	25	70	50	25	25	195
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
Has none of the 4 housing problems	35	155	240	280	940	1,650
Total	**129**	**229**	**308**	**305**	**990**	**1,961**
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	10	0	0	0	10	20
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	10	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	30	0	0	0	30
Housing cost burden greater than 50% of income (and none of the above problems)	280	35	25	0	0	340
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	50	65	0	0	0	115
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	10	145	135	85	265	640
Total	**350**	**275**	**170**	**85**	**275**	**1,155**
Total						
Lacking complete plumbing or kitchen facilities	35	0	0	0	10	45
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	14	0	0	14
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	30	10	0	25	65
Housing cost burden greater than 50% of income (and none of the above problems)	320	39	29	0	0	388
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	75	135	50	25	25	310
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
Has none of the 4 housing problems	45	300	375	365	1,205	2,290
Total	**479**	**504**	**478**	**390**	**1,265**	**3,116**

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.13.37 presents some basic statistics about the completed surveys.

Table III.13.37
Survey of Rental Properties
City of Lander
2019 Survey of Rental Properties

Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	17	339	8.3	28

Table III.13.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 26 single-family units in City of Lander, with 0 of them available. This translates into a vacancy rate of 0 percent in City of Lander, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 299 apartment units reported in the survey, with 27 of them available, which resulted in a vacancy rate of 9.0 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

Table III.13.38
Rental Vacancy Survey by Type
City of Lander
2019 Survey of Rental Properties

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	26	0	0%
Apartments	299	27	9.0%
Mobile Homes	7	0	0%
"Other" Units	0	0	0%
Don't Know	5	1.0	20.0%
Total	**339**	**28**	**8.3%**

Table III.13.39, reports units by bedroom size. As can be seen there were 150 two bedroom apartment units and 24 three bedroom units. Overall, the 166 two bedroom units accounted for 49.0 percent of all units, and the 35 three bedroom units accounted for 10.3 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 79 units listed as "Don't Know". Additional details for additional unit types are reported.

Table III.13.39
Rental Units by Bedroom Size
City of Lander
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	28	0	0	.	28
One	2	28	0	0	.	34
Two	8	150	4	0	.	166
Three	8	24	3	0	.	35
Four	3	0	0	0	.	3
Don't Know	5	69	0	0	5	79
Total	**26**	**299**	**7**	**0**	**5**	**339**

Table III.13.40 displays the vacancy rate of single-family units by the number of bedrooms. Two-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table III.13.41 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 11.3 percent.

Table III.13.40
Single-Family Units by Bedroom Size
City of Lander
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	2	0	0%
Two	8	0	0%
Three	8	0	0%
Four	3	0	0%
Don't know	5	0	0%
Total	**26**	**0**	**0%**

Table III.13.41
Apartment Units by Bedroom Size
City of Lander
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	28	4	14.3%
One	28	0	0%
Two	150	17	11.3%
Three	24	2	8.3%
Four	0	0	0%
Don't know	69	4	5.8%
Total	**299**	**27**	**9.0%**

Average market-rate rents by unit type are shown in Table III.13.42. 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.13.42
Average Market Rate Rents by Bedroom Size
City of Lander
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$.	$650	$.	$.	$650
One	$700	$698	$.	$.	$666
Two	$867	$748	$650	$.	$777
Three	$1,188	$894	$700	$.	$1,095
Four	$1,300	$.	$.	$.	$1,300
Total	**$991.7**	**$748.7**	**$675.0**	**$0**	**$868.5**

Table III.13.43 shows the average rental rates for assisted units by bedroom size and unit type. Since assistance is often based on income of the resident or other case by case determinations average assisted rents can vary across bedroom size.

Table III.13.43
Average Assisted Rate Rents by Bedroom Size
City of Lander
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$0	$738.0	$0	$0	$738.0
One	$0	$0	$0	$0	$0
Two	$650.0	$882.0	$0	$0	$766.0
Three	$0	$0	$0	$0	$0
Four	$0	$0	$0	$0	$0
Total	**$650.0**	**$810.0**	**$0**	**$0**	**$730.0**

Table III.13.44 shows vacancy rates for single-family units by average rental rates for City of Lander. The most common rent for single-family units was between 1,000 and 1,250 dollars and the units in this price range had a vacancy rate of 0 percent.

Table III.13.44
Single-Family Market Rate Rents by Vacancy Status
City of Lander
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	14	0	0%
$1,000 to $1,249	4	0	0%
$1,250 to $1,499	2	0	0%
Above $1,500	0	0	0%
Missing	2	0	0%
Total	**26**	**0**	**0%**

The average rent and availability of apartment units is displayed in Table III.13.45. The most common rent for apartment rents was between 1,000 and 1,250 dollars and the units in this price range had a vacancy rate of 6.1 percent.

Table III.13.45
Apartment Market Rate Rents by Vacancy Status
City of Lander
2019 Survey of Rental Properties

Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than $500	0	0	0%
$500 to $749	52	7	13.5%
$750 to $999	132	8	6.1%
$1,000 to $1,249	0	0	0%
$1,250 to $1,499	0	0	0%
Above $1,500	0	0	0%
Missing	115	12	10.4%
Total	**299**	**27**	**9.0%**

Respondents were asked if utilities are included in the rent and as shown in Table III.13.46, 13 respondents, or 86.7 percent, included some sort of utility in the rent.

Table III.13.46
Are there any utilities included with the rent?
City of Lander
2019 Survey of Rental Properties

Period	Respondent
Yes	13
No	2
% Offering Utilities	**86.7%**

The type of utility included in the rent is shown in Table III.13.47. There were 76 respondents who included electricity, 86 respondents who included natural gas, 264 respondents who included water and sewer and 255 respondents included trash collection in the rent.

Table III.13.47
Which utilities are included with the rent?
City of Lander
2019 Survey of Rental Properties

Type of Utility Provided	Respondent
Electricity	76
Natural Gas	86
Water/Sewer	264
Trash Collection	255

Perceived Need for Housing Units

Table III.13.48 shows the number of survey respondents who keep a waiting list. As can be seen 6 respondents said they keep a waitlist, with an estimated 42 number of persons on the wait list.

Table III.13.48
Do you keep a waiting list?
City of Lander
2019A Survey of Rental Properties

Period	Respondent
Yes	6
No	9
Waitlist Size	**42**

Table III.13.49 shows the condition of rental units by unit type for City of Lander. 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 155 units were in good condition, or 45.7 percent and 20 units, or 5.9 percent, being in average condition. Details by unit type and condition are displayed.

Table III.13.49
Condition by Unit Type
City of Lander
2019A Survey of Rental Properties

Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	20	5.9%
Good	155	45.7%
Excellent	112	33.0%
Don't Know	0	0%
Total	**339**	**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.13.50, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 5 respondents indicated they would prefer more units of any type.

Table III.13.50
If you had the opportunity to own/manage more units, how many would you prefer
City of Lander
2019A Survey of Rental Properties

Unit Type	Respondents citing more units
Single family units	0
Duplex Units	0
Apartments	0
Mobile homes	0
Other	0
All types	5
Total	**5**

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).

Table III.13.51
Households with Housing Problems by Income
City of Lander
2011-2015 HUD CHAS Data

Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	95	340	435
30.1-50% HAMFI	80	130	210
50.1-80% HAMFI	75	35	110
80.1-95% HAMFI	25	0	25
95 – 115% HAMFI	25	0	25
115.1% HAMFI or more	24	10.0	34
Total	324	515	839
Without Housing Problems			
30% HAMFI or less	35	10	45
30.1-50% HAMFI	150	145	295
50.1-80% HAMFI	240	135	375
80.1-95% HAMFI	235	70	305
95 – 115% HAMFI	230	55	285
115.1% HAMFI or more	755	224	979
Total	1,645	639	2,284
Not Computed			
30% HAMFI or less	4.0	0	4
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	4.0	0	4
Total			
30% HAMFI or less	134	350	484
30.1-50% HAMFI	230	275	505
50.1-80% HAMFI	315	170	485
80.1-95% HAMFI	260	70	330
95 – 115% HAMFI	255	55	310
115.1% HAMFI or more	779	234	1,013
Total	**1,973**	**1,154**	**3,127**

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

horizon. As can be seen there were a total of 324 owner occupied and 515 renter occupied households experiencing a housing problem.

Table III.13.52 shows the total estimated housing by tenure for City of Lander. As can be seen, in 2030 there are estimated to be a total of 2,250 owner and 1,194 renter occupied households or a total of 3,444 households. By 2050 there are estimated to be 2,522 owner, 1,336 renter for a total of 3,858 households in City of Lander.

Table III.13.52
Total Estimated Housing Forecast
City of Lander
Strong Growth Scenario

Year	Owner	Renter	Total
2017	2,038	1,105	3,143
2020	2,065	1,100	3,165
2025	2,160	1,148	3,308
2030	2,250	1,194	3,444
2035	2,332	1,237	3,569
2040	2,404	1,275	3,679
2045	2,466	1,307	3,773
2050	2,522	1,336	3,858

Table III.13.53, below shows the incremental housing demand for City of Lander. 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 212 owner-occupied and 89 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 Lander will see an additional 715 households, of which 103 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 111 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.13.53
Incremental Housing Demand Forecast
City of Lander
Strong Growth Scenario

Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	0	2.0	8.0	14	20	25	29	33
30.1-50%	0	3.0	14.0	25	34	43	50	56
50.1-80%	0	4.0	19	34	47	58	68	77
80.1-95%	0	4.0	16.0	28	39	48	56	64
95.1-115%	0	3.0	16	27	38	47	55	63
115+%	0	11	48	84	116	145	169	191
Total	**0**	**27**	**122**	**212**	**294**	**366**	**428**	**484**
				Renter				
0-30%	0	0	13	27	40	52	61	70
30.1-50%	0	0	10	21	31	41	48	55
50.1-80%	0	0	6	13	19	25	30	34
80.1-95%	0	0	3.0	5.0	8	10	12	14
95.1-115%	0	0	2.0	4.0	6	8	10	11
115+%	0	0	9	18	27	34	41	47
Total	**0**	**0**	**43**	**89**	**132**	**170**	**202**	**231**
				Total				
0-30%	0	2.0	21	41	60	76	90	103
30.1-50%	0	3.0	24	46	66	83	98	111
50.1-80%	0	4	26	47	66	83	98	111
80.1-95%	0	4.0	19	33	47	59	69	78
95.1-115%	0	3.0	18	32	44	55	65	74
115+%	0	11	57	102	143	179	210	238
Total	**0**	**27**	**165**	**301**	**426**	**536**	**630**	**715**

Table III.13.54 shows the Incremental Total Housing Need Forecast for City of Lander. 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 828 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 819 owner and 724 renter occupied households for a total of 1,543 quality households.

Table III.13.54
Incremental Total Housing Need Forecast
City of Lander
Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	98	100	106	113	118	123	127	131
30.1-50%	83	86	97	107	117	125	133	139
50.1-80%	77	82	97	111	124	136	146	155
80.1-95%	26	29	42	54	65	74	82	90
95.1-115%	26	29	42	53	64	73	81	88
115+%	25	35	73	108	141	169	194	216
Total	**335**	**362**	**457**	**547**	**629**	**701**	**763**	**819**
				Renter				
0-30%	326	324	339	353	366	377	387	396
30.1-50%	124	124	135	146	156	165	173	180
50.1-80%	34	33	40	47	53	59	63	68
80.1-95%	0	0	3	5	8	10	12	14
95.1-115%	0	0	2.0	4	6	8	10	11
115+%	10.0	10	18	28	36	44	51	56
Total	**493**	**491**	**536**	**582**	**625**	**663**	**695**	**724**
				Total				
0-30%	424	424	445	465	484	500	514	527
30.1-50%	207	210	232	253	273	290	305	319
50.1-80%	111	115	137	158	177	194	209	222
80.1-95%	26	29	45	59	73	84	94	104
95.1-115%	26	29	44	57	70	81	91	99
115+%	34	45	91	136	177	213	244	272
Total	**828**	**853**	**993**	**1,129**	**1,254**	**1,364**	**1,458**	**1,543**

City of Riverton

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

Population Estimates

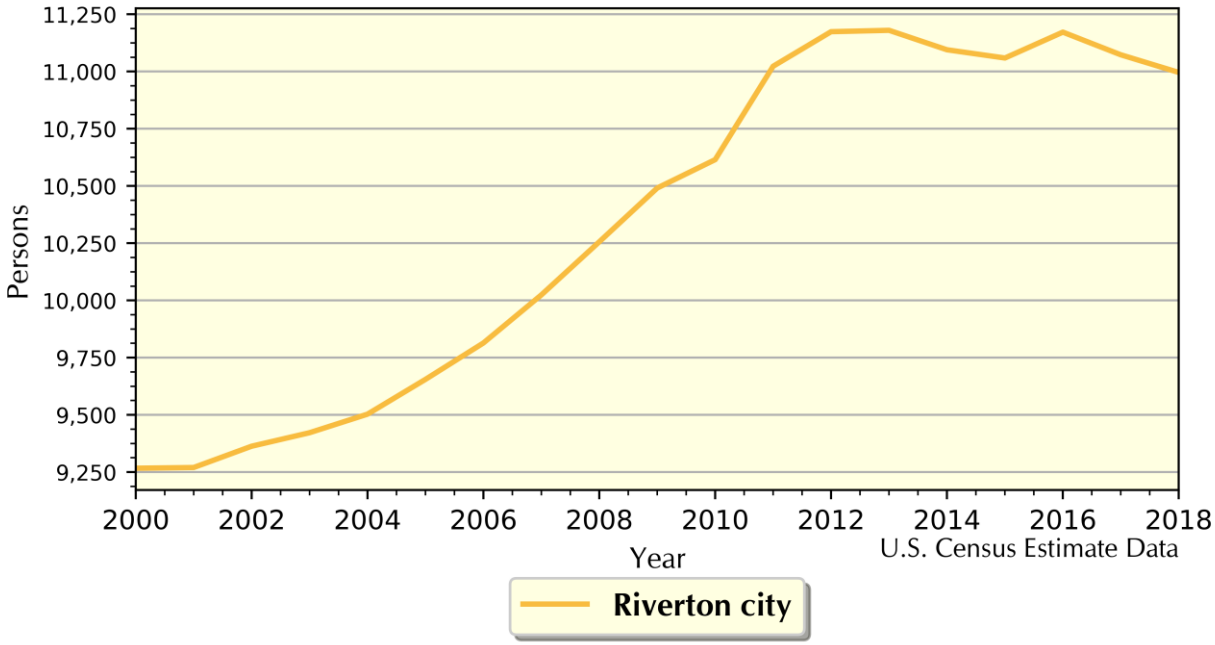
Table III.14.1 shows the population estimates for the City of Riverton. In 2018, the city's population was 10,996, a -0.7% change from 2017. The population increased 3.6 percent since 2010, from 10,615 people to 10,996 people in 2018. This data is also displayed in Diagram III.14.1 on the following page.

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 Riverton. Although a city may span several counties, for the county level data pieces, Fremont County was selected. For a more in-depth county level view, please refer to Fremont County in Volume II of this profile.

Table III.14.1
Population Estimates
City of Riverton
Census Population Estimates

Year	Population	Percent Yearly Change
2000	9,267	.
2001	9,270	0%
2002	9,363	1.0%
2003	9,422	0.6%
2004	9,503	0.9%
2005	9,655	1.6%
2006	9,814	1.6%
2007	10,024	2.1%
2008	10,256	2.3%
2009	10,491	2.3%
2010	10,615	1.2%
2011	11,023	3.8%
2012	11,174	1.4%
2013	11,180	0.1%
2014	11,095	-0.8%
2015	11,059	-0.3%
2016	11,172	1.0%
2017	11,073	-0.9%
2018	10,996	-0.7%

Diagram III.14.1
Population Estimates
City of Riverton



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

Table III.14.2
In-Migration by Age Cohort
City of Riverton
Wyoming DOT Data

Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
					In				
14-17	1	6	4	2	4	8	4	7	4
18-22	8	28	34	40	35	40	46	69	36
23-25	71	41	24	29	18	30	29	24	11
26-35	39	97	69	92	66	74	82	75	30
36-45	27	67	45	58	58	51	43	52	34
46-55	18	70	47	48	48	40	35	54	19
56-65	23	46	33	37	36	35	48	57	21
66 +	11	18	16	17	14	15	27	29	10
Total	**137**	**373**	**272**	**323**	**279**	**293**	**314**	**367**	**165**

The shaded areas in Diagram III.14.2 and Diagram III.14.3 represents in and out- migration, with the white line depicting net migration. The maximum net migration occurred in 2010 with 432 people entering and the lowest net migration occurred in 2018 with 374 leaving Fremont County.

Diagram III.14.2
In-Migration
City of Riverton
2011 – 2019 First Half

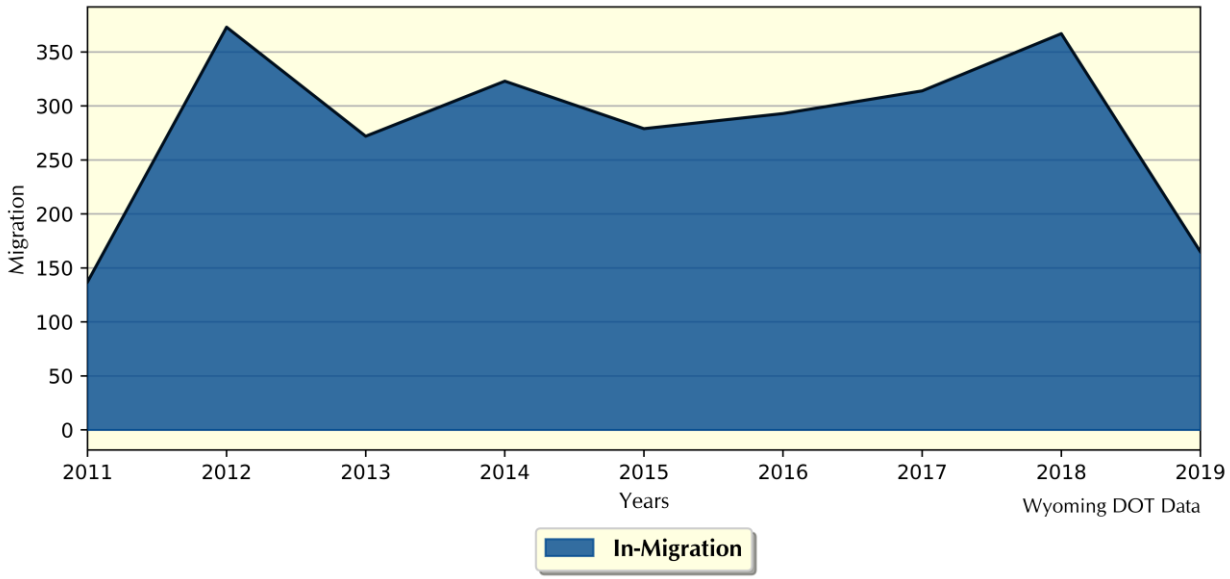


Diagram III.14.3
Migration Trends
Fremont County
2000 – 2019 First Half

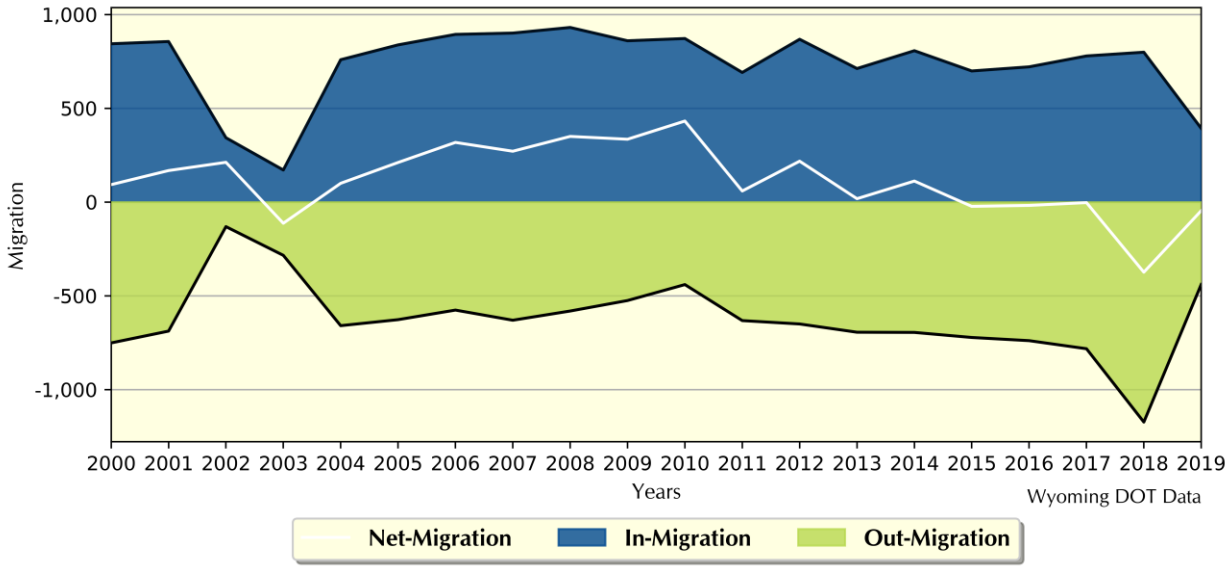


Table III.14.3 shows net-migration for Fremont County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 46 to 55, with 8.0 persons entering Fremont County. Those in the age range of 23 to 25 had the lowest levels of net migration, with 17 persons leaving Fremont County.

Table III.14.3
Net-Migration by Age Range
Fremont County
Wyoming DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
						Net						
14-17	4	5	9	-3	3	-1	4	-7	4	-1	8	1
18-22	0	21	33	-18	-3	18	9	-2	23	11	-46	-2
23-25	42	22	30	0	35	3	25	10	4	4	-46	-17
26-35	98	70	136	28	58	13	64	10	-27	-2	-128	-17
36-45	68	82	73	25	38	-3	-7	14	-21	-10	-90	-2
46-55	94	60	87	12	67	9	5	-36	-16	-16	-13	8
56-65	49	63	59	31	15	6	21	0	22	22	-33	11
66 +	-5	12	5	-16	5	-27	-9	-12	-7	-11	-26	-28
Total	**350**	**335**	**432**	**59**	**218**	**18**	**112**	**-23**	**-18**	**-3**	**-374**	**-46**

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 data[14], 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 Riverton population by race and ethnicity is shown in Table III.14.4. The white population decreased by 3.4 percent, representing 83.3 percent of the population in 2017, compared with the black population, which increased by 133.3 percent and accounted for 0.9 percent of the population. The Hispanic population represented 12.2 percent of the population, which increased from 2,264 to 2,754 people between 2010 and 2017, or by 21.6 percent.

Table III.14.4
Population by Race and Ethnicity
City of Riverton
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	8,862	83.5%	9,257	83.3%
Black	50	0.5%	98	0.9%
American Indian	1,099	10.4%	914	8.2%
Asian	35	0.3%	16	0.1%
Native Hawaiian/ Pacific Islander	6	0.1%	2	0%
Other	196	1.8%	390	3.5%
Two or More Races	367	3.5%	436	3.9%
Total	**10,615**	**100.0%**	**11,113**	**100.0%**
Non-Hispanic	9,659	91.0%	9,755	87.8%
Hispanic	956	9.0%	1,358	12.2%

The change in race and ethnicity between 2010 and 2017 is shown in Table III.14.5. During this time, the total non-Hispanic population was 9,755 persons in 2017. The Hispanic population was 1,358.

Table III.14.5
Population by Race and Ethnicity
City of Riverton
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	8,354	86.5%	8,632	88.5%
Black	41	0.4%	98	1.0%
American Indian	947	9.8%	747	7.7%
Asian	32	0.3%	16	0.2%
Native Hawaiian/ Pacific Islander	4	0%	2	0%
Other	7	0.1%	0	0%
Two or More Races	274	2.8%	260	2.7%
Total Non-Hispanic	**9,659**	**100.0%**	**9,755**	**100.0%**
Hispanic				
White	508	53.1%	625	46.0%
Black	9	0.9%	0	0%
American Indian	152	15.9%	167	12.3%
Asian	3	0.3%	0	0%
Native Hawaiian/ Pacific Islander	2	0.2%	0	0%
Other	189	19.8%	390	28.7%
Two or More Races	93	9.7%	176	13.0%
Total Non-Hispanic	**956**	**100.0**	**1,358**	**100.0%**
Total Population	**10,615**	**100.0%**	**11,113**	**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.14.6, between 2000 and 2010, the institutionalized population changed 35.7 percent in City of Riverton, from 210 people in 2000 to 285 in 2010. The non-institutionalized population changed 36.2%, from 199 in 2000 to 271 in 2010.

Table III.14.6
Group Quarters Population
City of Riverton
2000 & 2010 Census SF1 Data

Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	129	61.4%	210	73.7%	62.8%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	81	38.6%	75	26.3%	-7.4%
Other Institutions	0	0%	0	0%	0%
Total	**210**	**100.0%**	**285**	**100.0%**	**35.7%**
Non-Institutionalized					
College Dormitories	112	56.3%	206	76.0%	83.9%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	87	43.7%	65	24.0%	-25.3%
Total	**199**	**100.0%**	**271**	**100.0%**	**36.2%**
Group Quarters Population	**409**	**100.0%**	**556**	**100.0%**	**35.9%**

Foreign Born Populations

The number of foreign born persons is shown in Table III.14.7. An estimated 0.6 percent of the population was born in Guatemala, some 0.4 percent were born in Mexico, and another 0.2 percent were born in Canada .

Table III.14.7
Place of Birth for the Foreign-Born Population
City of Riverton
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Guatemala	65	0.6%
#2 country of origin	Mexico	50	0.4%
#3 country of origin	Canada	21	0.2%
#4 country of origin	Ireland	14	0.1%
#5 country of origin	Cambodia	11	0.1%
#6 country of origin	Japan	9	0.1%
#7 country of origin	Germany	8	0.1%
#8 country of origin	Norway	7	0.1%
#9 country of origin	Australia	4	0%
#10 country of origin	Uzbekistan	3	0%

Limited English Proficiency and the language spoken at home are shown in Table III.14.8. An estimated 0.8 percent (78 people) of the population speaks Spanish at home, followed by 0.2 percent (19 people) speaking Other and unspecified languages

Table III.14.8
Limited English Proficiency and Language Spoken at Home
City of Riverton
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	78	0.8%
#2 LEP Language	Other and unspecified languages	19	0.2%
#3 LEP Language	Other Asian and Pacific Island languages	9	0.1%
#4 LEP Language	Russian, Polish, or other Slavic languages	3	0%
#5 LEP Language	Arabic	0	0%
#6 LEP Language	Chinese	0	0%
#7 LEP Language	French, Haitian, or Cajun	0	0%
#8 LEP Language	German or other West Germanic languages	0	0%
#9 LEP Language	Korean	0	0%
#10 LEP Language	Other Indo-European languages	0	0%

Disability

Disability by age, as estimated by the 2017 ACS, is shown in Table III.14.9. The disability rate for females was 16.2 percent, compared to 17.8 percent for males. The disability rate grew precipitously higher with age, with 52.0 percent of those over 75 experiencing a disability.

Table III.14.9
Disability by Age
City of Riverton
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%	15	3.3%	15	1.9%
5 to 17	46	5.7%	112	13.3%	158	9.6%
18 to 34	227	16.6%	79	6.0%	306	11.4%
35 to 64	314	16.7%	312	16.3%	626	16.5%
65 to 74	183	37.7%	77	17.1%	260	27.8%
75 or Older	170	43.1%	292	59.0%	462	52.0%
Total	**940**	**17.8%**	**887**	**16.2%**	**1,827**	**17.0%**

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.14.10. Some 8.8 percent have an ambulatory disability, 5.5 percent have an independent living disability, and 2.5 percent have a self-care disability.

Table III.14.10
Total Disabilities Tallied: Aged 5 and Older
City of Riverton
2017 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	588	5.5%
Vision disability	385	3.6%
Cognitive disability	518	5.2%
Ambulatory disability	880	8.8%
Self-Care disability	251	2.5%
Independent living disability	454	5.5%

Education and Employment

Education and employment data from the City of Riverton 2017 Five-Year ACS is presented in Table III.14.11, Table III.14.12, and Table III.14.13. In 2017, 5,724 people were in the labor force, including 5,450 employed and 274 unemployed people. The unemployment rate for City of Riverton was estimated at 4.8 percent in 2017.

Table III.14.11
Employment, Labor Force and Unemployment
City of Riverton
2017 Five-Year ACS Data

Employment Status	2017 Five-Year ACS
Employed	5,450
Unemployed	274
Labor Force	**5,724**
Unemployment Rate	4.8%

Table III.14.12 and Table III.14.13 show educational attainment in City of Riverton. In 2017, 90.7 percent of households had a high school education or greater, including 34.8 percent with a high school diploma or equivalent, 37.3 percent with some college, 13.4 percent with a Bachelor's Degree, and 4.1 percent with a graduate or professional degree.

Table III.14.12
High School or Greater Education
City of Riverton
2017 Five-Year ACS Data

Education Level	Households
High School or Greater	4,005
Total Households	4,414
Percent High School or Above	**90.7%**

Table III.14.13
Educational Attainment
City of Riverton
2017 Five-Year ACS Data

Education Level	Population	Percent
Less Than High School	909	10.5%
High School or Equivalent	3,013	34.8%
Some College or Associates Degree	3,230	37.3%
Bachelor's Degree	1,162	13.4%
Graduate or Professional Degree	353	4.1%
Total Population Above 18 years	**8,667**	**100.0%**

ECONOMICS

Labor Force

Table III.14.14 shows the labor force statistics for Riverton city from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 3.8 percent. The highest level of unemployment occurred during 1997 rising to a rate of 7.9 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 Riverton city decreased from 5.5 percent in 2017 to 5.2 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.14.14
Labor Force Statistics
Riverton city
1990 - 2018 BLS Data

Year	City of Riverton				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	1,182	14,548	15,730	7.5%	5.3%
1991	1,099	14,549	15,648	7.0%	5.2%
1992	1,217	14,880	16,097	7.6%	5.6%
1993	1,154	15,152	16,306	7.1%	5.3%
1994	1,246	15,827	17,073	7.3%	5.0%
1995	1,291	16,256	17,547	7.4%	4.8%
1996	1,354	16,416	17,770	7.6%	4.9%
1997	1,374	16,039	17,413	7.9%	4.8%
1998	1,358	16,179	17,537	7.7%	4.7%
1999	1,314	16,706	18,020	7.3%	4.6%
2000	933	16,731	17,664	5.3%	3.9%
2001	918	17,186	18,104	5.1%	3.8%
2002	950	17,197	18,147	5.2%	4.0%
2003	991	16,893	17,884	5.5%	4.3%
2004	893	16,804	17,697	5.0%	3.8%
2005	832	16,875	17,707	4.7%	3.6%
2006	759	16,826	17,585	4.3%	3.2%
2007	672	17,221	17,893	3.8%	2.8%
2008	755	17,642	18,397	4.1%	3.1%
2009	1,487	17,768	19,255	7.7%	6.3%
2010	1,457	19,514	20,971	6.9%	6.4%
2011	1,368	19,844	21,212	6.4%	5.8%
2012	1,282	19,989	21,271	6.0%	5.3%
2013	1,198	19,848	21,046	5.7%	4.7%
2014	1,020	19,513	20,533	5.0%	4.1%
2015	1,131	19,134	20,265	5.6%	4.3%
2016	1,444	18,607	20,051	7.2%	5.3%
2017	1,072	18,275	19,347	5.5%	4.2%
2018	985	17,880	18,865	5.2%	4.1%

Diagram III.14.4 shows the employment and labor force for Riverton city. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 17,880 persons, with the labor force reaching 18,865, indicating there were a total of 985 unemployed persons.

Diagram III.14.4
Employment and Labor Force
City of Riverton
1990 – 2017 BLS Data

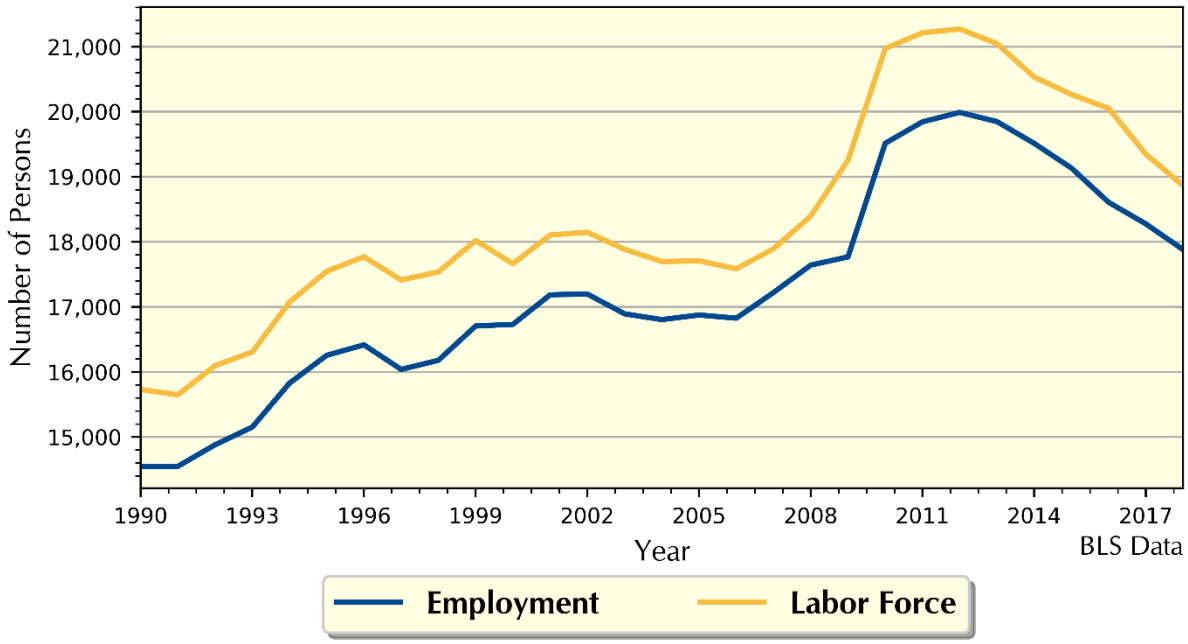
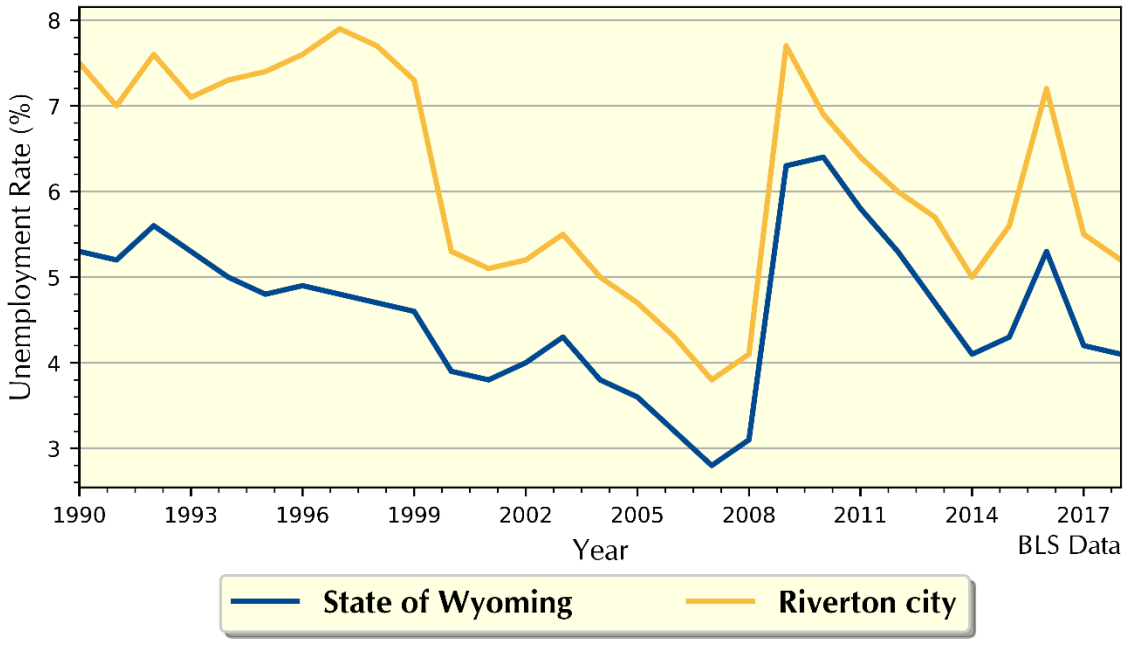


Diagram III.14.5 shows the unemployment rate for both the State and Riverton city. During the 1990's the average rate for Riverton city was 7.4 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 5.1 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 6.0 percent. Over the course of the entire period the Riverton city had an average unemployment rate that higher than the State, 6.1 percent for Riverton city, versus 4.6 statewide.

Diagram III.14.5
Annual Unemployment Rate
City of Riverton



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.14.15 shows the total employment by industry for the Fremont County. The most recent estimates show the government and government enterprises industry was the largest employer in Fremont County, with employment reaching 5,731 jobs in 2017. Between 2016 and 2017 the real estate and rental and leasing industry saw the largest percentage increase, rising by 3.6 percent to 1,208 jobs.

Table III.14.15
Employment by Industry
Fremont County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	1,471	1,503	1,490	1,479	1,494	1,513	1,518	1,541	1.5
Forestry, fishing, related activities, and other	234	239	250	247	270	246	254	0	-100.0
Mining	1,071	1,178	1,354	1,418	1,381	1,147	900	894	-0.7
Utilities	75	74	73	75	74	81	70	68	-2.9
Construction	1,589	1,593	1,553	1,469	1,411	1,417	1,394	1,361	-2.4
Manufacturing	397	373	391	427	392	427	431	444	3.0
Wholesale trade	440	460	481	450	468	521	452	412	-8.8
Retail trade	2,516	2,469	2,460	2,398	2,377	2,427	2,435	2,350	-3.5
Transportation and warehousing	554	585	597	586	587	542	461	464	0.7
Information	285	260	245	243	238	232	232	225	-3.0
Finance and insurance	671	709	723	723	701	682	695	713	2.6
Real estate and rental and leasing	1,255	1,254	1,236	1,290	1,316	1,253	1,166	1,208	3.6
Professional and technical services	878	920	917	912	909	892	851	845	-0.7
Management of companies and enterprises	38	36	26	55	74	62	71	72	1.4
Administrative and waste services	588	585	542	539	530	435	464	455	-1.9
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	406	409	447	438	434	429	432	427	-1.2
Accommodation and food services	1,601	1,607	1,635	1,672	1,665	1,662	1,602	1,572	-1.9
Other services, except public administration	1,229	1,270	1,251	1,277	1,279	1,283	1,248	1,259	0.9
Government and government enterprises	6,145	6,080	6,244	6,182	6,017	5,968	5,736	5,731	-0.1
Total	**24,428**	**24,518**	**24,764**	**24,799**	**24,512**	**24,298**	**23,665**	**23,511**	**-0.7**

Table III.14.16 shows the real average earnings per job by industry for Fremont County. In 2017, the utilities industry had the highest average earnings reaching 112,802 dollars. Between 2016 and 2017 the farm industry saw the largest percentage increase, rising by 23.0 percent to 5,719 dollars.

Table III.14.16
Real Earnings Per Job by Industry
Fremont County
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	11,295	23,045	8,138	17,907	18,073	9,788	4,651	5,719	23.0
Forestry, fishing, related activities, and other	13,365	15,674	15,203	17,067	14,964	17,026	18,711	0	0
Mining	86,391	92,283	91,297	87,281	85,739	83,005	78,465	73,583	-6.2
Utilities	103,181	104,061	98,940	104,650	106,865	101,010	117,105	112,802	-3.7
Construction	57,591	58,663	62,106	54,299	52,939	50,980	47,344	46,719	-1.3
Manufacturing	33,480	31,949	35,841	32,898	36,637	33,265	32,889	31,143	-5.3
Wholesale trade	47,068	50,123	50,964	52,733	49,480	48,087	51,025	49,504	-3.0
Retail trade	32,732	31,389	31,442	31,977	30,963	29,351	28,966	29,612	2.2
Transportation and warehousing	57,653	71,270	72,904	84,915	74,003	70,812	71,879	79,024	9.9
Information	45,340	47,349	51,305	48,751	48,279	47,944	45,870	47,303	3.1
Finance and insurance	33,846	29,799	30,420	31,525	32,593	34,613	32,191	31,016	-3.6
Real estate and rental and leasing	27,861	31,854	31,034	30,126	30,939	29,580	21,982	23,058	4.9
Professional and technical services	52,908	52,362	53,898	49,220	51,412	49,670	43,254	43,339	0.2
Management of companies and enterprises	80,425	87,624	103,297	98,345	112,548	109,860	91,446	97,147	6.2
Administrative and waste services	21,919	25,284	30,190	33,137	35,123	35,455	28,329	30,307	7.0
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	8,501	13,758	11,550	11,866	6,537	6,797	7,294	7,359	0.9
Accommodation and food services	19,412	19,863	20,819	20,378	20,762	20,709	20,907	21,914	4.8
Other services, except public administration	35,242	32,302	33,303	32,081	31,952	32,275	32,418	32,701	0.9
Government and government enterprises	61,301	61,313	61,283	64,848	66,237	65,898	66,714	66,175	-0.8
Total	**44,387**	**45,950**	**46,058**	**46,970**	**46,815**	**44,881**	**42,924**	**42,975**	**0.1**

Diagram III.14.6 shows real average earnings per job for Fremont County from 1990 to 2017. Over this period the average earning per job for Fremont County was 38,392 dollars, which was lower than the statewide average of 46,885 dollars over the same period.

Diagram III.14.6
Real Average Earnings Per Job
Fremont County

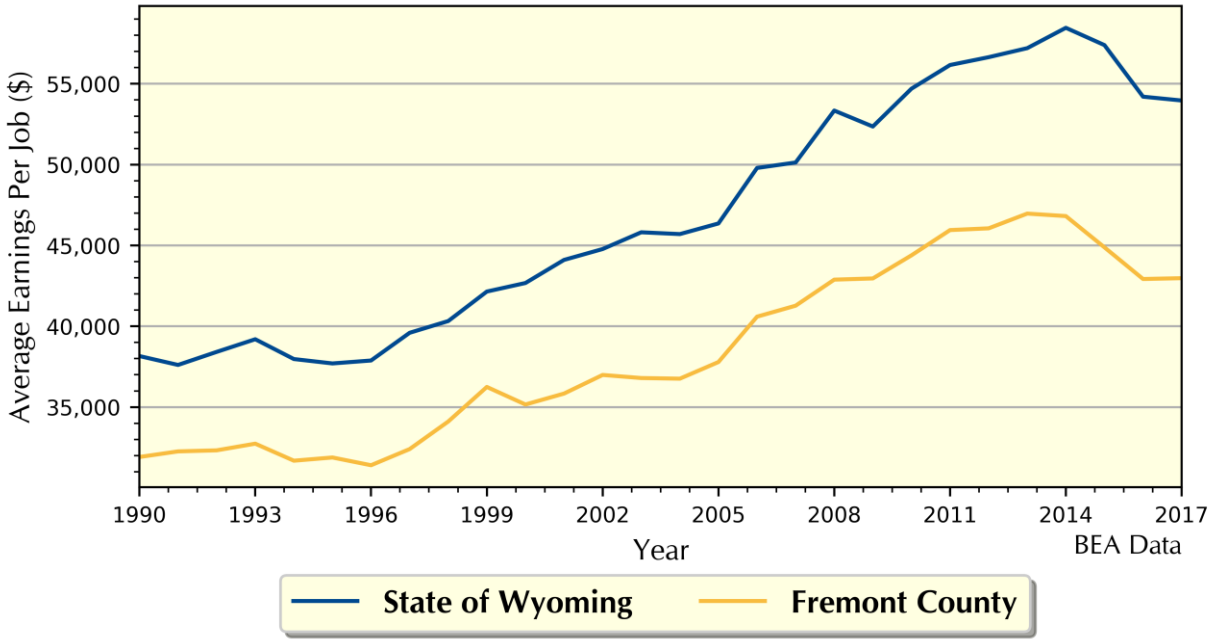
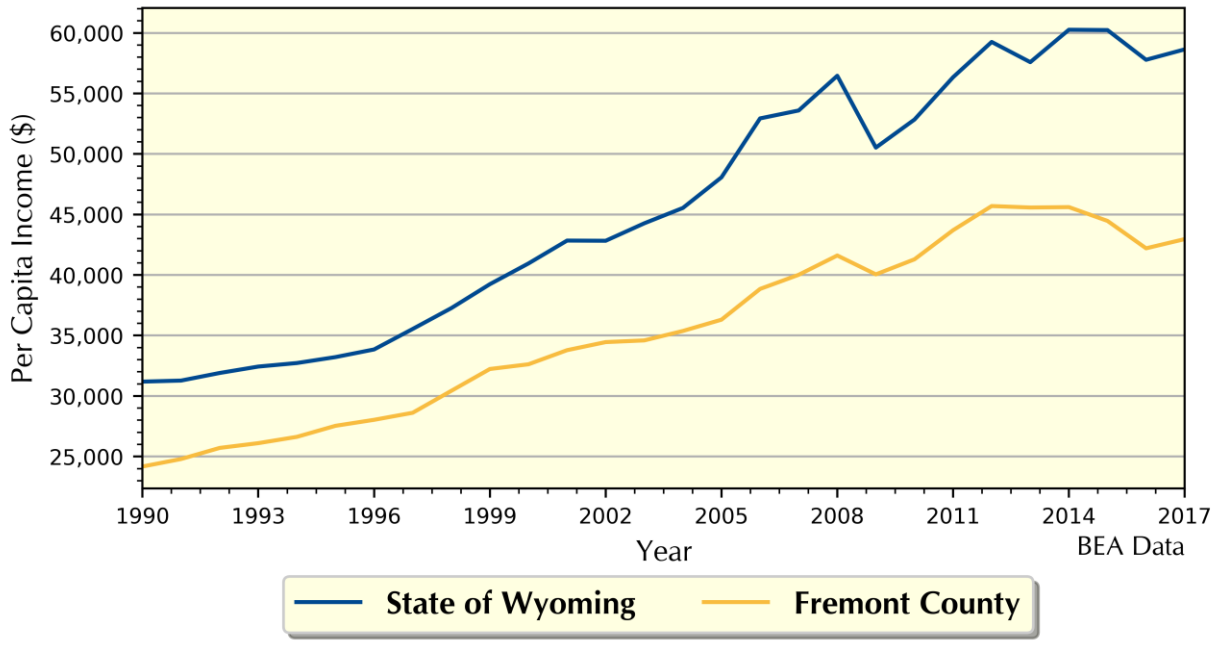


Diagram III.14.7 shows real per capita income for the Fremont County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Fremont County was 35,478 dollars, which was lower than the statewide average of 45,699 dollars over the same period.

Diagram III.14.7
Real Per Capita Income
Fremont 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 increase from 5,447 in 2010 to 6291.0 in 2017, with the poverty rate reaching 16.2 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.14.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.14.8 on the following page.

The rate of poverty for Fremont County is shown in Table III.14.18. In 2017, there were an estimated 1,407 people (13.3 percent) living in poverty, compared to 15.7 percent living in poverty in 2000. In 2017, some 11.6 percent of those in poverty were under age 6 and 12.4 percent were 65 or older.

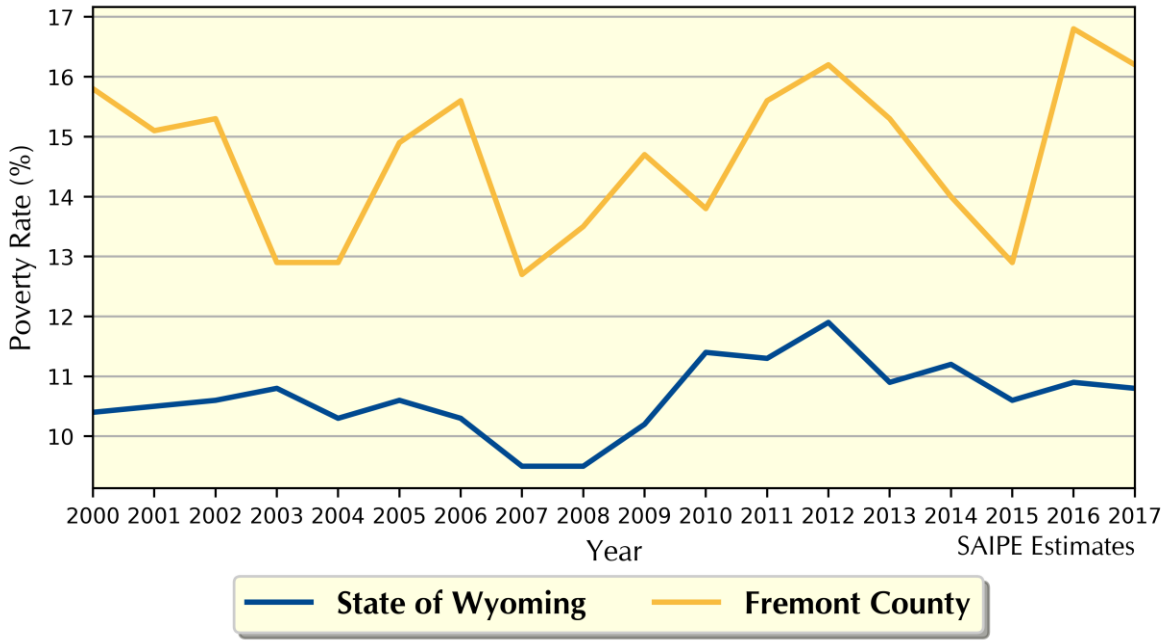
Table III.14.17
Persons in Poverty
Fremont County
2000–2017 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	5,552	15.8%
2001	5,344	15.1%
2002	5,427	15.3%
2003	4,620	12.9%
2004	4,616	12.9%
2005	5,292	14.9%
2006	5,666	15.6%
2007	4,662	12.7%
2008	5,045	13.5%
2009	5,551	14.7%
2010	5,447	13.8%
2011	6,174	15.6%
2012	6,499	16.2%
2013	6,120	15.3%
2014	5,558	14.0%
2015	5,071	12.9%
2016	6,616	16.8%
2017	6,291	16.2%

Table III.14.18
Poverty by Age
City of Riverton
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	200	14.3%	163	11.6%
6 to 17	288	20.6%	248	17.6%
18 to 64	752	53.7%	821	58.4%
65 or Older	160	11.4%	175	12.4%
Total	**1,400**	**100.0%**	**1,407**	**100.0%**
Poverty Rate	**15.7%**	**.**	**13.3%**	**.**

Diagram III.14.8
Poverty Rates
Fremont 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 Riverton decreased from 9 authorizations in 2017 to 3 in 2018.

The real value of single-family building permits decreased from 171,929 dollars in 2016 to 148,504 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.14.19, as well as in Diagram III.14.9 and Diagram III.14.10.

Table III.14.19
Building Permits and Valuation
City of Riverton
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	68	0	4	0	72	105,582	0
1981	88	0	4	0	92	92,565	0
1982	31	0	0	24	55	113,748	57,048
1983	48	0	4	0	52	119,258	0
1984	7	0	0	27	34	138,839	50,913
1985	4	0	0	0	4	90,540	0
1986	4	0	0	0	4	118,148	0
1987	1	0	0	0	1	223,053	0
1988	1	0	0	0	1	100,181	0
1989	7	0	0	0	7	164,592	0
1990	5	0	0	48	53	178,022	70,660
1991	6	0	0	0	6	177,304	0
1992	24	0	0	0	24	119,238	0
1993	24	14	0	0	38	128,530	0
1994	32	2	0	0	34	135,921	0
1995	33	0	0	0	33	131,623	0
1996	36	0	0	0	36	132,153	0
1997	24	2	0	0	26	117,928	0
1998	30	2	0	20	52	127,591	81,960
1999	31	2	0	0	33	114,453	0
2000	23	2	0	0	25	70,901	0
2001	22	2	0	48	72	99,633	64,157
2002	21	4	0	0	25	166,209	0
2003	19	6	0	0	25	164,757	0
2004	31	4	0	0	35	145,159	0
2005	15	6	3	32	56	194,173	51,610
2006	27	0	0	0	27	227,878	0
2007	35	0	0	0	35	195,148	0
2008	22	0	0	0	22	173,351	0
2009	14	2	4	0	20	184,511	0
2010	10	0	0	0	10	199,380	0
2011	16	2	0	0	18	160,264	0
2012	13	0	0	0	13	272,461	0
2013	13	2	0	0	15	178,103	0
2014	11	2	4	0	17	214,546	0
2015	12	4	0	0	16	212,964	0
2016	6	0	0	0	6	171,929	0
2017	9	0	0	0	9	148,504	0
2018	3	0	0	0	3	134,833	0

Diagram III.14.9
Single-Family Permits
City of Riverton

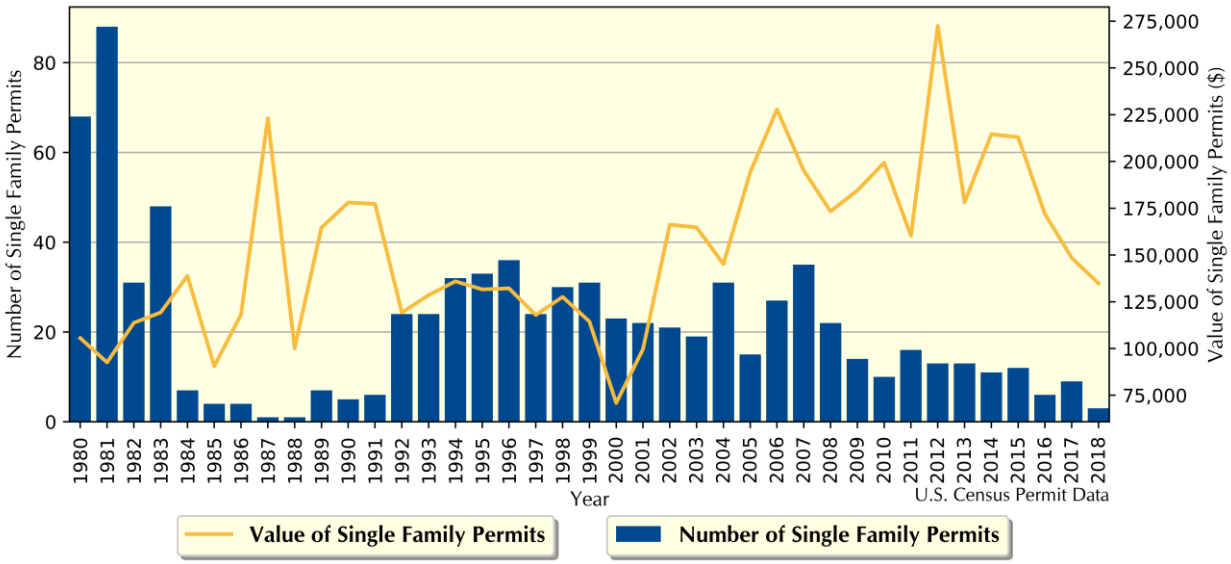
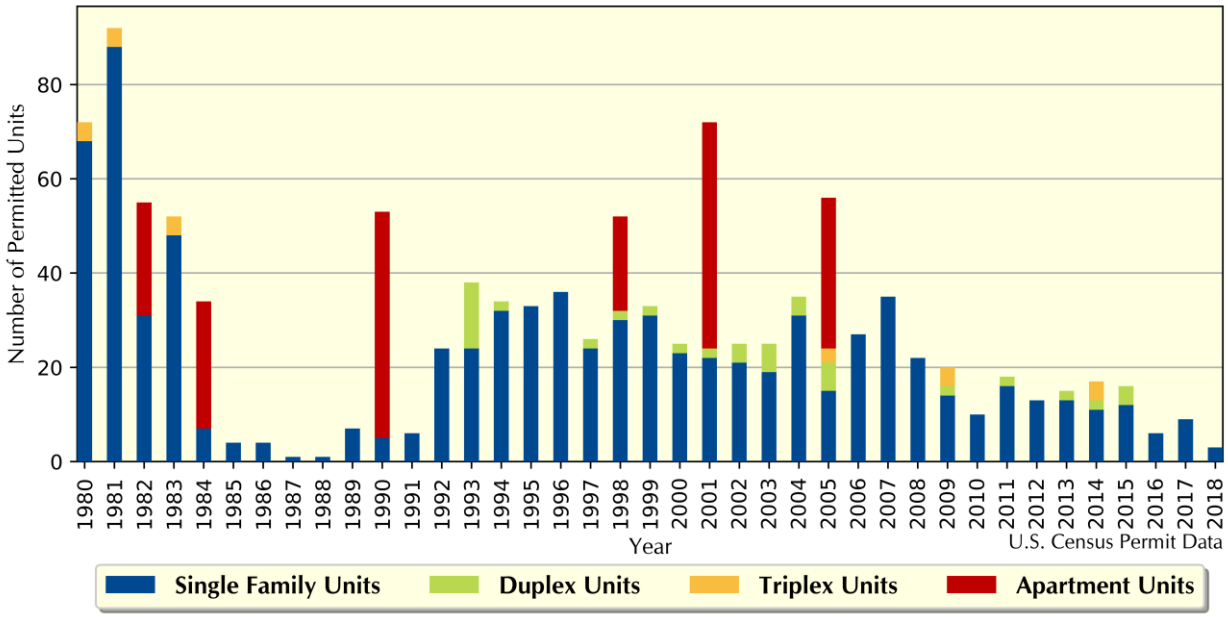


Diagram III.14.10
Total Permits by Unit Type
City of Riverton



Housing Characteristics

Households by type and tenure are shown in Table III.14.20. Family households represented 60.2 percent of households, while non-family households accounted for 39.8 percent. These changed from 61.1 percent and 38.9 percent, respectively.

Table III.14.20
Household Type by Tenure
City of Riverton
2010 Census SF1 & 2017 Five-Year ACS Data

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	2,600	61.1%	2,657	60.2%
Married-Couple Family	1,836	70.6%	1,984	74.7%
Owner-Occupied	1,550	84.4%	1,523	76.8%
Renter-Occupied	286	15.6%	461	23.2%
Other Family	764	29.4%	673	28.8%
Male Householder, No Spouse Present	215	28.1%	265	31.9%
Owner-Occupied	112	52.1%	176	66.4%
Renter-Occupied	103	47.9%	89	33.6%
Female Householder, No Spouse Present	549	71.9%	408	81.6%
Owner-Occupied	255	46.4%	206	50.5%
Renter-Occupied	294	53.6%	202	49.5%
Non-Family Households	1,652	38.9%	1,757	39.8%
Owner-Occupied	890	53.9%	947	53.9%
Renter-Occupied	762	46.1%	810	46.1%
Total	**4,252**	**100.0%**	**4,414**	**100.0%**

Table III.14.21 below shows housing units by type in 2010 and 2017. In 2010, there were 4,748 housing units, compared with 4,909 in 2017. Single-family units accounted for 72.1 percent of units in 2017, compared to 72.4 in 2010. Apartment units accounted for 7.9 percent in 2017, compared to 8.7 percent in 2010.

Table III.14.21
Housing Units by Type
City of Riverton
2010 & 2017 Five-Year ACS Data

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	3,436	72.4%	3,538	72.1%
Duplex	91	1.9%	93	1.9%
Tri- or Four-Plex	223	4.7%	291	5.9%
Apartment	411	8.7%	390	7.9%
Mobile Home	587	12.4%	597	12.2%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	**4,748**	**100.0%**	**4,909**	**100.0%**

Table III.14.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 4,909 housing units. An estimated 64.6 percent were owner-occupied, and 10.1 percent were vacant.

Table III.14.22
Housing Units by Tenure
City of Riverton
2010 Census & 2017 Five-Year ACS Data

Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	4,252	93.1%	4,414	89.9%
Owner-Occupied	2,807	66.0%	2,852	64.6%
Renter-Occupied	1,445	34.0%	1,562	35.4%
Vacant Housing Units	315	6.9%	495	10.1%
Total Housing Units	**4,567**	**100.0%**	**4,909**	**100.0%**

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.14.23. Households earning more than 100,000 dollars per year represented 18.7 percent of households in 2017, compared to 10.9 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 9.5 percent of households in 2017, compared to 17.5 percent in 2000.

Table III.14.23
Households by Income
City of Riverton
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	790	17.5%	418	9.5%
$15,000 to $19,999	326	7.2%	262	5.9%
$20,000 to $24,999	261	5.8%	243	5.5%
$25,000 to $34,999	563	12.5%	473	10.7%
$35,000 to $49,999	667	14.8%	785	17.8%
$50,000 to $74,999	949	21.0%	747	16.9%
$75,000 to $99,999	468	10.4%	662	15.0%
$100,000 or More	492	10.9%	824	18.7%
Total	**4,516**	**100.0%**	**4,414**	**100.0%**

Table III.14.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 6.2 percent of households in 2010 and 9.9 percent of households in 2017. Housing units built in 1939 or earlier represented 7.8 percent of households in 2017 and 11.5 percent of households in 2010.

Table III.14.24
Households by Year Home Built
City of Riverton
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	521	11.5%	343	7.8%
1940 to 1949	381	8.4%	347	7.9%
1950 to 1959	488	10.8%	769	17.4%
1960 to 1969	698	15.5%	639	14.5%
1970 to 1979	1,296	28.7%	1,025	23.2%
1980 to 1989	444	9.8%	422	9.6%
1990 to 1999	409	9.1%	362	8.2%
2000 to 2009	279	6.2%	435	9.9%
2010 or Later	.	.	72	1.6%
Total	**4,516**	**100.0%**	**4,414**	**100.0%**

The distribution of unit types by race are shown in Table III.14.25. An estimated 75.7 percent of white households occupy single-family homes, while 36.2 percent of black households do. Some 6.6 percent of white households occupied apartments, while 0 percent of black households do. An estimated 0 percent of Asian, and 48.9 percent of American Indian households occupy single-family homes.

Table III.14.25
Distribution of Units in Structure by Race
City of Riverton
2017 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	75.7%	36.2%	48.9%	0%	0%	74.0%	37.3%
Duplex	1.7%	0%	0%	0%	0%	0%	11.9%
Tri- or Four-Plex	4.1%	63.8%	25.5%	0%	0%	0%	0%
Apartment	6.6%	0%	15.7%	0%	0%	0%	11.0%
Mobile Home	11.9%	0%	9.9%	0%	0%	26.0%	39.8%
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.14.26. By 2017, for rent units accounted for 21.6 percent of vacant units, while for sale units accounted for 13.7 percent. "Other" vacant units accounted for 40.4 percent of vacant units, representing a total of 200 "other" vacant units.

Table III.14.26
Disposition of Vacant Housing Units
City of Riverton
2010 Census & 2017 Five-Year ACS Data

Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	127	40.3%	107	21.6%
For Sale	54	17.1%	68	13.7%
Rented Not Occupied	8	2.5%	8	1.6%
Sold Not Occupied	8	2.5%	0	0%
For Seasonal, Recreational, or Occasional Use	40	12.7%	112	22.6%
For Migrant Workers	0	0%	0	0%
Other Vacant	78	24.8%	200	40.4%
Total	**315**	**100.0%**	**495**	**100.0%**

Table III.14.27, below shows the number of households in the county by number of bedrooms and tenure. There were 65 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 12.4 percent of total households in City of Riverton. In City of Riverton the 2,104 households with three bedrooms accounted for 23.8 percent of all households,and there were only 273 five-bedroom or more households, which accounted for 13.9 percent of all households.

Table III.14.27
Households by Number of Bedrooms
City of Riverton
2017 5-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	8	65	73	100.0
One	72	395	610	1.5
Two	467	538	1,167	12.4
Three	1,505	481	2,104	23.8
Four	578	46	682	42.9
Five or more	222	37	273	13.9
Total	**4,414**	**1,562**	**4,909**	**100.0**

The age of a structure influences its value. As shown in Table III.14.28, structures built in 1939 or earlier had a median value of, 135,700 while structures built between 1950 and 1959 had a median value of 145,400 and those built between 1990 to 1999 had a median value of 161,000. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of 0 and, 0 respectively. The total median value in City of Riverton was 154,600.

Table III.14.28
Owner Occupied Median Value by Year Structure Built
City of Riverton
2017 5-Year ACS Data

Year Structure Built	Median Value
1939 or earlier	135,700
1940 to 1949	123,800
1950 to 1959	145,400
1960 to 1969	157,200
1970 to 1979	151,900
1980 to 1989	177,500
1990 to 1999	161,000
2000 to 2009	209,800
2010 to 2013	0
2014 or later	0
Median Value	**154,600**

Household mortgage status is reported in Table III.14.29. In, City of Riverton households with a mortgage accounted for 58.2 percent of all households or 1,660 housing units, and the remaining 53.9 percent or 1,538 units had no mortgage. Of those units with a mortgage, 122 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,538 or 53.9 percent had no second mortgage or no home equity loan.

Table III.14.29
Mortgage Status
City of Riverton
2017 5-Year ACS Data

Mortgage Status	City of Riverton	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,660	58.2
With either a second mortgage or home equity loan, but not both	122	4.3
Second mortgage only	86	3.0
Home equity loan only	36	1.3
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	1,538	53.9
Housing units without a mortgage	1,192	41.8
Total	2,852	100.0%

Table III.14.30 lists the City of Riverton median rent as $655 and the median home value as $154,600.

Table III.14.30
Median Rent
City of Riverton
2017 5-Year ACS Data

Place	Rent
Median Rent	$655
Median Home Value	$154,600

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.14.31. In 2017, an estimated 2.1 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table III.14.31
Overcrowding and Severe Overcrowding
City of Riverton
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	3,098	100.0%	0	0%	0	0%	3,098
2017 Five-Year ACS	2,817	98.8%	35	1.2%	0	0%	2,852
Renter							
2010 Five-Year ACS	1,349	95.1%	69	4.9%	0	0%	1,418
2017 Five-Year ACS	1,504	96.3%	58	3.7%	0	0%	1,562
Total							
2010 Five-Year ACS	4,447	98.5%	69	1.5%	0	0%	4,516
2017 Five-Year ACS	4,321	97.9%	93	2.1%	0	0%	4,414

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 29 households with incomplete plumbing facilities in 2017, representing 0.7 percent of households in City of Riverton. This is compared to 1.1 percent of households lacking complete plumbing facilities in 2010.

Table III.14.32
Households with Incomplete Plumbing Facilities
City of Riverton
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	4,468	4,385
Lacking Complete Plumbing Facilities	48	29
Total Households	**4,516**	**4,414**
Percent Lacking	**1.1%**	**0.7%**

There were 69 households lacking complete kitchen facilities in 2017, compared to 51 households in 2010. This was a change from 1.1 percent of households in 2010 to 1.6 percent in 2017.

Table III.14.33
Households with Incomplete Kitchen Facilities
City of Riverton
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	4,465	4,345
Lacking Complete Kitchen Facilities	51	69
Total Households	**4,516**	**4,414**
Percent Lacking	**1.1%**	**1.6%**

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 Riverton 16.6 percent of households had a cost burden and 8.0 percent had a severe cost burden. Some 19.0 percent of renters were cost burdened, and 11.9 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 6.4 percent and a severe cost burden rate of 4.4 percent. Owner occupied households with a mortgage had a cost burden rate of 21.8 percent, and severe cost burden at 6.9 percent.

Table III.14.34
Cost Burden and Severe Cost Burden by Tenure
City of Riverton
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	1,414	70.8%	402	20.1%	181	9.1%	0	0%	1,997
2017 Five-Year ACS	1,184	71.3%	362	21.8%	114	6.9%	0	0%	1,660
Owner Without a Mortgage									
2010 Five-Year ACS	1,008	91.6%	63	5.7%	30	2.7%	0	0%	1,101
2017 Five-Year ACS	1,053	88.3%	76	6.4%	52	4.4%	11	0.9%	1,192
Renter									
2010 Five-Year ACS	718	50.6%	204	14.4%	324	22.8%	172	12.1%	1,418
2017 Five-Year ACS	937	60.0%	296	19.0%	186	11.9%	143	9.2%	1,562
Total									
2010 Five-Year ACS	3,140	69.5%	669	14.8%	535	11.8%	172	3.8%	4,516
2017 Five-Year ACS	3,174	71.9%	734	16.6%	352	8.0%	154	3.5%	4,414

Housing Problems by Income

Table III.14.35
Median Family Income
Fremont County
2000–2018 HUD MFI

Year	MFI	State of Wyoming MFI
2000	37,000	44,700
2001	38,700	45,500
2002	40,200	47,200
2003	40,900	51,600
2004	44,000	54,500
2005	45,650	55,250
2006	48,300	58,800
2007	48,100	58,800
2008	49,700	59,450
2009	53,700	63,900
2010	54,900	66,100
2011	56,800	66,800
2012	57,600	67,700
2013	59,000	70,000
2014	60,600	71,400
2015	61,700	72,400
2016	62,000	73,300
2017	63,800	74,700
2018	68,200	79,600

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.14.35 shows that the HUD estimated MFI for Fremont County was $68,200 in 2018. This compared to Wyoming's MFI of $79,600. Diagram III.14.11, illustrates the estimated MFI for 2000 through 2018 in Fremont County.

Table III.14.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 290 owner-occupied and 350 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 160 owner-occupied 210 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 3,215 households without a housing problem.

Diagram III.14.11
Estimated Median Family Income
Fremont County vs. Wyoming
HUD Data: 2000 - 2019

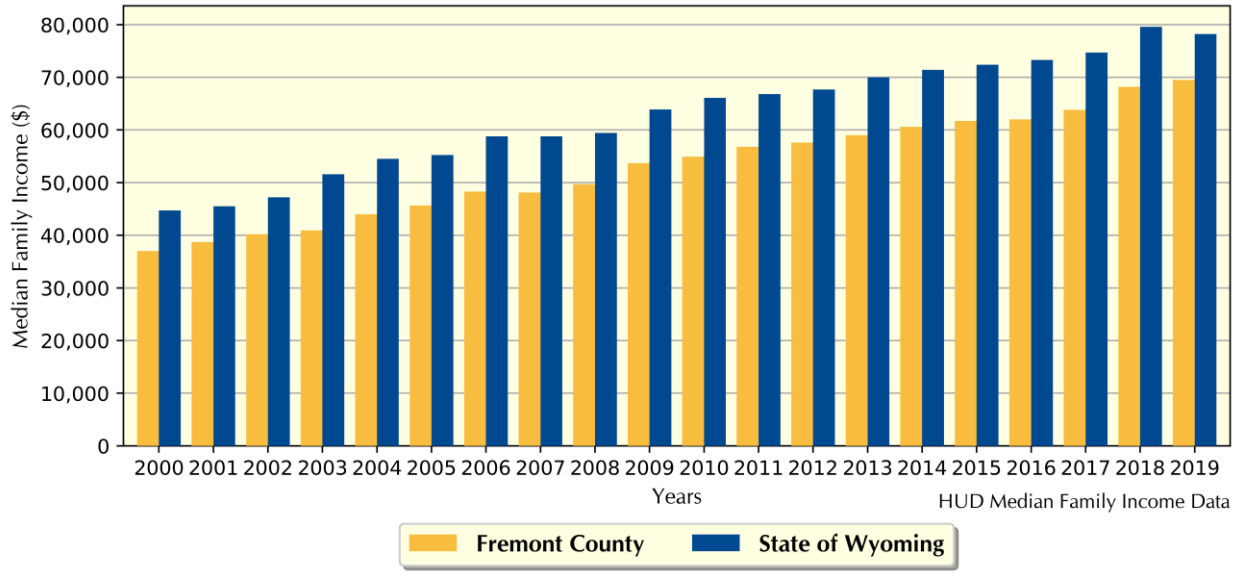


Table III.14.36
Housing Problems by Income and Tenure
City of Riverton
2010–2018 HUD CHAS Data

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	10	0	15	25
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	10	4	4	18
Housing cost burden greater than 50% of income (and none of the above problems)	85	40	35	0	0	160
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	35	135	65	0	55	290
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
Has none of the 4 housing problems	80	210	435	325	1,210	2,260
Total	**215**	**385**	**555**	**329**	**1,284**	**2,768**
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	4	0	20	0	0	24
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)	10	35	35	0	0	80
Housing cost burden greater than 50% of income (and none of the above problems)	185	25	0	0	0	210
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	125	165	45	15	0	350
Zero/negative income (and none of the above problems)	35	0	0	0	0	35
Has none of the 4 housing problems	100	180	280	95	300	955
Total	**459**	**405**	**380**	**110**	**300**	**1,654**
Total						
Lacking complete plumbing or kitchen facilities	4	0	30	0	15	49
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)	10	35	45	4	4	98
Housing cost burden greater than 50% of income (and none of the above problems)	270	65	35	0	0	370
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	160	300	110	15	55	640
Zero/negative income (and none of the above problems)	50	0	0	0	0	50
Has none of the 4 housing problems	180	390	715	420	1,510	3,215
Total	**674**	**790**	**935**	**439**	**1,584**	**4,422**

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.14.37 presents some basic statistics about the completed surveys.

Table III.14.37
Survey of Rental Properties
City of Riverton
2019 Survey of Rental Properties

Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	50	1,221	4.3	53

Table III.14.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 305 single-family units in City of Riverton, with 2 of them available. This translates into a vacancy rate of 0.7 percent in City of Riverton, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 430 apartment units reported in the survey, with 30 of them available, which resulted in a vacancy rate of 7.0 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

Table III.14.38
Rental Vacancy Survey by Type
City of Riverton
2019 Survey of Rental Properties

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	305	2	0.7%
Apartments	430	30	7.0%
Mobile Homes	118	7	5.9%
"Other" Units	5	0	0%
Don't Know	298	14	4.7%
Total	**1,221**	**53**	**4.3%**

Table III.14.39, reports units by bedroom size. As can be seen there were 171 two bedroom apartment units and 62 three bedroom units. Overall, the 247 two bedroom units accounted for 20.2 percent of all units, and the 135 three bedroom units accounted for 11.1 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 621 units listed as "Don't Know". Additional details for additional unit types are reported.

Table III.14.39
Rental Units by Bedroom Size
City of Riverton
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	15	0	0	.	15
One	4	182	0	0	.	190
Two	28	171	18	3	.	247
Three	39	62	28	2	.	135
Four	11	0	0	0	.	12
Don't Know	222	0	72	0	298	621
Total	**305**	**430**	**118**	**5**	**298**	**1,221**

Table III.14.40 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.14.41 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 8.2 percent.

Table III.14.40
Single-Family Units by Bedroom Size
City of Riverton
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	4	0	0%
Two	28	1	3.6%
Three	39	0	0%
Four	11	0	0%
Don't know	222	1	0.5%
Total	**305**	**2**	**0.7%**

Table III.14.41
Apartment Units by Bedroom Size
City of Riverton
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	15	0	0%
One	182	15	8.2%
Two	171	6	3.5%
Three	62	7	11.3%
Four	0	0	0%
Don't know	0	2	inf%
Total	**430**	**30**	**7.0%**

Average market-rate rents by unit type are shown in Table III.14.42. 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.14.42
Average Market Rate Rents by Bedroom Size
City of Riverton
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$.	$450	$.	$.	$450
One	$600	$578	$.	$.	$585
Two	$840	$660	$635	$825	$725
Three	$907	$770	$778	$850	$835
Four	$1,263	$.	$.	$.	$1,239
Total	**$928.3**	**$628.9**	**$737.5**	**$833.3**	**$777.7**

Table III.14.43 shows the average rental rates for assisted units by bedroom size and unit type. Since assistance is often based on income of the resident or other case by case determinations average assisted rents can vary across bedroom size.

Table III.14.43
Average Assisted Rate Rents by Bedroom Size
City of Riverton
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$0	$738.0	$0	$0	$738.0
One	$0	$535.0	$0	$0	$535.0
Two	$625.0	$722.3	$0	$0	$698.0
Three	$1020.0	$0	$0	$0	$1020.0
Four	$0	$0	$0	$0	$0
Total	**$948.3**	**$640.0**	**$0**	**$0**	**$761.7**

Table III.14.44 shows vacancy rates for single-family units by average rental rates for City of Riverton. The most common rent for single-family units was between 1,000 and 1,250 dollars and the units in this price range had a vacancy rate of 4.9 percent.

Table III.14.44
Single-Family Market Rate Rents by Vacancy Status
City of Riverton
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	23	0	0%
$750 to $999	41	2	4.9%
$1,000 to $1,249	16	0	0%
$1,250 to $1,499	2	0	0%
Above $1,500	0	0	0%
Missing	223	0	0%
Total	**305**	**2**	**0.7%**

The average rent and availability of apartment units is displayed in Table III.14.45. The most common rent for apartment rents was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 8.6 percent.

Table III.14.45
Apartment Market Rate Rents by Vacancy Status
City of Riverton
2019 Survey of Rental Properties

Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than $500	6	0	0%
$500 to $749	278	24	8.6%
$750 to $999	40	3	7.5%
$1,000 to $1,249	0	0	0%
$1,250 to $1,499	0	0	0%
Above $1,500	0	0	0%
Missing	106	3	2.8%
Total	**430**	**30**	**7.0%**

Respondents were asked if utilities are included in the rent and as shown in Table III.14.46, 28 respondents, or 63.6 percent, included some sort of utility in the rent.

Table III.14.46
Are there any utilities included with the rent?
City of Riverton
2019 Survey of Rental Properties

Period	Respondent
Yes	28
No	16
% Offering Utilities	**63.6%**

The type of utility included in the rent is shown in Table III.14.47. There were 244 respondents who included electricity, 152 respondents who included natural gas, 900 respondents who included water and sewer and 893 respondents included trash collection in the rent.

Table III.14.47
Which utilities are included with the rent?
City of Riverton
2019 Survey of Rental Properties

Type of Utility Provided	Respondent
Electricity	244
Natural Gas	152
Water/Sewer	900
Trash Collection	893

Perceived Need for Housing Units

Table III.14.48 shows the number of survey respondents who keep a waiting list. As can be seen 15 respondents said they keep a waitlist, with an estimated 51 number of persons on the wait list.

Table III.14.48
Do you keep a waiting list?
City of Riverton
2019A Survey of Rental Properties

Period	Respondent
Yes	15
No	29
Waitlist Size	**51**

Table III.14.49 shows the condition of rental units by unit type for City of Riverton. 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 773 units were in good condition, or 63.3 percent and 22 units, or 1.8 percent, being in average condition. Details by unit type and condition are displayed.

Table III.14.49
Condition by Unit Type
City of Riverton
2019A Survey of Rental Properties

Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	22	1.8%
Good	773	63.3%
Excellent	198	16.2%
Don't Know	0	0%
Total	**1,221**	**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.14.50, 4 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 17 respondents indicated they would prefer more units of any type.

Table III.14.50
If you had the opportunity to own/manage more units, how many would you prefer
City of Riverton
2019A Survey of Rental Properties

Unit Type	Respondents citing more units
Single family units	4
Duplex Units	0
Apartments	0
Mobile homes	0
Other	0
All types	17
Total	**21**

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).

Table III.14.51
Households with Housing Problems by Income
City of Riverton
2011-2015 HUD CHAS Data

Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	115	330	445
30.1-50% HAMFI	175	220	395
50.1-80% HAMFI	120	105	225
80.1-95% HAMFI	4	15.0	19
95 – 115% HAMFI	25	0	25
115.1% HAMFI or more	49	0	49
Total	488	670	1,158
Without Housing Problems			
30% HAMFI or less	80	100	180
30.1-50% HAMFI	210	180	390
50.1-80% HAMFI	435	280	715
80.1-95% HAMFI	280	80	360
95 – 115% HAMFI	295	110	405
115.1% HAMFI or more	960	205	1,165
Total	2,260	955	3,215
Not Computed			
30% HAMFI or less	15.0	35.0	50
30.1-50% HAMFI	0	0	0
50.1-80% HAMFI	0	0	0
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	15.0	35.0	50
Total			
30% HAMFI or less	210	465	675
30.1-50% HAMFI	385	400	785
50.1-80% HAMFI	555	385	940
80.1-95% HAMFI	284	95	379
95 – 115% HAMFI	320	110	430
115.1% HAMFI or more	1,009	205	1,214
Total	**2,763**	**1,660**	**4,423**

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

horizon. As can be seen there were a total of 488 owner occupied and 670 renter occupied households experiencing a housing problem.

Table III.14.52 shows the total estimated housing by tenure for City of Riverton. As can be seen, in 2030 there are estimated to be a total of 3,053 owner and 1,581 renter occupied households or a total of 4,634 households. By 2050 there are estimated to be 3,421 owner, 1,768 renter for a total of 5,189 households in City of Riverton.

Table III.14.52
Total Estimated Housing Forecast
City of Riverton
Strong Growth Scenario

Year	Owner	Renter	Total
2017	2,765	1,463	4,228
2020	2,802	1,456	4,258
2025	2,930	1,520	4,450
2030	3,053	1,581	4,634
2035	3,164	1,637	4,801
2040	3,261	1,687	4,948
2045	3,346	1,730	5,076
2050	3,421	1,768	5,189

Table III.14.53, below shows the incremental housing demand for City of Riverton. 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 288 owner-occupied and 118 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 Riverton will see an additional 961 households, of which 135 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 203 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.14.53
Incremental Housing Demand Forecast
City of Riverton
Strong Growth Scenario

Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	0	3.0	13.0	22	30	38	44	50
30.1-50%	0	5.0	23.0	40	56	69	81	91
50.1-80%	0	7.0	33	58	80	100	117	132
80.1-95%	0	4.0	17.0	30	41	51	60	67
95.1-115%	0	4.0	19	33	46	57	67	76
115+%	0	14	60	105	146	181	212	240
Total	**0**	**37**	**165**	**288**	**399**	**496**	**581**	**656**
				Renter				
0-30%	0	0	16	33	49	63	75	85
30.1-50%	0	0	14	28	42	54	64	73
50.1-80%	0	0	13	27	40	52	62	71
80.1-95%	0	0	3.0	7.0	10	13	15	17
95.1-115%	0	0	4.0	8.0	12	15	18	20
115+%	0	0	7	15	21	28	33	38
Total	**0**	**0**	**57**	**118**	**174**	**224**	**267**	**305**
				Total				
0-30%	0	3.0	29	55	79	100	119	135
30.1-50%	0	5.0	37	69	98	123	145	165
50.1-80%	0	7	46	85	121	152	179	203
80.1-95%	0	4.0	20	36	51	64	75	85
95.1-115%	0	4.0	23	41	58	72	85	96
115+%	0	14	67	120	167	209	245	277
Total	**0**	**37**	**222**	**406**	**573**	**720**	**848**	**961**

Table III.14.54 shows the Incremental Total Housing Need Forecast for City of Riverton. The incremental total housing need forecast is calculated by adding the incremental housing demand forecast with current un-met housing need. Un-met housing need is defined as any household experiencing a housing problem as defined by HUD. The total housing need shows the broadest measure of future housing need because it takes into account future housing demand as well as the current need among existing housing stock. Total housing need does not necessarily mean the constructions of new units. Unmet housing needs can be alleviated through the rehabilitation of existing units or by focusing on creating more affordable housing options.

In 2017, the base year, the total housing need set at the 1,079 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 1,144 owner and 895 renter occupied households for a total of 2,040 quality households.

Table III.14.54
Incremental Total Housing Need Forecast
City of Riverton
Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	115	118	128	137	145	153	159	165
30.1-50%	175	180	198	215	231	244	256	267
50.1-80%	120	128	153	178	200	220	237	252
80.1-95%	4	8	21	34	45	55	64	71
95.1-115%	25	29	44	58	71	82	92	101
115+%	49	63	109	154	195	230	261	289
Total	**488**	**525**	**653**	**776**	**887**	**984**	**1,069**	**1,144**
				Renter				
0-30%	291	289	307	324	340	354	366	376
30.1-50%	194	193	208	222	236	248	258	267
50.1-80%	93	92	106	120	133	144	154	163
80.1-95%	13.0	13.0	16	20	23	26	29	31
95.1-115%	0	0	4.0	8	12	15	18	20
115+%	0	0	7	15	21	28	33	38
Total	**590**	**588**	**647**	**708**	**764**	**814**	**857**	**895**
				Total				
0-30%	406	407	434	461	485	506	525	541
30.1-50%	369	373	406	438	467	492	514	534
50.1-80%	213	220	259	298	333	364	391	415
80.1-95%	17	21	37	54	68	81	92	102
95.1-115%	25	29	48	66	83	97	110	121
115+%	49	63	116	169	216	258	294	326
Total	**1,079**	**1,113**	**1,301**	**1,485**	**1,652**	**1,799**	**1,927**	**2,040**

City of Laramie

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

Population Estimates

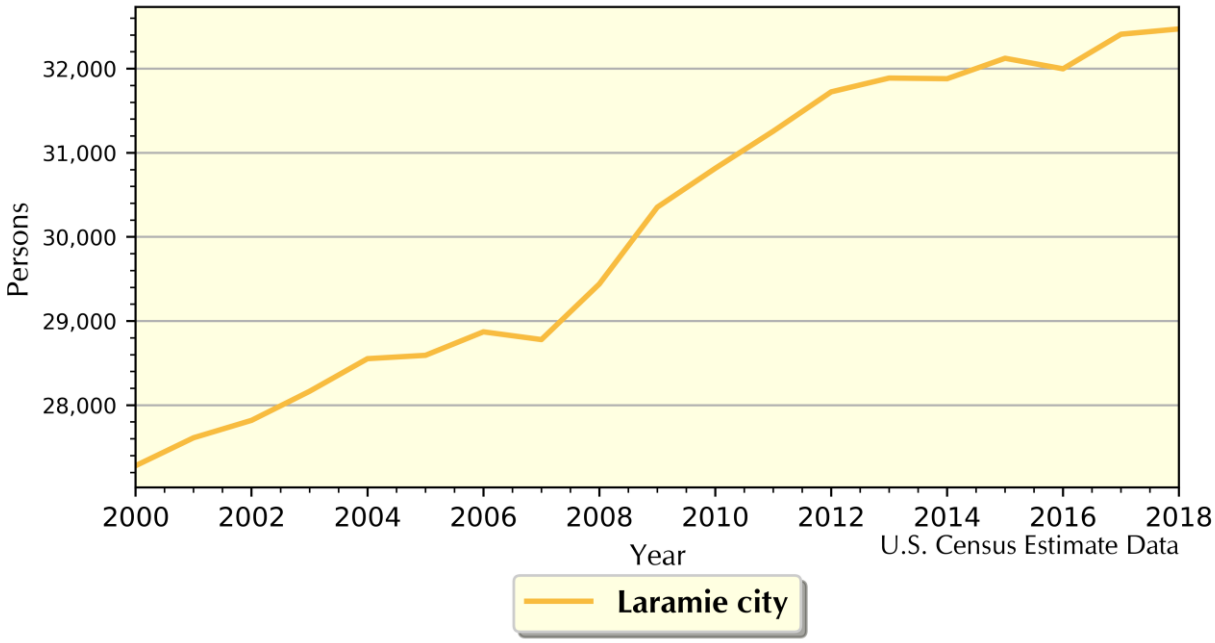
Table III.15.1 shows the population estimates for the City of Laramie. In 2018, the city's population was 32,473, a 0.2% change from 2017. The population increased 5.4 percent since 2010, from 30,816 people to 32,473 people in 2018. This data is also displayed in Diagram III.15.1 on the following page.

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 Laramie. Although a city may span several counties, for the county level data pieces, Albany County was selected. For a more in-depth county level view, please refer to Albany County in Volume II of this profile.

Table III.15.1
Population Estimates
City of Laramie
Census Population Estimates

Year	Population	Percent Yearly Change
2000	27,281	.
2001	27,613	1.2%
2002	27,820	0.7%
2003	28,165	1.2%
2004	28,553	1.4%
2005	28,593	0.1%
2006	28,872	1.0%
2007	28,780	-0.3%
2008	29,441	2.3%
2009	30,354	3.1%
2010	30,816	1.5%
2011	31,257	1.4%
2012	31,725	1.5%
2013	31,889	0.5%
2014	31,881	0%
2015	32,124	0.8%
2016	31,999	-0.4%
2017	32,410	1.3%
2018	32,473	0.2%

Diagram III.15.1
Population Estimates
City of Laramie



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

Table III.15.2
In-Migration by Age Cohort
City of Laramie
Wyoming DOT Data

Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
					In				
14-17	6	6	9	9	12	8	7	8	11
18-22	147	274	327	322	285	290	299	283	136
23-25	152	161	221	188	196	193	187	171	87
26-35	157	332	379	397	404	360	357	371	184
36-45	101	120	147	167	162	144	138	172	80
46-55	48	95	102	111	95	110	111	118	67
56-65	28	72	77	73	87	108	107	85	54
66 +	20	21	39	33	41	38	62	60	30
Total	**586**	**1,081**	**1,301**	**1,300**	**1,282**	**1,251**	**1,268**	**1,268**	**649**

The shaded areas in Diagram III.15.2 and Diagram III.15.3 represents in and out- migration, with the white line depicting net migration. The maximum net migration occurred in 2010 with 450 people entering and the lowest net migration occurred in 2018 with 767 leaving Albany County.

Diagram III.15.2
In-Migration
City of Laramie
2011 – 2019 First Half

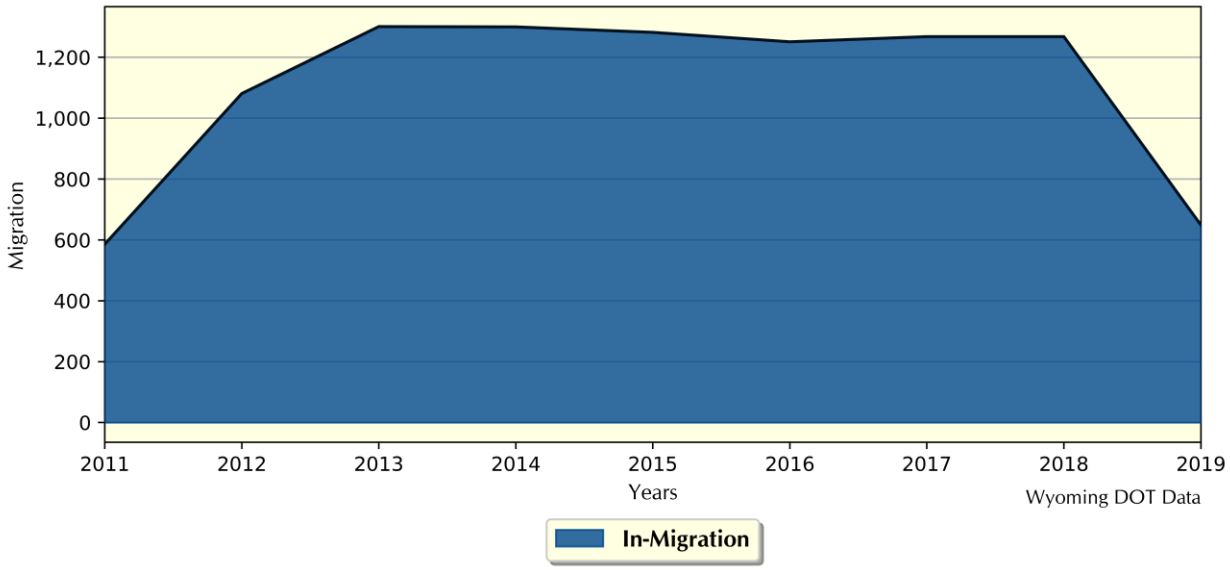


Diagram III.15.3
Migration Trends
Albany County
2000 – 2019 First Half

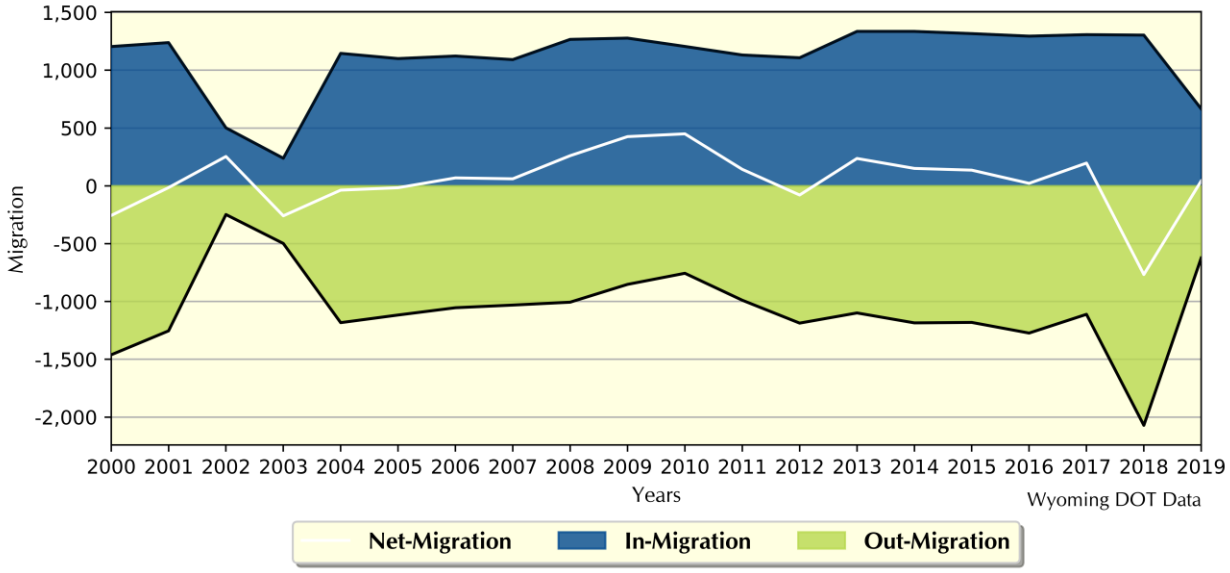


Table III.15.3 shows net-migration for Albany County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 18 to 22, with 96.0 persons entering Albany County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 70 persons leaving Albany County.

Table III.15.3
Net-Migration by Age Range
Albany County
Wyoming DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
						Net						
14-17	6	10	6	6	-4	2	3	6	1	3	-1	7
18-22	161	187	238	158	153	230	228	191	192	211	137	96
23-25	-11	31	33	-23	-58	12	-13	-45	-21	-9	-143	-7
26-35	26	63	75	-34	-120	-19	-49	-38	-169	-48	-411	-70
36-45	56	66	25	31	-36	5	14	37	-5	-11	-140	-16
46-55	45	63	52	21	4	20	-8	-10	21	31	-98	26
56-65	-10	20	19	-9	3	-8	-8	3	27	19	-52	7
66 +	-12	-14	2	-7	-21	-5	-16	-8	-24	1	-59	0
Total	**261**	**426**	**450**	**143**	**-79**	**237**	**151**	**136**	**22**	**197**	**-767**	**43**

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 data[15], 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 Laramie population by race and ethnicity is shown in Table III.15.4. The white population increased by 3.7 percent, representing 88.8 percent of the population in 2017, compared with the black population, which increased by 72.9 percent and accounted for 1.7 percent of the population. The Hispanic population represented 10.4 percent of the population, which increased from 3,202 to 3,788 people between 2010 and 2017, or by 18.3 percent.

Table III.15.4
Population by Race and Ethnicity
City of Laramie
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	27,571	89.5%	28,499	88.8%
Black	407	1.3%	540	1.7%
American Indian	207	0.7%	263	0.8%
Asian	996	3.2%	1,001	3.1%
Native Hawaiian/ Pacific Islander	20	0.1%	8	0%
Other	764	2.5%	593	1.8%
Two or More Races	851	2.8%	1,200	3.7%
Total	**30,816**	**100.0%**	**32,104**	**100.0%**
Non-Hispanic	27,976	90.8%	28,771	89.6%
Hispanic	2,840	9.2%	3,333	10.4%

The change in race and ethnicity between 2010 and 2017 is shown in Table III.15.5. During this time, the total non-Hispanic population was 28,771 persons in 2017. The Hispanic population was 3,333.

Table III.15.5
Population by Race and Ethnicity
City of Laramie
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	25,825	92.3%	26,006	90.4%
Black	377	1.3%	478	1.7%
American Indian	157	0.6%	258	0.9%
Asian	984	3.5%	982	3.4%
Native Hawaiian/ Pacific Islander	16	0.1%	8	0%
Other	44	0.2%	97	0.3%
Two or More Races	573	2.0%	942	3.3%
Total Non-Hispanic	**27,976**	**100.0%**	**28,771**	**100.0%**
Hispanic				
White	1,746	61.5%	2,493	74.8%
Black	30	1.1%	62	1.9%
American Indian	50	1.8%	5	0.2%
Asian	12	0.4%	19	0.6%
Native Hawaiian/ Pacific Islander	4	0.1%	0	0%
Other	720	25.4%	496	14.9%
Two or More Races	278	9.8%	258	7.7%
Total Non-Hispanic	**2,840**	**100.0**	**3,333**	**100.0%**
Total Population	**30,816**	**100.0%**	**32,104**	**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.15.6, between 2000 and 2010, the institutionalized population changed -41.4 percent in City of Laramie, from 133 people in 2000 to 78 in 2010. The non-institutionalized population changed -5.9%, from 2,229 in 2000 to 2,098 in 2010.

Table III.15.6
Group Quarters Population
City of Laramie
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	24.1%	0	0%	-100.0%
Juvenile Facilities	.	.	8	10.3%	.
Nursing Homes	101	75.9%	70	89.7%	-30.7%
Other Institutions	0	0%	0	0%	0%
Total	**133**	**100.0%**	**78**	**100.0%**	**-41.4%**
Non-Institutionalized					
College Dormitories	2,157	96.8%	1,986	94.7%	-7.9%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	72	3.2%	112	5.3%	55.6%
Total	**2,229**	**100.0%**	**2,098**	**100.0%**	**-5.9%**
Group Quarters Population	**2,362**	**100.0%**	**2,176**	**100.0%**	**-7.9%**

Foreign Born Populations

The number of foreign born persons is shown in Table III.15.7. An estimated 1.2 percent of the population was born in Mexico, some 1.0 percent were born in China excluding Hong Kong and Taiwan, and another 0.4 percent were born in U K excluding England Scotland .

Table III.15.7
Place of Birth for the Foreign-Born Population
City of Laramie
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	384	1.2%
#2 country of origin	China excluding Hong Kong and Taiwan	322	1.0%
#3 country of origin	U K excluding England Scotland	130	0.4%
#4 country of origin	Germany	110	0.3%
#5 country of origin	India	110	0.3%
#6 country of origin	Nepal	109	0.3%
#7 country of origin	Kenya	93	0.3%
#8 country of origin	Egypt	72	0.2%
#9 country of origin	Saudi Arabia	68	0.2%
#10 country of origin	Ghana	59	0.2%

Limited English Proficiency and the language spoken at home are shown in Table III.15.8. An estimated 1.6 percent (484 people) of the population speaks Spanish at home, followed by 0.6 percent (175 people) speaking Other Indo-European languages

Table III.15.8
Limited English Proficiency and Language Spoken at Home
City of Laramie
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	484	1.6%
#2 LEP Language	Other Indo-European languages	175	0.6%
#3 LEP Language	Chinese	125	0.4%
#4 LEP Language	Arabic	65	0.2%
#5 LEP Language	Other Asian and Pacific Island languages	55	0.2%
#6 LEP Language	Other and unspecified languages	38	0.1%
#7 LEP Language	Korean	17	0.1%
#8 LEP Language	French, Haitian, or Cajun	5	0%
#9 LEP Language	German or other West Germanic languages	4	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.15.9. The disability rate for females was 10.1 percent, compared to 8.0 percent for males. The disability rate grew precipitously higher with age, with 49.1 percent of those over 75 experiencing a disability.

Table III.15.9
Disability by Age
City of Laramie
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	88	4.7%	35	2.2%	123	3.5%
18 to 34	460	5.3%	445	6.0%	905	5.6%
35 to 64	453	11.1%	491	12.0%	944	11.6%
65 to 74	164	25.0%	223	27.7%	387	26.5%
75 or Older	173	38.1%	349	57.2%	522	49.1%
Total	**1,338**	**8.0%**	**1,543**	**10.1%**	**2,881**	**9.0%**

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.15.10. Some 4.2 percent have an ambulatory disability, 3.0 percent have an independent living disability, and 1.3 percent have a self-care disability.

Table III.15.10
Total Disabilities Tallied: Aged 5 and Older
City of Laramie
2017 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	893	2.8%
Vision disability	687	2.2%
Cognitive disability	1,314	4.3%
Ambulatory disability	1,282	4.2%
Self-Care disability	384	1.3%
Independent living disability	806	3.0%

Education and Employment

Education and employment data from the City of Laramie 2017 Five-Year ACS is presented in Table III.15.11, Table III.15.12, and Table III.15.13. In 2017, 18,894 people were in the labor force, including 17,946 employed and 948 unemployed people. The unemployment rate for City of Laramie was estimated at 5.0 percent in 2017.

Table III.15.11
Employment, Labor Force and Unemployment
City of Laramie
2017 Five-Year ACS Data

Employment Status	2017 Five-Year ACS
Employed	17,946
Unemployed	948
Labor Force	**18,894**
Unemployment Rate	5.0%

Table III.15.12 and Table III.15.13 show educational attainment in City of Laramie. In 2017, 97.1 percent of households had a high school education or greater, including 15.0 percent with a high school diploma or equivalent, 46.1 percent with some college, 21.8 percent with a Bachelor's Degree, and 13.8 percent with a graduate or professional degree.

Table III.15.12
High School or Greater Education
City of Laramie
2017 Five-Year ACS Data

Education Level	Households
High School or Greater	13,083
Total Households	13,468
Percent High School or Above	**97.1%**

Table III.15.13
Educational Attainment
City of Laramie
2017 Five-Year ACS Data

Education Level	Population	Percent
Less Than High School	847	3.1%
High School or Equivalent	4,050	15.0%
Some College or Associates Degree	12,429	46.1%
Bachelor's Degree	5,885	21.8%
Graduate or Professional Degree	3,726	13.8%
Total Population Above 18 years	**26,937**	**100.0%**

ECONOMICS

Labor Force

Table III.15.14 shows the labor force statistics for Laramie city from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1999 with a rate of 1.7 percent. The highest level of unemployment occurred during 1990 rising to a rate of 5.2 percent. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 percent in 2010. Over the last year, the unemployment rate in Laramie city increased from 2.8 percent in 2017 to 3.1 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.15.14
Labor Force Statistics
Laramie city
1990 - 2018 BLS Data

Year	City of Laramie				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	741	13,626	14,367	5.2%	5.3%
1991	478	13,502	13,980	3.4%	5.2%
1992	383	13,364	13,747	2.8%	5.6%
1993	342	12,840	13,182	2.6%	5.3%
1994	343	13,651	13,994	2.5%	5.0%
1995	304	14,091	14,395	2.1%	4.8%
1996	263	14,346	14,609	1.8%	4.9%
1997	275	14,176	14,451	1.9%	4.8%
1998	300	14,760	15,060	2.0%	4.7%
1999	268	15,505	15,773	1.7%	4.6%
2000	520	14,917	15,437	3.4%	3.9%
2001	529	15,073	15,602	3.4%	3.8%
2002	503	14,992	15,495	3.2%	4.0%
2003	510	15,334	15,844	3.2%	4.3%
2004	484	16,254	16,738	2.9%	3.8%
2005	445	15,904	16,349	2.7%	3.6%
2006	406	15,305	15,711	2.6%	3.2%
2007	373	15,273	15,646	2.4%	2.8%
2008	398	15,567	15,965	2.5%	3.1%
2009	614	16,063	16,677	3.7%	6.3%
2010	715	17,194	17,909	4.0%	6.4%
2011	676	17,605	18,281	3.7%	5.8%
2012	677	16,727	17,404	3.9%	5.3%
2013	607	16,790	17,397	3.5%	4.7%
2014	556	16,623	17,179	3.2%	4.1%
2015	515	16,803	17,318	3.0%	4.3%
2016	534	17,052	17,586	3.0%	5.3%
2017	470	16,614	17,084	2.8%	4.2%
2018	529	16,414	16,943	3.1%	4.1%

Diagram III.15.4 shows the employment and labor force for Laramie city. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 16,414 persons, with the labor force reaching 16,943, indicating there were a total of 529 unemployed persons.

Diagram III.15.4
Employment and Labor Force
Laramie city
1990 – 2017 BLS Data

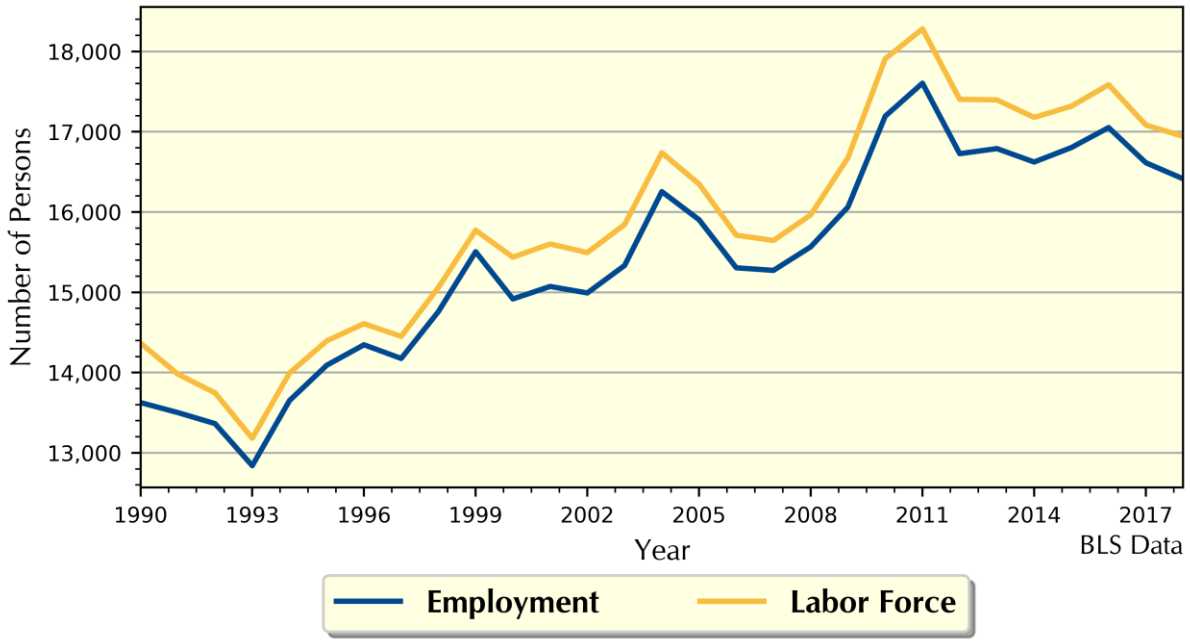
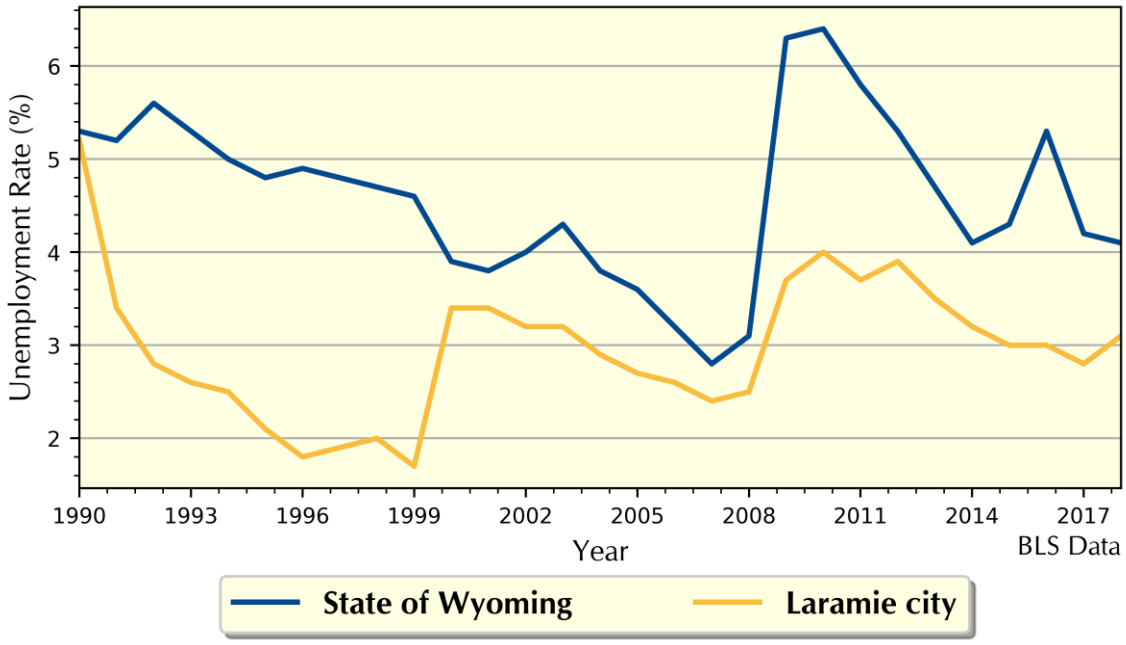


Diagram III.15.5 shows the unemployment rate for both the State and Laramie city. During the 1990's the average rate for Laramie city was 2.6 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.0 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 3.4 percent. Over the course of the entire period the Laramie city had an average unemployment rate that lower than the State, 3.0 percent for Laramie city, versus 4.6 statewide.

Diagram III.15.5
Annual Unemployment Rate
Laramie city



County Level Earnings and Employment

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies. Table III.15.15 shows the total employment by industry for the Albany County. The most recent estimates show the government and government enterprises industry was the largest employer in Albany County, with employment reaching 8,173 jobs in 2017. Between 2016 and 2017 the utilities industry saw the largest percentage increase, rising by 18.2 percent to 52 jobs.

Table III.15.15
Employment by Industry
Albany County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	516	543	553	552	554	571	573	593	3.5
Forestry, fishing, related activities, and other	113	115	111	123	132	105	112	108.0	-3.6
Mining	151	139	192	215	241	266	232	247	6.5
Utilities	36	37	36	36	38	42	44	52	18.2
Construction	1,134	0	0	943	1,027	1,105	1,177	1,208	2.6
Manufacturing	410	415	409	404	403	457	513	536	4.5
Wholesale trade	198	203	195	215	197	214	228	240	5.3
Retail trade	2,144	2,134	2,087	2,134	2,121	2,154	2,171	2,130	-1.9
Transportation and warehousing	275	282	288	303	299	324	304	333	9.5
Information	201	208	202	203	200	178	192	186	-3.1
Finance and insurance	788	837	822	892	811	849	884	928	5.0
Real estate and rental and leasing	987	1,059	1,075	1,048	1,061	1,093	1,132	1,168	3.2
Professional and technical services	1,402	1,372	1,396	1,367	1,445	1,467	1,419	1,415	-0.3
Management of companies and enterprises	0	0	0	0	0	17	0	0	0
Administrative and waste services	0	0	0	0	0	557	0	0	0
Educational services	621	558	511	524	515	430	409	401	-2.0
Health care and social assistance	1,939	2,014	1,965	1,961	1,901	1,905	1,960	1,866	-4.8
Arts, entertainment, and recreation	440	476	454	460	467	441	490	479	-2.2
Accommodation and food services	1,881	1,936	2,004	2,075	2,109	2,081	2,051	2,054	0.1
Other services, except public administration	882	919	902	926	883	947	976	959	-1.7
Government and government enterprises	8,008	8,124	8,297	8,281	8,204	8,409	8,386	8,173	-2.5
Total	**22,700**	**23,042**	**22,997**	**23,207**	**23,181**	**23,612**	**23,902**	**23,708**	**-0.8**

Table III.15.16 shows the real average earnings per job by industry for Albany County. In 2017, the wholesale trade industry had the highest average earnings reaching 68,668 dollars. Between 2016 and 2017 the forestry, fishing, and related activities industry saw the largest percentage increase, rising by 20.9 percent to 20,452 dollars.

Table III.15.16
Real Earnings Per Job by Industry
Albany County
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	5,073	27,571	17,961	33,903	49,614	47,852	32,878	25,111	-23.6
Forestry, fishing, related activities, and other	10,875	17,227	19,114	14,844	18,445	15,881	16,914	20,452	20.9
Mining	21,867	34,057	32,191	34,291	39,069	33,155	28,224	29,395	4.1
Utilities	102,121	105,536	96,896	99,775	101,587	91,045	85,585	68,082	-20.5
Construction	47,218	0	0	52,265	49,756	54,223	51,896	52,318	0.8
Manufacturing	50,402	49,697	52,263	50,866	51,871	47,726	48,350	48,146	-0.4
Wholesale trade	50,459	47,039	48,418	45,230	55,112	61,270	65,061	68,668	5.5
Retail trade	28,203	28,655	28,338	27,561	28,543	29,134	29,662	28,871	-2.7
Transportation and warehousing	62,554	67,156	63,434	73,951	67,431	64,219	56,192	57,815	2.9
Information	46,026	41,505	39,466	37,066	37,698	36,621	31,732	34,702	9.4
Finance and insurance	45,688	42,092	43,337	41,913	44,945	42,480	42,702	41,438	-3.0
Real estate and rental and leasing	21,092	23,139	22,546	21,834	21,490	21,453	21,279	18,586	-12.7
Professional and technical services	54,107	58,396	58,055	56,478	53,085	53,599	51,301	52,163	1.7
Management of companies and enterprises	0	0	0	0	0	-20,820	0	0	0
Administrative and waste services	0	0	0	0	0	28,516	0	0	0
Educational services	35,374	38,141	35,421	34,036	30,671	28,202	26,605	26,085	-2.0
Health care and social assistance	46,102	45,621	45,421	44,447	44,155	45,137	43,223	43,804	1.3
Arts, entertainment, and recreation	9,945	9,924	9,597	7,596	8,752	7,503	6,294	6,731	6.9
Accommodation and food services	18,328	17,997	18,378	18,365	18,591	18,896	19,465	19,740	1.4
Other services, except public administration	33,422	31,479	32,410	30,695	32,720	33,764	34,228	35,342	3.3
Government and government enterprises	60,071	58,553	57,581	61,865	63,311	62,550	62,974	63,903	1.5
Total	**43,440**	**44,179**	**43,361**	**44,739**	**45,552**	**45,694**	**44,774**	**44,739**	**-0.1**

Diagram III.15.6 shows real average earnings per job for Albany County from 1990 to 2017. Over this period the average earning per job for Albany County was 38,274 dollars, which was lower than the statewide average of 46,885 dollars over the same period.

Diagram III.15.6
Real Average Earnings Per Job
Albany County

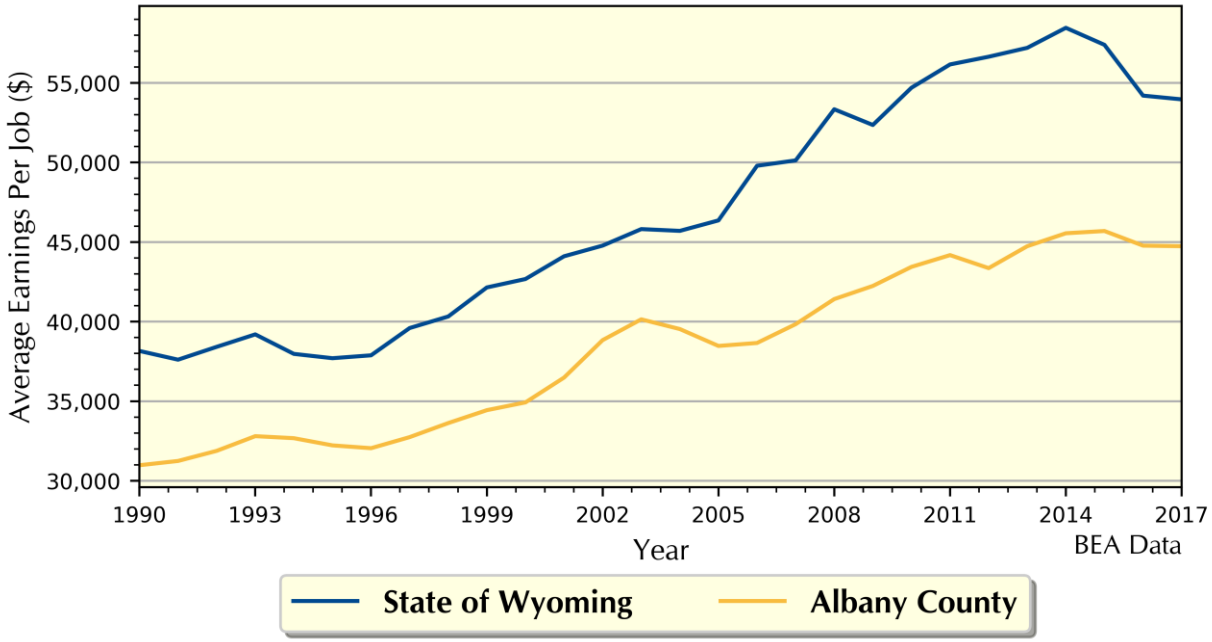
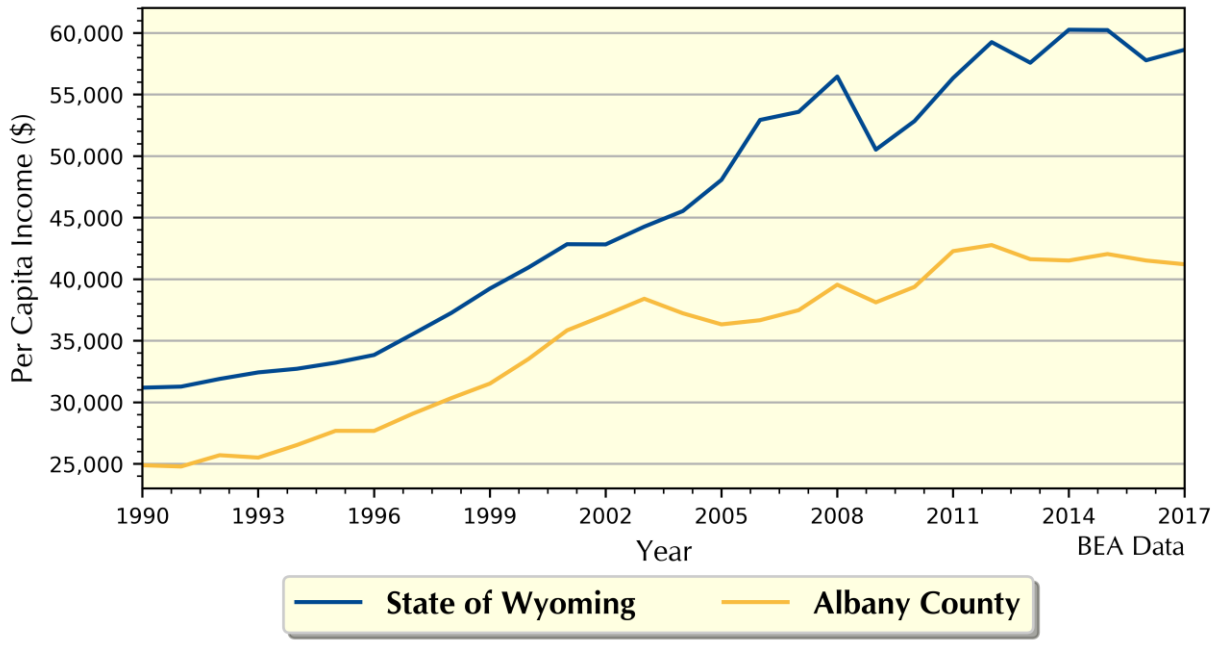


Diagram III.15.7 shows real per capita income for the Albany County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Albany County was 34,868 dollars, which was lower than the statewide average of 45,699 dollars over the same period.

Diagram III.15.7
Real Per Capita Income
Albany 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 7,096 in 2010 to 7075.0 in 2017, with the poverty rate reaching 19.5 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.15.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.15.8 on the following page.

The rate of poverty for Albany County is shown in Table III.15.18. In 2017, there were an estimated 7,764 people (26.0 percent) living in poverty, compared to 22.6 percent living in poverty in 2000. In 2017, some 4.4 percent of those in poverty were under age 6 and 3.1 percent were 65 or older.

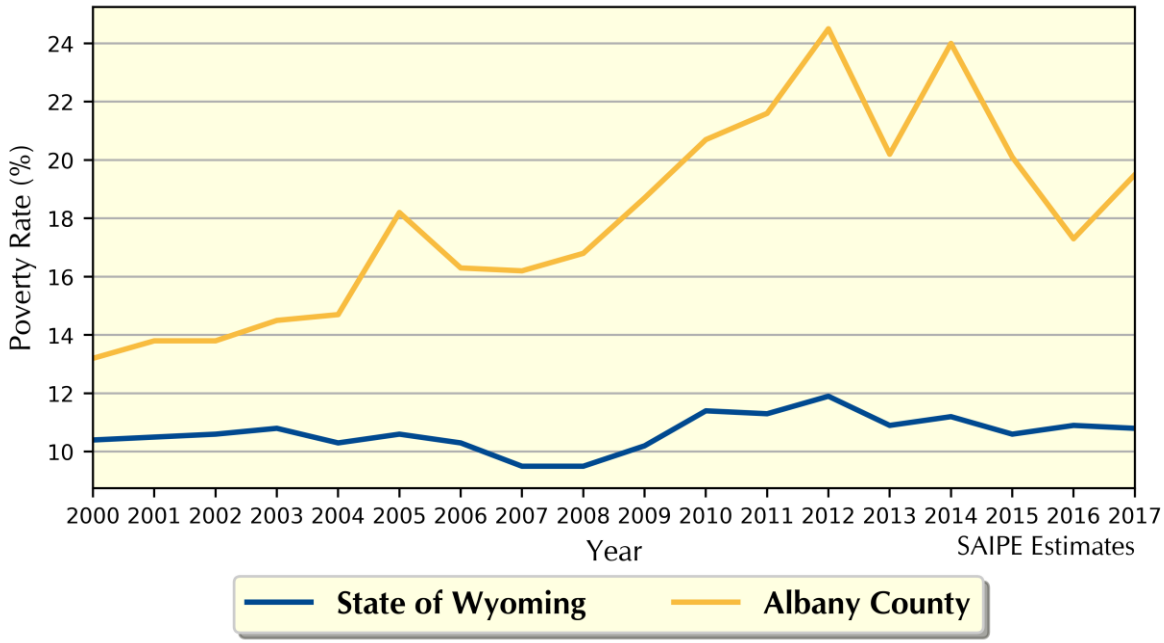
Table III.15.17
Persons in Poverty
Albany County
2000–2017 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	3,904	13.2%
2001	4,073	13.8%
2002	4,103	13.8%
2003	4,244	14.5%
2004	4,232	14.7%
2005	5,167	18.2%
2006	4,556	16.3%
2007	4,839	16.2%
2008	5,084	16.8%
2009	5,881	18.7%
2010	7,096	20.7%
2011	7,511	21.6%
2012	8,559	24.5%
2013	7,110	20.2%
2014	8,547	24.0%
2015	7,181	20.1%
2016	6,229	17.3%
2017	7,075	19.5%

Table III.15.18
Poverty by Age
City of Laramie
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	316	5.6%	343	4.4%
6 to 17	447	8.0%	271	3.5%
18 to 64	4,684	83.4%	6,910	89.0%
65 or Older	171	3.0%	240	3.1%
Total	**5,618**	**100.0%**	**7,764**	**100.0%**
Poverty Rate	**22.6%**	**.**	**26.0%**	**.**

Diagram III.15.8
Poverty Rates
Albany 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 Laramie increased from 40 authorizations in 2017 to 51 in 2018.

The real value of single-family building permits increased from 162,295 dollars in 2016 to 172,303 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.15.19, as well as in Diagram III.15.9 and Diagram III.15.10.

Table III.15.19
Building Permits and Valuation
City of Laramie
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	124	4	4	6	138	88,091	52,219
1981	121	8	19	80	228	81,616	65,520
1982	92	8	28	134	262	71,792	21,945
1983	138	2	103	47	290	71,484	26,259
1984	54	0	47	78	179	84,754	22,710
1985	29	2	0	76	107	117,223	17,215
1986	13	0	0	0	13	80,767	0
1987	11	0	0	8	19	106,881	28,340
1988	11	2	0	0	13	188,434	0
1989	15	0	0	0	15	166,500	0
1990	12	0	4	8	24	150,457	36,755
1991	26	0	0	16	42	132,356	29,853
1992	28	0	16	0	44	160,848	0
1993	28	0	4	0	32	167,027	0
1994	44	0	39	69	152	171,093	39,545
1995	41	4	20	48	113	183,166	44,969
1996	45	2	12	12	71	159,062	66,436
1997	40	4	52	0	96	190,329	0
1998	32	4	4	34	74	193,875	49,255
1999	36	0	12	92	140	218,161	60,611
2000	39	2	0	0	41	185,659	0
2001	58	0	4	144	206	146,277	75,304
2002	80	2	8	0	90	142,990	0
2003	119	2	28	48	197	150,484	57,745
2004	130	2	16	182	330	172,019	53,562
2005	108	0	110	292	510	147,717	81,274
2006	77	6	92	75	250	164,371	77,674
2007	113	0	24	48	185	173,027	81,364
2008	86	0	18	12	116	182,700	69,266
2009	72	0	4	25	101	181,628	73,196
2010	90	0	0	32	122	179,101	67,253
2011	82	0	0	318	400	159,698	75,050
2012	63	0	0	87	150	138,747	58,764
2013	63	2	0	12	77	169,141	86,883
2014	51	0	0	0	51	175,486	0
2015	65	0	0	20	85	160,507	43,295
2016	60	4	0	24	88	162,295	32,003
2017	40	0	0	8	48	172,303	112,230
2018	51	0	0	47	98	196,867	118,059

Diagram III.15.9
Single-Family Permits
City of Laramie

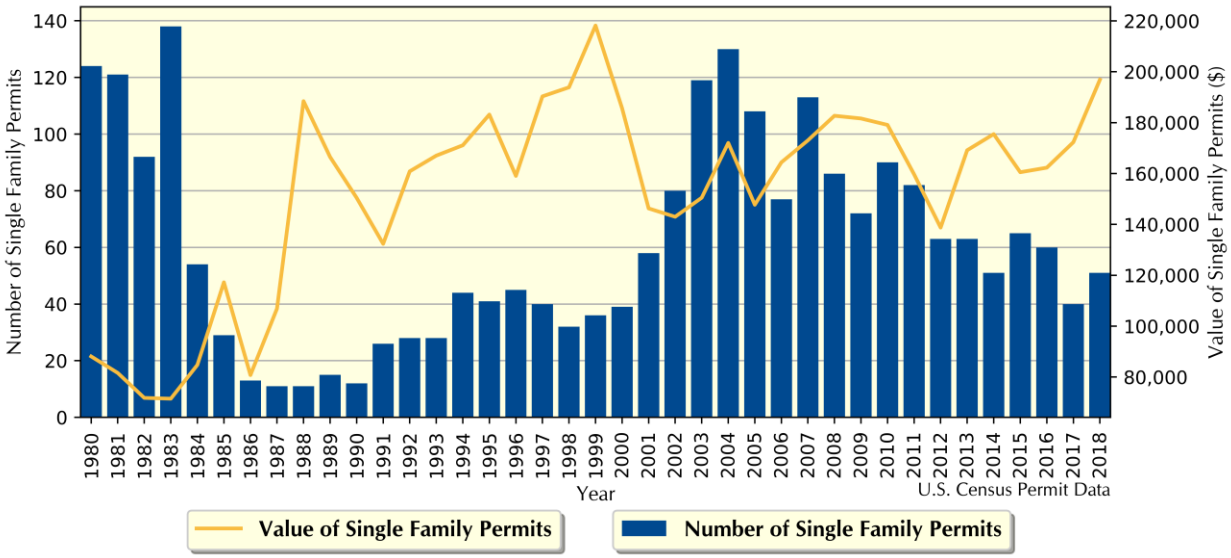
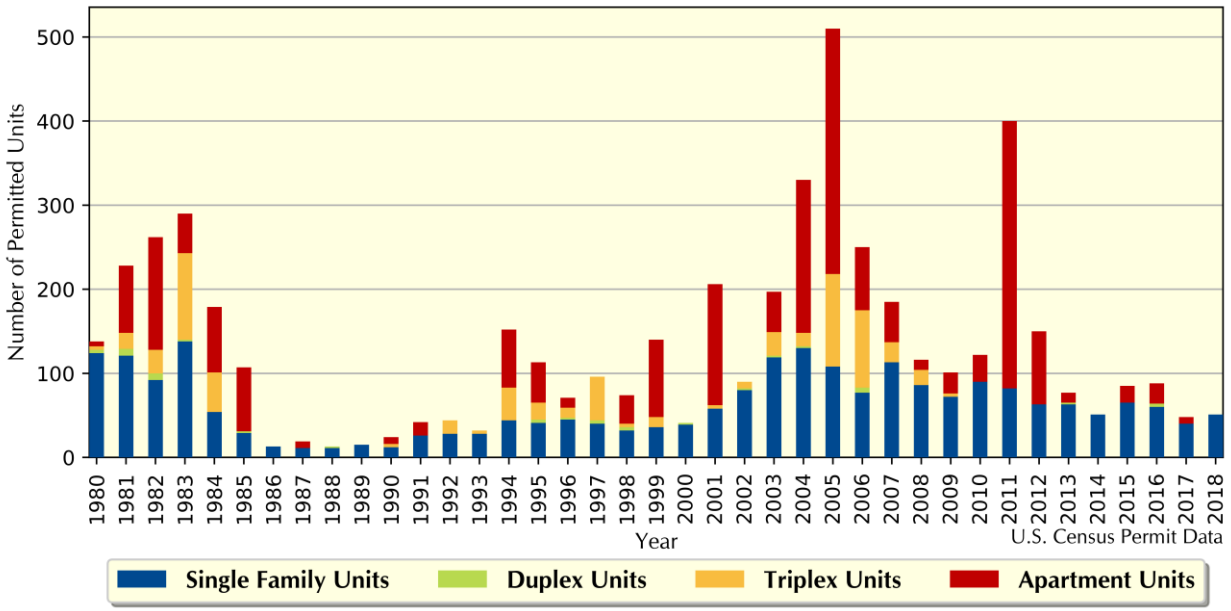


Diagram III.15.10
Total Permits by Unit Type
City of Laramie



Housing Characteristics

Households by type and tenure are shown in Table III.15.20. Family households represented 44.1 percent of households, while non-family households accounted for 55.9 percent. These changed from 43.6 percent and 56.4 percent, respectively.

Table III.15.20
Household Type by Tenure
City of Laramie
2010 Census SF1 & 2017 Five-Year ACS Data

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	5,843	43.6%	5,944	44.1%
Married-Couple Family	4,418	75.6%	4,825	81.2%
Owner-Occupied	3,228	73.1%	3,502	72.6%
Renter-Occupied	1,190	26.9%	1,323	27.4%
Other Family	1,425	24.4%	1,119	24.0%
Male Householder, No Spouse Present	501	35.2%	501	44.8%
Owner-Occupied	235	46.9%	159	31.7%
Renter-Occupied	266	53.1%	342	68.3%
Female Householder, No Spouse Present	924	64.8%	618	82.6%
Owner-Occupied	398	43.1%	249	40.3%
Renter-Occupied	526	56.9%	369	59.7%
Non-Family Households	7,551	56.4%	7,524	55.9%
Owner-Occupied	2,153	28.5%	1,949	25.9%
Renter-Occupied	5,398	71.5%	5,575	74.1%
Total	**13,394**	**100.0%**	**13,468**	**100.0%**

Table III.15.21 below shows housing units by type in 2010 and 2017. In 2010, there were 14,178 housing units, compared with 15,104 in 2017. Single-family units accounted for 50.1 percent of units in 2017, compared to 51.1 in 2010. Apartment units accounted for 26.5 percent in 2017, compared to 19.3 percent in 2010.

Table III.15.21
Housing Units by Type
City of Laramie
2010 & 2017 Five-Year ACS Data

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	7,245	51.1%	7,564	50.1%
Duplex	1,220	8.6%	809	5.4%
Tri- or Four-Plex	1,687	11.9%	1,770	11.7%
Apartment	2,731	19.3%	4,007	26.5%
Mobile Home	1,295	9.1%	943	6.2%
Boat, RV, Van, Etc.	0	0%	11	0.1%
Total	**14,178**	**100.0%**	**15,104**	**100.0%**

Table III.15.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 15,104 housing units. An estimated 43.5 percent were owner-occupied, and 10.8 percent were vacant.

Table III.15.22
Housing Units by Tenure
City of Laramie
2010 Census & 2017 Five-Year ACS Data

Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	13,394	93.6%	13,468	89.2%
Owner-Occupied	6,014	44.9%	5,859	43.5%
Renter-Occupied	7,380	55.1%	7,609	56.5%
Vacant Housing Units	913	6.4%	1,636	10.8%
Total Housing Units	**14,307**	**100.0%**	**15,104**	**100.0%**

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.15.23. Households earning more than 100,000 dollars per year represented 16.4 percent of households in 2017, compared to 14.4 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 19.0 percent of households in 2017, compared to 21.6 percent in 2000.

Table III.15.23
Households by Income
City of Laramie
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	2,661	21.6%	2,561	19.0%
$15,000 to $19,999	794	6.4%	955	7.1%
$20,000 to $24,999	840	6.8%	807	6.0%
$25,000 to $34,999	1,455	11.8%	1,613	12.0%
$35,000 to $49,999	1,567	12.7%	1,738	12.9%
$50,000 to $74,999	1,836	14.9%	2,268	16.8%
$75,000 to $99,999	1,390	11.3%	1,313	9.7%
$100,000 or More	1,775	14.4%	2,213	16.4%
Total	**12,318**	**100.0%**	**13,468**	**100.0%**

Table III.15.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 9.8 percent of households in 2010 and 18.7 percent of households in 2017. Housing units built in 1939 or earlier represented 15.4 percent of households in 2017 and 16.2 percent of households in 2010.

Table III.15.24
Households by Year Home Built
City of Laramie
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	2,001	16.2%	2,074	15.4%
1940 to 1949	508	4.1%	512	3.8%
1950 to 1959	1,648	13.4%	1,315	9.8%
1960 to 1969	1,506	12.2%	1,314	9.8%
1970 to 1979	2,524	20.5%	2,257	16.8%
1980 to 1989	1,704	13.8%	1,152	8.6%
1990 to 1999	1,219	9.9%	1,559	11.6%
2000 to 2009	1,208	9.8%	2,523	18.7%
2010 or Later	.	.	762	5.7%
Total	**12,318**	**100.0%**	**13,468**	**100.0%**

The distribution of unit types by race are shown in Table III.15.25. An estimated 55.2 percent of white households occupy single-family homes, while 21.5 percent of black households do. Some 21.8 percent of white households occupied apartments, while 66.7 percent of black households do. An estimated 36.9 percent of Asian, and 42.9 percent of American Indian households occupy single-family homes.

Table III.15.25
Distribution of Units in Structure by Race
City of Laramie
2017 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	55.2%	21.5%	42.9%	36.9%	0%	51.4%	28.5%
Duplex	5.0%	2.5%	0%	0%	0%	6.1%	5.8%
Tri- or Four-Plex	11.7%	9.3%	0%	12.8%	0%	0%	23.8%
Apartment	21.8%	66.7%	0%	50.3%	0%	23.2%	32.2%
Mobile Home	6.2%	0%	57.1%	0%	0%	19.3%	9.7%
Boat, RV, Van, Etc.	0.1%	0%	0%	0%	0%	0%	0%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

The disposition of vacant units between 2010 and 2017 are shown in Table III.15.26. By 2017, for rent units accounted for 41.1 percent of vacant units, while for sale units accounted for 5.2 percent. "Other" vacant units accounted for 27.7 percent of vacant units, representing a total of 453 "other" vacant units.

Table III.15.26
Disposition of Vacant Housing Units
City of Laramie
2010 Census & 2017 Five-Year ACS Data

Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	334	36.6%	672	41.1%
For Sale	101	11.1%	85	5.2%
Rented Not Occupied	26	2.8%	263	16.1%
Sold Not Occupied	29	3.2%	0	0%
For Seasonal, Recreational, or Occasional Use	97	10.6%	163	10.0%
For Migrant Workers	0	0%	0	0%
Other Vacant	326	35.7%	453	27.7%
Total	**913**	**100.0%**	**1,636**	**100.0%**

Table III.15.27, below shows the number of households in the county by number of bedrooms and tenure. There were 587 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 11.4 percent of total households in City of Laramie. In City of Laramie the 4,197 households with three bedrooms accounted for 30.6 percent of all households,and there were only 837 five-bedroom or more households, which accounted for 20.2 percent of all households.

Table III.15.27
Households by Number of Bedrooms
City of Laramie
2017 5-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	19	587	674	100.0
One	141	1,343	1,727	4.5
Two	962	2,885	4,615	11.4
Three	2,357	1,634	4,197	30.6
Four	1,726	1,015	3,054	27.8
Five or more	654	145	837	20.2
Total	**13,468**	**7,609**	**15,104**	**100.0**

The age of a structure influences its value. As shown in Table III.15.28, structures built in 1939 or earlier had a median value of, 181,900 while structures built between 1950 and 1959 had a median value of 198,400 and those built between 1990 to 1999 had a median value of 143,200. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of 358,200 and, 492,900 respectively. The total median value in City of Laramie was 210,600.

Table III.15.28
Owner Occupied Median Value by Year Structure Built
City of Laramie
2017 5-Year ACS Data

Year Structure Built	Median Value
1939 or earlier	181,900
1940 to 1949	191,800
1950 to 1959	198,400
1960 to 1969	232,300
1970 to 1979	199,400
1980 to 1989	205,500
1990 to 1999	143,200
2000 to 2009	256,600
2010 to 2013	358,200
2014 or later	492,900
Median Value	**210,600**

Household mortgage status is reported in Table III.15.29. In, City of Laramie households with a mortgage accounted for 61.7 percent of all households or 3,615 housing units, and the remaining 54.7 percent or 3,207 units had no mortgage. Of those units with a mortgage, 408 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 3,207 or 54.7 percent had no second mortgage or no home equity loan.

Table III.15.29
Mortgage Status
City of Laramie
2017 5-Year ACS Data

Mortgage Status	City of Laramie	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	3,615	61.7
With either a second mortgage or home equity loan, but not both	408	7.0
Second mortgage only	205	3.5
Home equity loan only	203	3.5
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	3,207	54.7
Housing units without a mortgage	2,244	38.3
Total	5,859	100.0%

Table III.15.30 lists the City of Laramie median rent as $682 and the median home value as $210,600.

Table III.15.30
Median Rent
City of Laramie
2017 5-Year ACS Data

Place	Rent
Median Rent	$682
Median Home Value	$210,600

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.15.31. In 2017, an estimated 0.8 percent of households were overcrowded, and an additional 1.8 percent were severely overcrowded.

Table III.15.31
Overcrowding and Severe Overcrowding
City of Laramie
2010 & 2017 Five-Year ACS Data

Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2010 Five-Year ACS	5,948	99.2%	48	0.8%	0	0%	5,996
2017 Five-Year ACS	5,830	99.5%	29	0.5%	0	0%	5,859
Renter							
2010 Five-Year ACS	6,261	99.0%	12	0.2%	49	0.8%	6,322
2017 Five-Year ACS	7,286	95.8%	75	1.0%	248	3.3%	7,609
Total							
2010 Five-Year ACS	12,209	99.1%	60	0.5%	49	0.4%	12,318
2017 Five-Year ACS	13,116	97.4%	104	0.8%	248	1.8%	13,468

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 7 households with incomplete plumbing facilities in 2017, representing 0.1 percent of households in City of Laramie. This is compared to 0.2 percent of households lacking complete plumbing facilities in 2010.

Table III.15.32
Households with Incomplete Plumbing Facilities
City of Laramie
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	12,288	13,461
Lacking Complete Plumbing Facilities	30	7
Total Households	**12,318**	**13,468**
Percent Lacking	**0.2%**	**0.1%**

There were 61 households lacking complete kitchen facilities in 2017, compared to 65 households in 2010. This was a change from 0.5 percent of households in 2010 to 0.5 percent in 2017.

Table III.15.33
Households with Incomplete Kitchen Facilities
City of Laramie
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	12,253	13,407
Lacking Complete Kitchen Facilities	65	61
Total Households	**12,318**	**13,468**
Percent Lacking	**0.5%**	**0.5%**

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 Laramie 17.9 percent of households had a cost burden and 20.6 percent had a severe cost burden. Some 22.7 percent of renters were cost burdened, and 31.7 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 5.3 percent and a severe cost burden rate of 2.1 percent. Owner occupied households with a mortgage had a cost burden rate of 15.6 percent, and severe cost burden at 8.6 percent.

Table III.15.34
Cost Burden and Severe Cost Burden by Tenure
City of Laramie
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	2,648	67.7%	779	19.9%	485	12.4%	0	0%	3,912
2017 Five-Year ACS	2,738	75.7%	565	15.6%	312	8.6%	0	0%	3,615
Owner Without a Mortgage									
2010 Five-Year ACS	1,859	89.2%	124	6.0%	93	4.5%	8	0.4%	2,084
2017 Five-Year ACS	2,079	92.6%	118	5.3%	47	2.1%	0	0%	2,244
Renter									
2010 Five-Year ACS	2,568	40.6%	1,111	17.6%	2,180	34.5%	463	7.3%	6,322
2017 Five-Year ACS	3,051	40.1%	1,724	22.7%	2,412	31.7%	422	5.5%	7,609
Total									
2010 Five-Year ACS	7,075	57.4%	2,014	16.4%	2,758	22.4%	471	3.8%	12,318
2017 Five-Year ACS	7,868	58.4%	2,407	17.9%	2,771	20.6%	422	3.1%	13,468

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.15.35 shows that the HUD estimated MFI for Albany County was $71,000 in 2018. This compared to Wyoming's MFI of $79,600. Diagram III.15.11, illustrates the estimated MFI for 2000 through 2018 in Albany County.

Table III.15.35
Median Family Income
Albany County
2000–2018 HUD MFI

Year	MFI	State of Wyoming MFI
2000	43,000	44,700
2001	43,500	45,500
2002	45,200	47,200
2003	50,600	51,600
2004	53,600	54,500
2005	54,050	55,250
2006	57,400	58,800
2007	56,700	58,800
2008	58,100	59,450
2009	63,200	63,900
2010	67,000	66,100
2011	71,100	66,800
2012	72,100	67,700
2013	74,500	70,000
2014	73,700	71,400
2015	72,500	72,400
2016	69,700	73,300
2017	68,300	74,700
2018	71,000	79,600

Table III.15.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 545 owner-occupied and 1,700 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 425 owner-occupied 2,605 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 7,350 households without a housing problem.

Diagram III.15.11
Estimated Median Family Income
Albany County vs. Wyoming
HUD Data: 2000 - 2019

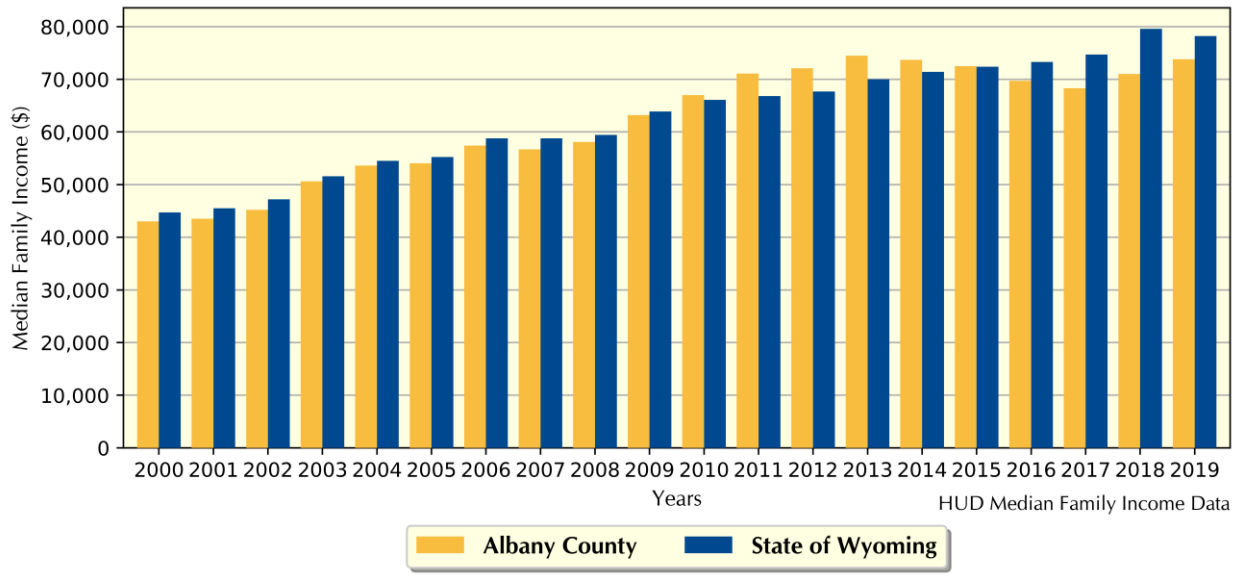


Table III.15.36
Housing Problems by Income and Tenure
City of Laramie
2010–2018 HUD CHAS Data

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	10	0	0	0	10
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	20	0	15	0	45
Housing cost burden greater than 50% of income (and none of the above problems)	335	45	20	25	0	425
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	80	90	180	125	70	545
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
Has none of the 4 housing problems	30	200	620	595	3,035	4,480
Total	**459**	**365**	**820**	**760**	**3,105**	**5,509**
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	15	20	0	10	0	45
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	170	40	0	0	0	210
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	35	0	0	25	0	60
Housing cost burden greater than 50% of income (and none of the above problems)	2,290	245	70	0	0	2,605
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	525	815	315	30	15	1,700
Zero/negative income (and none of the above problems)	180	0	0	0	0	180
Has none of the 4 housing problems	110	425	775	790	770	2,870
Total	**3,325**	**1,545**	**1,160**	**855**	**785**	**7,670**
Total						
Lacking complete plumbing or kitchen facilities	15	30	0	10	0	55
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	170	40	0	0	0	210
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	45	20	0	40	0	105
Housing cost burden greater than 50% of income (and none of the above problems)	2,625	290	90	25	0	3,030
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	605	905	495	155	85	2,245
Zero/negative income (and none of the above problems)	184	0	0	0	0	184
Has none of the 4 housing problems	140	625	1,395	1,385	3,805	7,350
Total	**3,784**	**1,910**	**1,980**	**1,615**	**3,890**	**13,179**

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.15.37 presents some basic statistics about the completed surveys.

Table III.15.37
Survey of Rental Properties
City of Laramie
2019 Survey of Rental Properties

Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	135	3,219	5.3	172

Table III.15.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 199 single-family units in City of Laramie, with 6 of them available. This translates into a vacancy rate of 3.0 percent in City of Laramie, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 2,633 apartment units reported in the survey, with 146 of them available, which resulted in a vacancy rate of 5.5 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

Table III.15.38
Rental Vacancy Survey by Type
City of Laramie
2019 Survey of Rental Properties

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	199	6	3.0%
Apartments	2,633	146	5.5%
Mobile Homes	77	0	0%
"Other" Units	75	1	1.3%
Don't Know	111	15	13.5%
Total	**3,219**	**172**	**5.3%**

Table III.15.39, reports units by bedroom size. As can be seen there were 642 two bedroom apartment units and 178 three bedroom units. Overall, the 783 two bedroom units accounted for 24.3 percent of all units, and the 282 three bedroom units accounted for 8.8 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 1,622 units listed as "Don't Know". Additional details for additional unit types are reported.

Table III.15.39
Rental Units by Bedroom Size
City of Laramie
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	168	0	0	.	171
One	1	307	4	0	.	331
Two	36	642	28	28	.	783
Three	36	178	31	17	.	282
Four	12	14	0	0	.	27
Don't Know	107	1,324	14	30	111	1,622
Total	**199**	**2,633**	**77**	**75**	**111**	**3,219**

Table III.15.40 displays the vacancy rate of single-family units by the number of bedrooms. Two-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 2.8 percent.

Table III.15.41 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 5.9 percent.

Table III.15.40
Single-Family Units by Bedroom Size
City of Laramie
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	1	0	0%
Two	36	1	2.8%
Three	36	0	0%
Four	12	0	0%
Don't know	107	5	4.7%
Total	**199**	**6**	**3.0%**

Table III.15.41
Apartment Units by Bedroom Size
City of Laramie
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	168	7	4.2%
One	307	8	2.6%
Two	642	38	5.9%
Three	178	22	12.4%
Four	14	1	7.1%
Don't know	1,324	70	5.3%
Total	**2,633**	**146**	**5.5%**

Average market-rate rents by unit type are shown in Table III.15.42. 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.15.42
Average Market Rate Rents by Bedroom Size
City of Laramie
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$.	$486	$.	$.	$487
One	$550	$580	$480	$.	$570
Two	$892	$730	$691	$810	$776
Three	$1,150	$962	$793	$1,200	$1,053
Four	$1,400	$1,040	$.	$.	$1,294
Total	**$1151.2**	**$711.3**	**$726.7**	**$997.5**	**$888.5**

Table III.15.43 shows the average rental rates for assisted units by bedroom size and unit type. Since assistance is often based on income of the resident or other case by case determinations average assisted rents can vary across bedroom size.

Table III.15.43
Average Assisted Rate Rents by Bedroom Size
City of Laramie
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$0	$0	$0	$0	$0
One	$0	$544.0	$0	$0	$544.0
Two	$0	$653.0	$600.0	$0	$626.5
Three	$0	$752.0	$0	$0	$752.0
Four	$0	$0	$0	$0	$0
Total	**$1450.0**	**$649.7**	**$600.0**	**$0**	**$1174.9**

Table III.15.44 shows vacancy rates for single-family units by average rental rates for City of Laramie. The most common rent for single-family units was above 1,500 dollars and the units in this price range had a vacancy rate of 0 percent.

Table III.15.44
Single-Family Market Rate Rents by Vacancy Status
City of Laramie
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	19	1	5.3%
$750 to $999	17	0	0%
$1,000 to $1,249	66	5	7.6%
$1,250 to $1,499	84	0	0%
Above $1,500	9	0	0%
Missing	4	0	0%
Total	**199**	**6**	**3.0%**

The average rent and availability of apartment units is displayed in Table III.15.45. The most common rent for apartment rents was between 1,000 and 1,250 dollars and the units in this price range had a vacancy rate of 3.6 percent.

Table III.15.45
Apartment Market Rate Rents by Vacancy Status
City of Laramie
2019 Survey of Rental Properties

Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than $500	93	4	4.3%
$500 to $749	662	44	6.6%
$750 to $999	838	30	3.6%
$1,000 to $1,249	110	12	10.9%
$1,250 to $1,499	609	38	6.2%
Above $1,500	0	0	0%
Missing	321	18	5.6%
Total	**2,633**	**146**	**5.5%**

Respondents were asked if utilities are included in the rent and as shown in Table III.15.46, 86 respondents, or 72.9 percent, included some sort of utility in the rent.

Table III.15.46
Are there any utilities included with the rent?
City of Laramie
2019 Survey of Rental Properties

Period	Respondent
Yes	86
No	32
% Offering Utilities	**72.9%**

The type of utility included in the rent is shown in Table III.15.47. There were 632 respondents who included electricity, 621 respondents who included natural gas, 2,323 respondents who included water and sewer and 2,266 respondents included trash collection in the rent.

Table III.15.47
Which utilities are included with the rent?
City of Laramie
2019 Survey of Rental Properties

Type of Utility Provided	Respondent
Electricity	632
Natural Gas	621
Water/Sewer	2,323
Trash Collection	2,266

Perceived Need for Housing Units

Table III.15.48 shows the number of survey respondents who keep a waiting list. As can be seen 18 respondents said they keep a waitlist, with an estimated 85 number of persons on the wait list.

Table III.15.48
Do you keep a waiting list?
City of Laramie
2019A Survey of Rental Properties

Period	Respondent
Yes	18
No	100
Waitlist Size	**85**

Table III.15.49 shows the condition of rental units by unit type for City of Laramie. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported 1,727 units were in good condition, or 53.7 percent and 255 units, or 7.9 percent, being in average condition. Details by unit type and condition are displayed.

Table III.15.49
Condition by Unit Type
City of Laramie
2019A Survey of Rental Properties

Conditions	Units	Percent of Total
Poor	0	0%
Fair	12.0	0.4%
Average	255	7.9%
Good	1,727	53.7%
Excellent	882	27.4%
Don't Know	0	0%
Total	**3,219**	**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.15.50, 4 respondents said they would prefer more single family units, 10 respondents wanted more apartment units, and 31 respondents indicated they would prefer more units of any type.

Table III.15.50
If you had the opportunity to own/manage more units, how many would you prefer
City of Laramie
2019A Survey of Rental Properties

Unit Type	Respondents citing more units
Single family units	4
Duplex Units	2
Apartments	10
Mobile homes	1
Other	1
All types	31
Total	**49**

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

Table III.15.51
Households with Housing Problems by Income
City of Laramie
2011-2015 HUD CHAS Data

Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	425	3,030	3,455
30.1-50% HAMFI	160	1,115	1,275
50.1-80% HAMFI	200	380	580
80.1-95% HAMFI	125	70.0	195
95 – 115% HAMFI	105	0	105
115.1% HAMFI or more	4	15.0	19
Total	1,019	4,610	5,629
Without Housing Problems			
30% HAMFI or less	30	115	145
30.1-50% HAMFI	205	425	630
50.1-80% HAMFI	615	775	1,390
80.1-95% HAMFI	360	660	1,020
95 – 115% HAMFI	670	370	1,040
115.1% HAMFI or more	2,600	540	3,140
Total	4,480	2,885	7,365
Not Computed			
30% HAMFI or less	4.0	180.0	184
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	4.0	180.0	184
Total			
30% HAMFI or less	459	3,325	3,784
30.1-50% HAMFI	365	1,540	1,905
50.1-80% HAMFI	815	1,155	1,970
80.1-95% HAMFI	485	730	1,215
95 – 115% HAMFI	775	370	1,145
115.1% HAMFI or more	2,604	555	3,159
Total	**5,503**	**7,675**	**13,178**

horizon. As can be seen there were a total of 1,019 owner occupied and 4,610 renter occupied households experiencing a housing problem.

Table III.15.52 shows the total estimated housing by tenure for City of Laramie. As can be seen, in 2030 there are estimated to be a total of 6,454 owner and 8,272 renter occupied households or a total of 14,726 households. By 2050 there are estimated to be 6,946 owner, 8,853 renter for a total of 15,799 households in City of Laramie.

Table III.15.52
Total Estimated Housing Forecast
City of Laramie
Strong Growth Scenario

Year	Owner	Renter	Total
2017	5,772	7,712	13,484
2020	6,032	7,786	13,818
2025	6,254	8,040	14,294
2030	6,454	8,272	14,726
2035	6,624	8,474	15,098
2040	6,756	8,635	15,391
2045	6,861	8,759	15,620
2050	6,946	8,853	15,799

Table III.15.53, below shows the incremental housing demand for City of Laramie. 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 682 owner-occupied and 560 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 Laramie will see an additional 2,315 households, of which 592 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 346 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.15.53
Incremental Housing Demand Forecast
City of Laramie
Strong Growth Scenario

Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	0	22.0	40.0	57	71	82	91	98
30.1-50%	0	17.0	32.0	45	57	65	72	78
50.1-80%	0	39.0	71	101	126	146	161	174
80.1-95%	0	23.0	42.0	60	75	87	96	103
95.1-115%	0	37.0	68	96	120	139	153	165
115+%	0	123	228	323	403	466	515	556
Total	**0**	**260**	**482**	**682**	**852**	**984**	**1,089**	**1,174**
				Renter				
0-30%	0	32.0	142	243	330	400	454	494
30.1-50%	0	15.0	66	112	153	185	210	229
50.1-80%	0	11.0	49	84	115	139	158	172
80.1-95%	0	7.0	31.0	53.0	72	88	100	109
95.1-115%	0	4.0	16.0	27.0	37	44	50	55
115+%	0	5.0	24	40	55	67	76	83
Total	**0**	**74**	**328**	**560**	**762**	**923**	**1,047**	**1,141**
				Total				
0-30%	0	54.0	182	299	401	482	544	592
30.1-50%	0	32.0	98	158	209	250	282	307
50.1-80%	0	50	121	185	241	285	319	346
80.1-95%	0	30.0	74	113	148	175	196	212
95.1-115%	0	40.0	84	123	157	183	204	220
115+%	0	128	252	363	458	532	591	638
Total	**0**	**334**	**810**	**1,242**	**1,614**	**1,907**	**2,136**	**2,315**

Table III.15.54 shows the Incremental Total Housing Need Forecast for City of Laramie. 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 5,701 households, which represents all households with an unmet housing need that needs to be addressed, such as cost burden or sub-standard living conditions. In all future years, the incremental housing need forecast shows both existing need and need based on future demand by income. In 2050, there will be an estimated need for 2,243 owner and 5,773 renter occupied households for a total of 8,016 quality households.

Table III.15.54
Incremental Total Housing Need Forecast
City of Laramie
Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	446	467	486	503	517	528	537	544
30.1-50%	168	185	200	213	224	233	240	246
50.1-80%	210	248	281	311	336	356	371	384
80.1-95%	131	154	174	191	206	218	227	235
95.1-115%	110	147	178	206	230	249	263	275
115+%	4	127	232	327	407	470	520	560
Total	**1,069**	**1,329**	**1,551**	**1,751**	**1,921**	**2,053**	**2,158**	**2,243**
				Renter				
0-30%	3,045	3,077	3,187	3,287	3,375	3,444	3,498	3,539
30.1-50%	1,120	1,135	1,186	1,233	1,273	1,306	1,330	1,349
50.1-80%	382	393	431	466	497	521	539	554
80.1-95%	70.0	77.0	102	124	143	158	170	179
95.1-115%	0	4.0	16.0	27	37	44	50	55
115+%	15.0	20	39	56	70	82	91	98
Total	**4,632**	**4,706**	**4,960**	**5,192**	**5,394**	**5,555**	**5,679**	**5,773**
				Total				
0-30%	3,490	3,544	3,673	3,790	3,892	3,972	4,035	4,083
30.1-50%	1,288	1,320	1,386	1,446	1,498	1,539	1,571	1,595
50.1-80%	592	641	712	777	832	876	910	937
80.1-95%	201	231	275	315	349	376	397	413
95.1-115%	110	150	194	233	267	293	314	330
115+%	19	148	271	382	478	552	610	657
Total	**5,701**	**6,035**	**6,511**	**6,943**	**7,315**	**7,608**	**7,837**	**8,016**

City of Lovell

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

Population Estimates

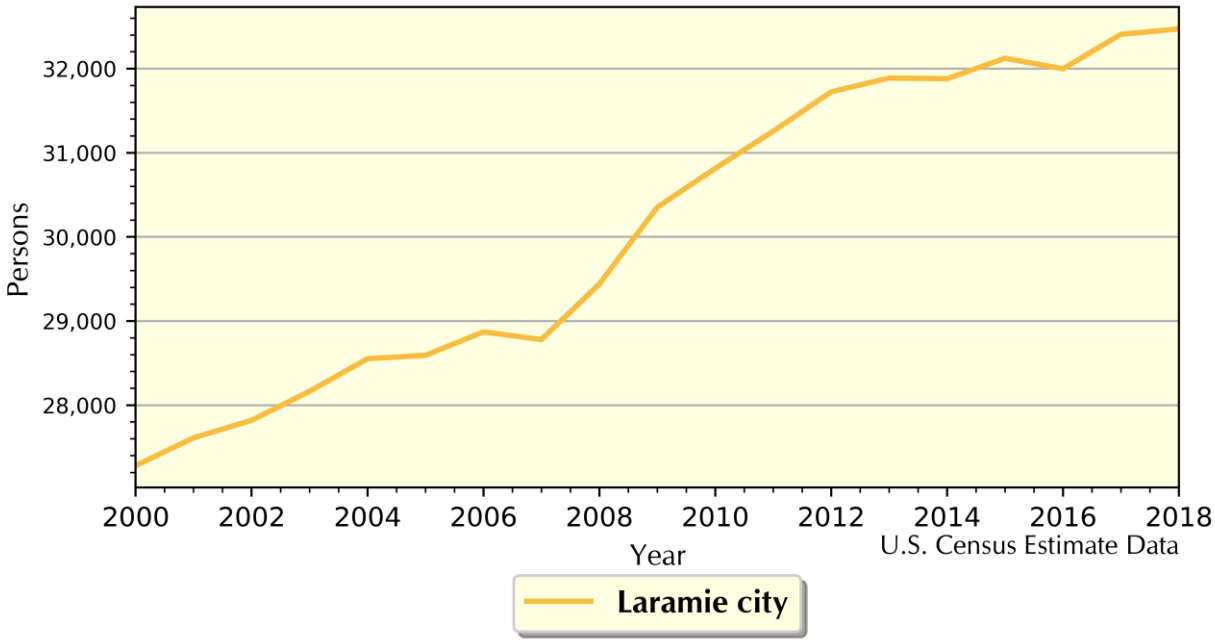
Table III.16.1 shows the population estimates for the City of Lovell. In 2018, the city's population was 2,386, a 0% change from 2017. The population increased 1.1 percent since 2010, from 2,360 people to 2,386 people in 2018. This data is also displayed in Diagram III.16.1 on the following page.

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 Lovell. Although a city may span several counties, for the county level data pieces, Big Horn County was selected. For a more in-depth county level view, please refer to Big Horn County in Volume II of this profile.

Table III.16.1
Population Estimates
City of Lovell
Census Population Estimates

Year	Population	Percent Yearly Change
2000	2,359	.
2001	2,306	-2.2%
2002	2,290	-0.7%
2003	2,269	-0.9%
2004	2,296	1.2%
2005	2,284	-0.5%
2006	2,286	0.1%
2007	2,307	0.9%
2008	2,317	0.4%
2009	2,337	0.9%
2010	2,360	1.0%
2011	2,366	0.3%
2012	2,370	0.2%
2013	2,403	1.4%
2014	2,385	-0.7%
2015	2,403	0.8%
2016	2,403	0%
2017	2,387	-0.7%
2018	2,386	0%

Diagram III.16.1
Population Estimates
City of Lovell



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

Table III.16.2
In-Migration by Age Cohort
City of Lovell
Wyoming DOT Data

Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019- First Half
					In				
14-17	1	1	1	2	2	1	0	0	1
18-22	4	5	10	7	14	6	3	8	4
23-25	19	4	7	8	12	10	8	2	2
26-35	12	19	16	20	19	22	17	11	4
36-45	11	13	11	9	9	12	6	14	12
46-55	5	27	11	10	10	9	18	9	4
56-65	2	9	10	5	3	7	7	6	1
66 +	0	5	4	8	7	8	10	4	5
Total	**37**	**83**	**70**	**69**	**76**	**75**	**69**	**54**	**33**

The shaded areas in Diagram III.16.2 and Diagram III.16.3 represents in and out- migration, with the white line depicting net migration. The maximum net migration occurred in 2010 with 125 people entering and the lowest net migration occurred in 2003 with 53 leaving Big Horn County.

Diagram III.16.2
In-Migration
City of Lovell
2011 – 2019 First Half

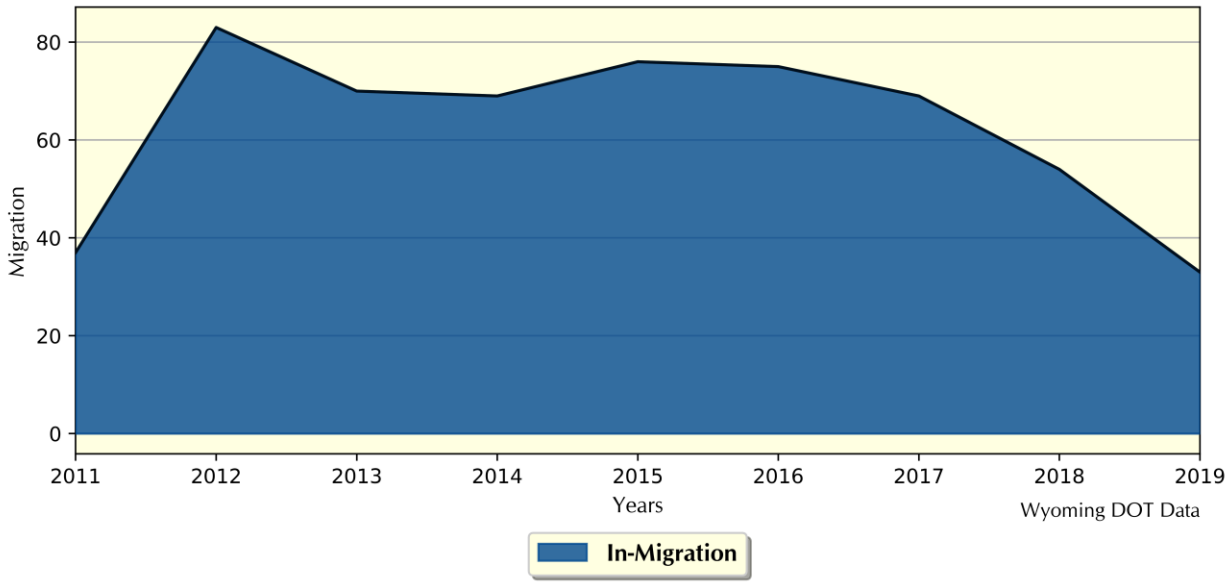


Diagram III.16.3
Migration Trends
Big Horn County
2000 – 2019 First Half

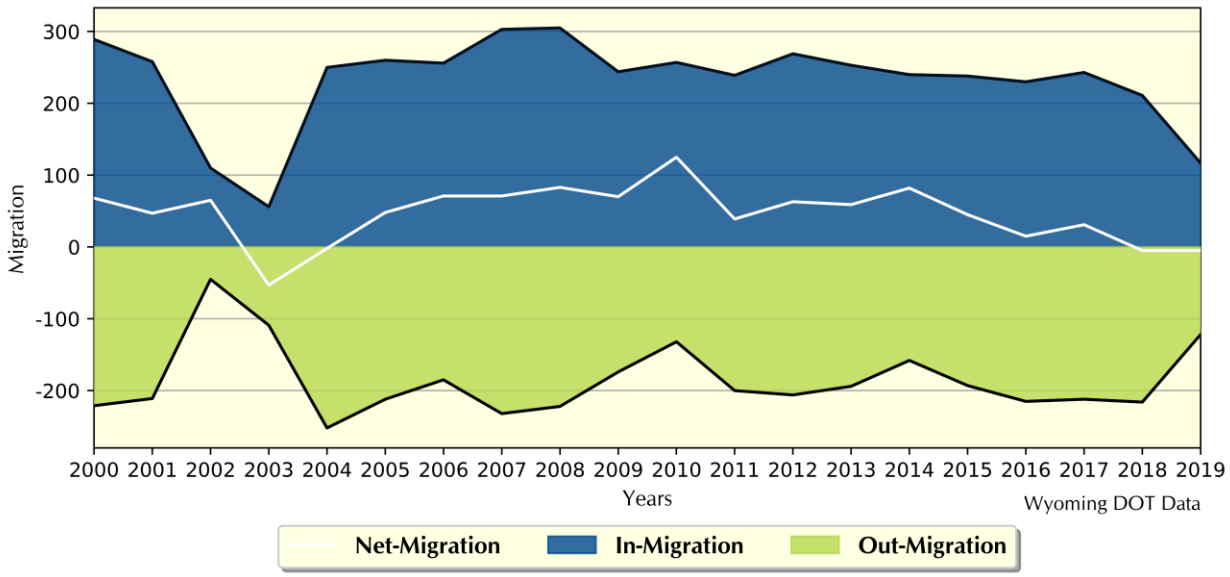


Table III.16.3 shows net-migration for Big Horn County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 46 to 55, with 6.0 persons entering Big Horn County. Those in the age range of 23 to 25 had the lowest levels of net migration, with 12 persons leaving Big Horn County.

Table III.16.3
Net-Migration by Age Range
Big Horn County
Wyoming DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
						Net						
14-17	3	3	-1	4	-2	3	2	2	1	-1	0	-1
18-22	-6	-12	6	2	-15	-7	5	15	-13	-18	-11	-4
23-25	2	12	10	-8	-9	-3	8	-5	0	-2	-6	-12
26-35	8	4	38	19	38	27	21	25	6	10	-7	2
36-45	33	25	41	18	22	22	14	-2	5	16	11	5
46-55	16	24	10	1	16	12	10	11	3	11	0	6
56-65	32	4	13	5	11	14	10	2	15	12	14	2
66 +	-5	10	8	-2	2	-9	12	-3	-2	3	-6	-3
Total	**83**	**70**	**125**	**39**	**63**	**59**	**82**	**45**	**15**	**31**	**-5**	**-5**

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 data[16], 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 Lovell population by race and ethnicity is shown in Table III.16.4. The white population increased by 0.4 percent, representing 93.0 percent of the population in 2017, compared with the black population, which increased by 117.9 percent and accounted for 1.9 percent of the population. The Hispanic population represented 16.8 percent of the population, which increased from 984 to 1,097 people between 2010 and 2017, or by 11.5 percent.

Table III.16.4
Population by Race and Ethnicity
City of Lovell
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	2,219	94.0%	2,439	93.0%
Black	6	0.3%	49	1.9%
American Indian	14	0.6%	42	1.6%
Asian	13	0.6%	27	1.0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	83	3.5%	17	0.6%
Two or More Races	25	1.1%	48	1.8%
Total	**2,360**	**100.0%**	**2,622**	**100.0%**
Non-Hispanic	2,104	89.2%	2,182	83.2%
Hispanic	256	10.8%	440	16.8%

The change in race and ethnicity between 2010 and 2017 is shown in Table III.16.5. During this time, the total non-Hispanic population was 2,182 persons in 2017. The Hispanic population was 440.

Table III.16.5
Population by Race and Ethnicity
City of Lovell
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	2,059	97.9%	2,026	92.9%
Black	6	0.3%	49	2.2%
American Indian	13	0.6%	40	1.8%
Asian	13	0.6%	27	1.2%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	0	0%	0	0%
Two or More Races	13	0.6%	40	1.8%
Total Non-Hispanic	**2,104**	**100.0%**	**2,182**	**100.0%**
Hispanic				
White	160	62.5%	413	93.9%
Black	0	0%	0	0%
American Indian	1	0.4%	2	0.5%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	83	32.4%	17	3.9%
Two or More Races	12	4.7%	8	1.8%
Total Non-Hispanic	**256**	**100.0**	**440**	**100.0%**
Total Population	**2,360**	**100.0%**	**2,622**	**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.16.6, between 2000 and 2010, the institutionalized population changed inf percent in City of Lovell, from 0 people in 2000 to 74 in 2010. The non-institutionalized population changed 0%, from 0 in 2000 to 0 in 2010.

Table III.16.6
Group Quarters Population
City of Lovell
2000 & 2010 Census SF1 Data

Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	0	0%	0	0%	0%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	0	0%	74	100.0%	inf%
Other Institutions	0	0%	0	0%	0%
Total	**0**	**100.0%**	**74**	**100.0%**	**inf%**
Non-Institutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	0	0%	0	0%	0%
Total	**0**	**100.0%**	**0**	**100.0%**	**0%**
Group Quarters Population	**0**	**100.0%**	**74**	**100.0%**	**inf%**

Foreign Born Populations

The number of foreign born persons is shown in Table III.16.7. An estimated 2.2 percent of the population was born in Mexico, some 0.9 percent were born in Kenya, and another 0.8 percent were born in Saudi Arabia .

Table III.16.7
Place of Birth for the Foreign-Born Population
City of Lovell
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	58	2.2%
#2 country of origin	Kenya	24	0.9%
#3 country of origin	Saudi Arabia	20	0.8%
#4 country of origin	India	5	0.2%
#5 country of origin	Philippines	5	0.2%
#6 country of origin	Afghanistan	0	0%
#7 country of origin	Africa n.e.c	0	0%
#8 country of origin	Albania	0	0%
#9 country of origin	Argentina	0	0%
#10 country of origin	Armenia	0	0%

Limited English Proficiency and the language spoken at home are shown in Table III.16.8. An estimated 2.6 percent (65 people) of the population speaks Spanish at home, followed by 0.2 percent (5 people) speaking Other Indo-European languages

Table III.16.8
Limited English Proficiency and Language Spoken at Home
City of Lovell
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	65	2.6%
#2 LEP Language	Other Indo-European languages	5	0.2%
#3 LEP Language	Arabic	0	0%
#4 LEP Language	Chinese	0	0%
#5 LEP Language	French, Haitian, or Cajun	0	0%
#6 LEP Language	German or other West Germanic languages	0	0%
#7 LEP Language	Korean	0	0%
#8 LEP Language	Other Asian and Pacific Island languages	0	0%
#9 LEP Language	Other 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.16.9. The disability rate for females was 12.2 percent, compared to 17.8 percent for males. The disability rate grew precipitously higher with age, with 67.5 percent of those over 75 experiencing a disability.

Table III.16.9
Disability by Age
City of Lovell
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	7	2.5%	6	1.8%	13	2.1%
18 to 34	10	4.0%	0	0%	10	2.1%
35 to 64	66	14.2%	50	12.2%	116	13.2%
65 to 74	86	71.1%	19	23.2%	105	51.7%
75 or Older	62	70.5%	77	65.3%	139	67.5%
Total	**231**	**17.8%**	**152**	**12.2%**	**383**	**15.1%**

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.16.10. Some 7.0 percent have an ambulatory disability, 6.0 percent have an independent living disability, and 2.3 percent have a self-care disability.

Table III.16.10
Total Disabilities Tallied: Aged 5 and Older
City of Lovell
2017 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	192	7.6%
Vision disability	57	2.2%
Cognitive disability	118	5.0%
Ambulatory disability	167	7.0%
Self-Care disability	55	2.3%
Independent living disability	106	6.0%

Education and Employment

Education and employment data from the City of Lovell 2017 Five-Year ACS is presented in Table III.16.11, Table III.16.12, and Table III.16.13. In 2017, 1,174 people were in the labor force, including 1,049 employed and 125 unemployed people. The unemployment rate for City of Lovell was estimated at 10.6 percent in 2017.

Table III.16.11
Employment, Labor Force and Unemployment
City of Lovell
2017 Five-Year ACS Data

Employment Status	2017 Five-Year ACS
Employed	1,049
Unemployed	125
Labor Force	**1,174**
Unemployment Rate	10.6%

Table III.16.12 and Table III.16.13 show educational attainment in City of Lovell. In 2017, 91.2 percent of households had a high school education or greater, including 30.5 percent with a high school diploma or equivalent, 42.3 percent with some college, 10.7 percent with a Bachelor's Degree, and 1.7 percent with a graduate or professional degree.

Table III.16.12
High School or Greater Education
City of Lovell
2017 Five-Year ACS Data

Education Level	Households
High School or Greater	829
Total Households	909
Percent High School or Above	**91.2%**

Table III.16.13
Educational Attainment
City of Lovell
2017 Five-Year ACS Data

Education Level	Population	Percent
Less Than High School	272	14.7%
High School or Equivalent	564	30.5%
Some College or Associates Degree	781	42.3%
Bachelor's Degree	198	10.7%
Graduate or Professional Degree	32	1.7%
Total Population Above 18 years	**1,847**	**100.0%**

ECONOMICS

Labor Force

Table III.16.14 shows the labor force statistics for Big Horn County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 4.0 percent. The highest level of unemployment occurred during 2009 rising to a rate of 8.7 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 Big Horn County increased from 4.2 percent in 2017 to 4.7 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.16.14
Labor Force Statistics
Big Horn County
1990 - 2018 BLS Data

Year	City of Lovell				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	292	4,576	4,868	6.0%	5.3%
1991	295	4,454	4,749	6.2%	5.2%
1992	326	4,498	4,824	6.8%	5.6%
1993	300	4,568	4,868	6.2%	5.3%
1994	329	4,726	5,055	6.5%	5.0%
1995	299	4,846	5,145	5.8%	4.8%
1996	317	5,045	5,362	5.9%	4.9%
1997	304	5,243	5,547	5.5%	4.8%
1998	359	5,398	5,757	6.2%	4.7%
1999	362	5,431	5,793	6.2%	4.6%
2000	272	5,044	5,316	5.1%	3.9%
2001	251	5,075	5,326	4.7%	3.8%
2002	272	4,892	5,164	5.3%	4.0%
2003	257	4,953	5,210	4.9%	4.3%
2004	246	5,067	5,313	4.6%	3.8%
2005	239	5,060	5,299	4.5%	3.6%
2006	220	5,071	5,291	4.2%	3.2%
2007	197	4,668	4,865	4.0%	2.8%
2008	198	4,732	4,930	4.0%	3.1%
2009	441	4,625	5,066	8.7%	6.3%
2010	376	5,255	5,631	6.7%	6.4%
2011	350	5,391	5,741	6.1%	5.8%
2012	317	5,320	5,637	5.6%	5.3%
2013	290	5,293	5,583	5.2%	4.7%
2014	250	5,322	5,572	4.5%	4.1%
2015	248	5,315	5,563	4.5%	4.3%
2016	276	5,268	5,544	5.0%	5.3%
2017	227	5,132	5,359	4.2%	4.2%
2018	246	5,011	5,257	4.7%	4.1%

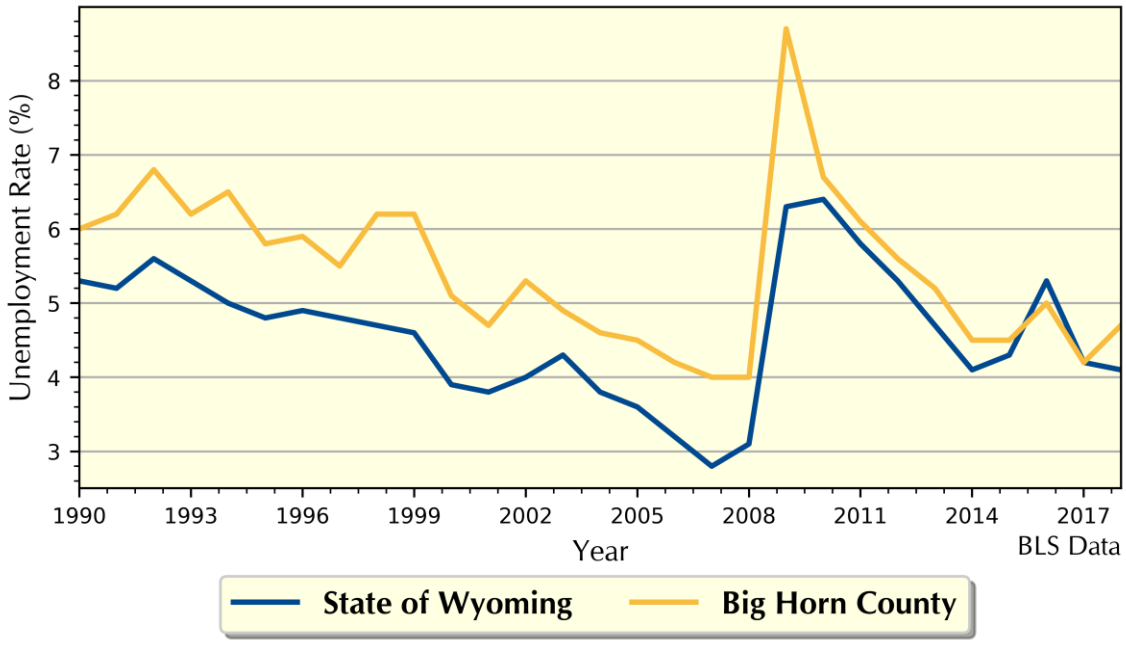
Diagram III.16.4 shows the employment and labor force for Big Horn County. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 5,011 persons, with the labor force reaching 5,257, indicating there were a total of 246 unemployed persons.

Diagram III.16.4
Employment and Labor Force
Big Horn County
1990 – 2017 BLS Data



Diagram III.16.5 shows the unemployment rate for both the State and Big Horn County. During the 1990's the average rate for Big Horn County was 6.1 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 5.0 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 5.2 percent. Over the course of the entire period the Big Horn County had an average unemployment rate that higher than the State, 5.4 percent for Big Horn County, versus 4.6 statewide.

Diagram III.16.5
Annual Unemployment Rate
Big Horn 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.16.15 shows the total employment by industry for the Big Horn County. The most recent estimates show the government and government enterprises industry was the largest employer in Big Horn County, with employment reaching 1,542 jobs in 2017. Between 2016 and 2017 the finance and insurance industry saw the largest percentage increase, rising by 4.2 percent to 224 jobs.

Table III.16.15
Employment by Industry
Big Horn County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	745	766	766	758	762	772	774	796	2.8
Forestry, fishing, related activities, and other	0	0	0	0	148	141	134	127.0	-5.2
Mining	639	681	688	685	698	602	520	533	2.5
Utilities	26	24	26	31	30	36	35	34	-2.9
Construction	477	475	483	443	464	503	488	493	1.0
Manufacturing	304	310	322	365	382	385	409	385	-5.9
Wholesale trade	165	175	148	145	161	125	114	103	-9.6
Retail trade	0	0	0	504	514	498	485	468	-3.5
Transportation and warehousing	214	207	225	214	234	240	172	169	-1.7
Information	131	123	110	93	89	92	84	83	-1.2
Finance and insurance	222	203	201	227	213	213	215	224	4.2
Real estate and rental and leasing	176	186	182	189	191	191	200	206	3.0
Professional and technical services	0	0	0	0	0	0	0	0	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	301	369	293	303	356	302	289	275	-4.8
Educational services	34	18	24	29	0	0	0	0	0
Health care and social assistance	265	254	244	230	0	0	0	0	0
Arts, entertainment, and recreation	36	55	72	59	54	75	0	55	0
Accommodation and food services	277	267	265	268	270	270	0	324	0
Other services, except public administration	274	249	271	268	308	339	350	328	-6.3
Government and government enterprises	1,579	1,582	1,601	1,586	1,560	1,576	1,582	1,542	-2.5
Total	**6,750**	**6,815**	**6,798**	**6,773**	**6,926**	**6,891**	**6,719**	**6,633**	**-1.3**

Table III.16.16 shows the real average earnings per job by industry for Big Horn County. In 2017, the transportation and warehousing industry had the highest average earnings reaching 108,910 dollars. Between 2016 and 2017 the transportation and warehousing industry saw the largest percentage increase, rising by 14.0 percent to 108,910 dollars.

Table III.16.16
Real Earnings Per Job by Industry
Big Horn County
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	11,340	27,857	15,796	24,248	24,287	23,301	11,116	8,831	-20.6
Forestry, fishing, related activities, and other	0	0	0	0	29,169	24,901	22,869	24,800	8.4
Mining	71,917	74,693	73,913	73,330	73,235	71,700	67,792	66,903	-1.3
Utilities	78,540	83,015	73,238	75,483	79,243	66,833	85,711	82,921	-3.3
Construction	47,474	47,159	49,252	43,991	47,633	51,454	49,798	51,507	3.4
Manufacturing	42,393	44,989	51,190	52,093	52,649	49,409	51,078	52,575	2.9
Wholesale trade	48,286	49,570	53,911	55,813	50,904	45,238	49,732	50,544	1.6
Retail trade	0	0	0	22,370	20,317	19,040	18,212	17,332	-4.8
Transportation and warehousing	61,085	74,744	86,357	103,799	92,995	93,407	95,530	108,910	14.0
Information	54,988	59,661	58,295	62,454	57,837	52,773	55,263	41,816	-24.3
Finance and insurance	30,999	29,538	31,145	29,023	31,584	35,603	36,116	36,334	0.6
Real estate and rental and leasing	11,694	15,072	8,880	5,711	3,595	3,612	4,903	5,485	11.9
Professional and technical services	0	0	0	0	0	0	0	0	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	24,752	26,597	30,916	34,679	34,161	33,849	32,774	32,493	-0.9
Educational services	8,242	25,375	15,086	18,442	0	0	0	0	0
Health care and social assistance	27,620	29,183	29,583	31,488	0	0	0	0	0
Arts, entertainment, and recreation	11,932	9,675	10,502	10,683	10,074	4,143	0	6,284	0
Accommodation and food services	14,213	14,637	14,804	13,832	13,820	14,276	0	13,073	0
Other services, except public administration	29,123	25,644	26,086	28,396	33,245	36,074	32,397	27,635	-14.7
Government and government enterprises	56,984	55,881	57,399	61,652	63,579	63,573	63,938	64,720	1.2
Total	**41,144**	**43,522**	**43,527**	**45,747**	**45,582**	**44,822**	**42,236**	**41,735**	**-1.2**

Diagram III.16.6 shows real average earnings per job for Big Horn County from 1990 to 2017. Over this period the average earning per job for Big Horn County was 38,906 dollars, which was lower than the statewide average of 46,885 dollars over the same period.

Diagram III.16.6
Real Average Earnings Per Job
Big Horn County

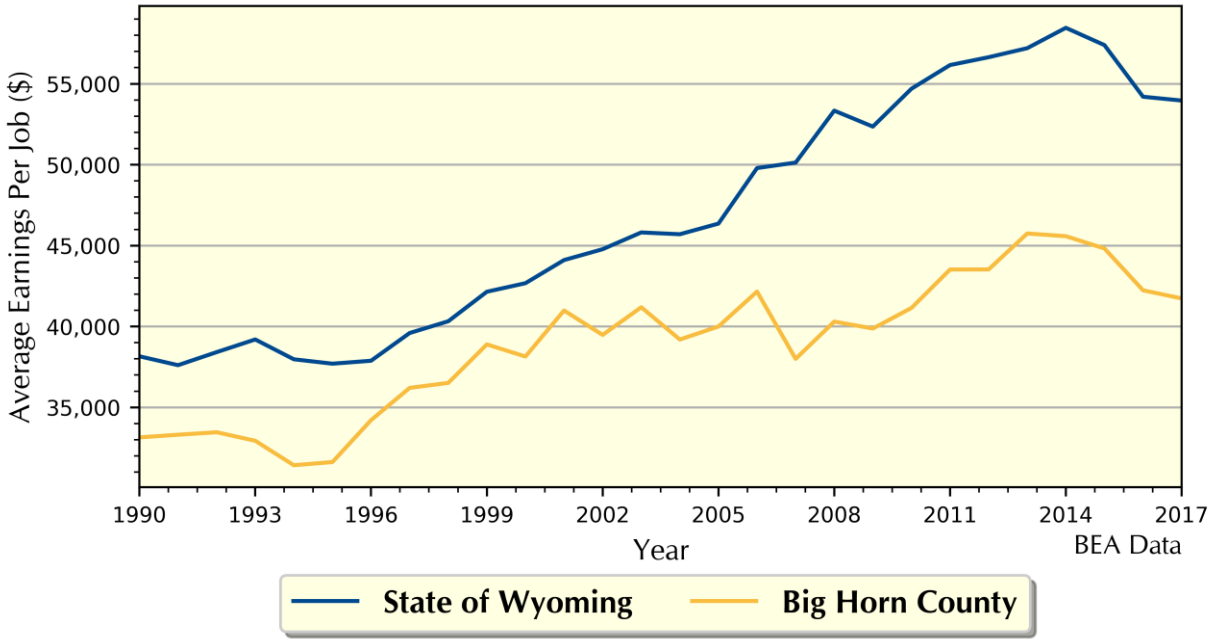
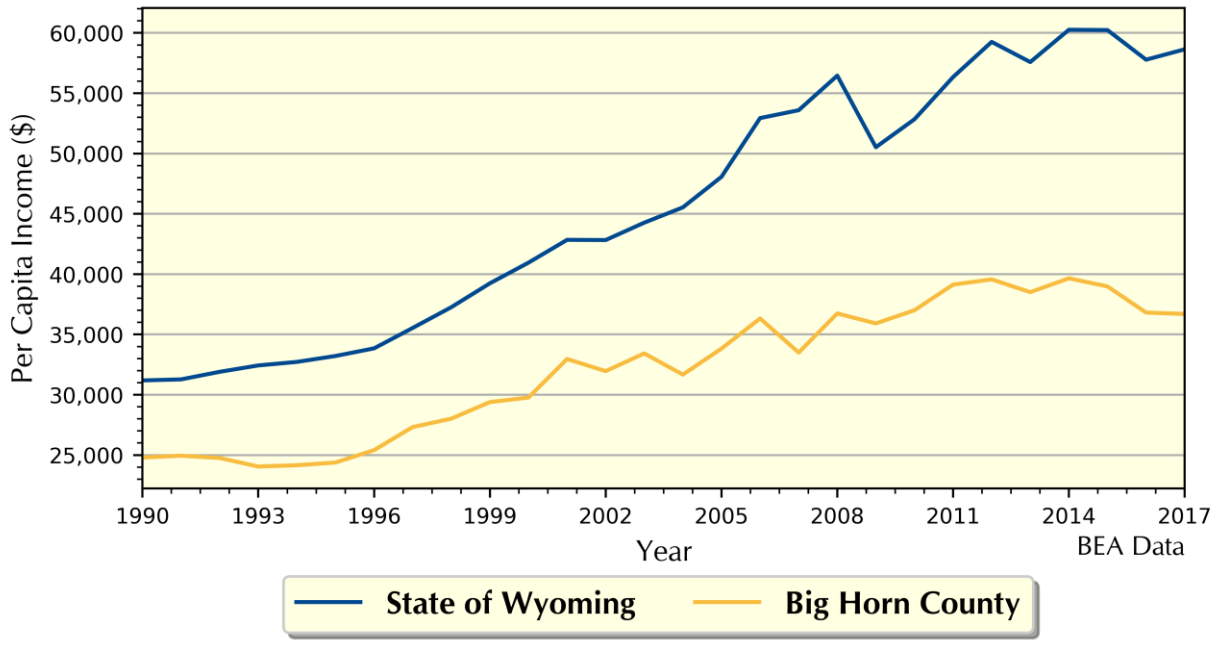


Diagram III.16.7 shows real per capita income for the Big Horn County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Big Horn County was 32,131 dollars, which was lower than the statewide average of 45,699 dollars over the same period.

Diagram III.16.7
Real Per Capita Income
Big Horn 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 1,495 in 2010 to 1433.0 in 2017, with the poverty rate reaching 12.2 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.16.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.16.8 on the following page.

The rate of poverty for Big Horn County is shown in Table III.16.18. In 2017, there were an estimated 373 people (14.9 percent) living in poverty, compared to 14.9 percent living in poverty in 2000. In 2017, some 0 percent of those in poverty were under age 6 and 17.4 percent were 65 or older.

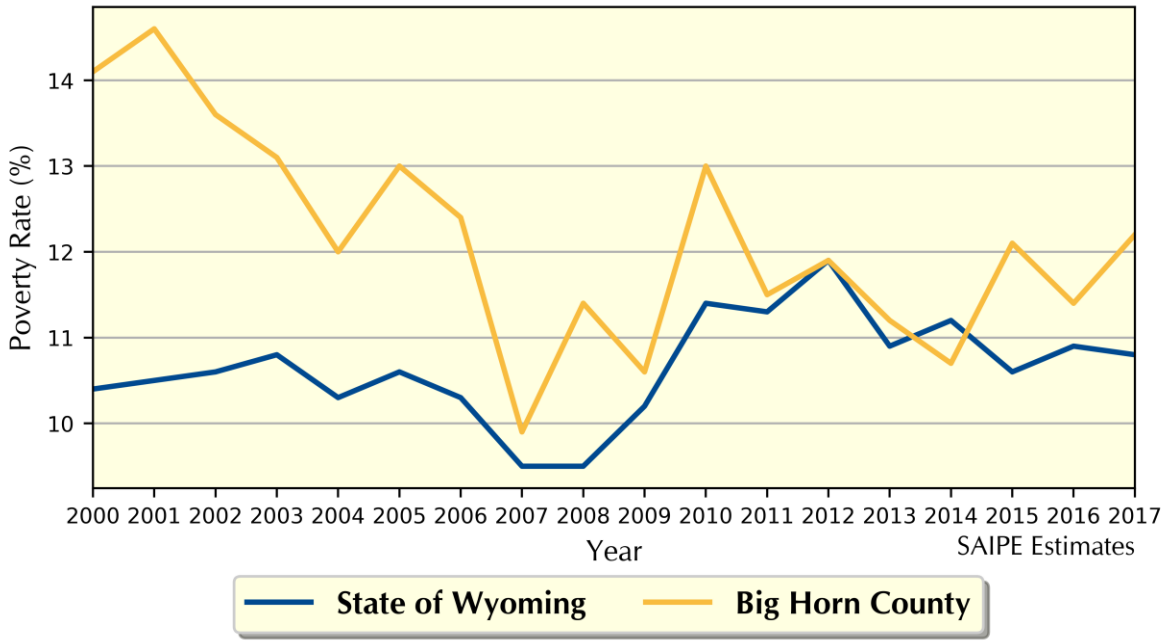
Table III.16.17
Persons in Poverty
Big Horn County
2000–2017 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	1,564	14.1%
2001	1,615	14.6%
2002	1,508	13.6%
2003	1,475	13.1%
2004	1,338	12.0%
2005	1,433	13.0%
2006	1,377	12.4%
2007	1,090	9.9%
2008	1,265	11.4%
2009	1,200	10.6%
2010	1,495	13.0%
2011	1,332	11.5%
2012	1,375	11.9%
2013	1,323	11.2%
2014	1,251	10.7%
2015	1,437	12.1%
2016	1,342	11.4%
2017	1,433	12.2%

Table III.16.18
Poverty by Age
City of Lovell
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	66	19.4%	0	0%
6 to 17	74	21.8%	34	9.1%
18 to 64	169	49.7%	274	73.5%
65 or Older	31	9.1%	65	17.4%
Total	**340**	**100.0%**	**373**	**100.0%**
Poverty Rate	**14.9%**	**.**	**14.9%**	**.**

Diagram III.16.8
Poverty Rates
Big Horn 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 Lovell decreased from 1 authorizations in 2017 to 0 in 2018.

The real value of single-family building permits decreased from 0 dollars in 2016 to 204,520 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.16.19, as well as in Diagram III.16.9 and Diagram III.16.10.

Table III.16.19
Building Permits and Valuation
City of Lovell
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	3	0	0	6	9	132,289	43,560
1981	4	2	0	0	6	101,384	0
1982	2	0	4	6	12	85,374	74,890
1983	5	0	0	0	5	84,973	0
1984	8	0	0	0	8	101,732	0
1985	2	0	0	0	2	83,940	0
1986	3	0	0	0	3	76,674	0
1987	0	0	0	0	0	0	0
1988	0	0	0	0	0	0	0
1989	2	0	0	0	2	163,669	0
1990	0	0	0	0	0	0	0
1991	3	0	0	0	3	124,099	0
1992	0	0	0	0	0	0	0
1993	1	0	0	0	1	140,935	0
1994	0	0	0	0	0	0	0
1995	2	0	0	0	2	90,232	0
1996	1	0	0	0	1	75,415	0
1997	1	0	0	0	1	173,488	0
1998	3	0	0	0	3	110,171	0
1999	1	0	0	0	1	149,045	0
2000	2	0	0	0	2	100,382	0
2001	1	0	0	0	1	138,332	0
2002	5	0	0	0	5	105,663	0
2003	0	0	0	0	0	0	0
2004	0	0	0	0	0	0	0
2005	0	0	0	0	0	0	0
2006	2	0	0	0	2	106,140	0
2007	8	0	0	0	8	158,283	0
2008	6	0	0	0	6	216,187	0
2009	2	0	0	0	2	131,288	0
2010	2	0	0	0	2	74,653	0
2011	2	0	0	0	2	148,048	0
2012	2	0	0	0	2	292,527	0
2013	0	2	0	0	2	0	0
2014	3	0	0	0	3	141,240	0
2015	3	0	0	0	3	193,125	0
2016	0	0	0	0	0	0	0
2017	1	0	0	0	1	204,520	0
2018	0	0	0	0	0	0	0

Diagram III.16.9
Single-Family Permits
City of Lovell

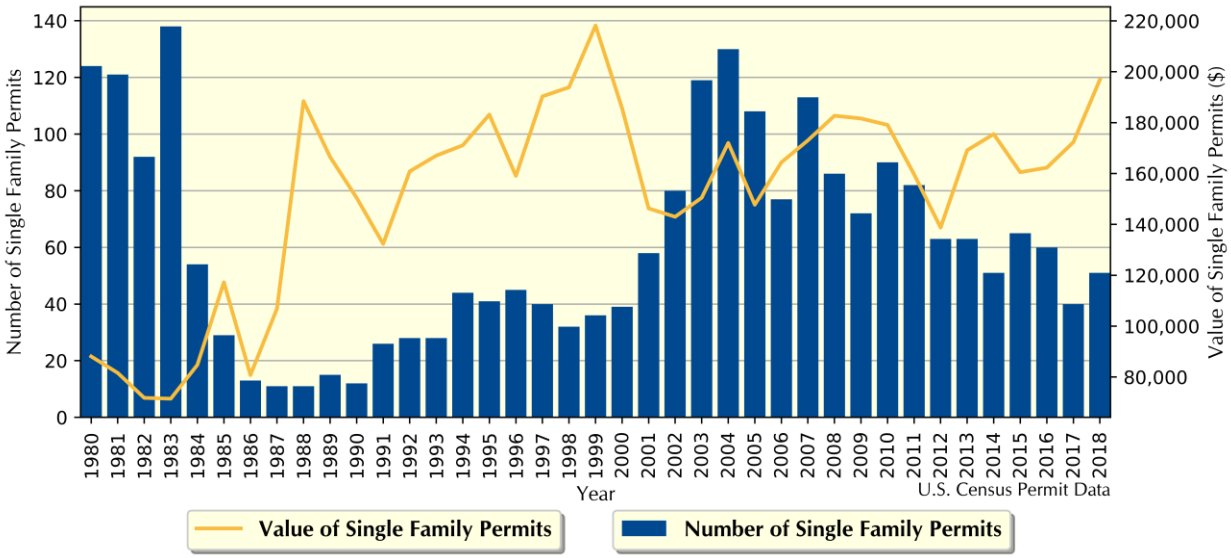
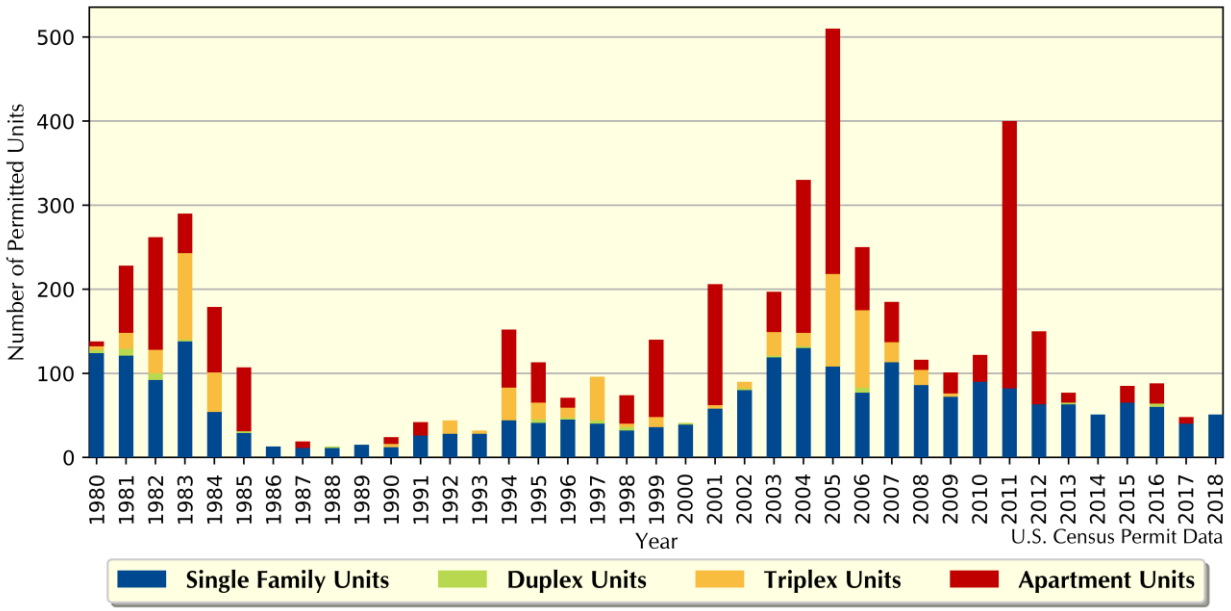


Diagram III.16.10
Total Permits by Unit Type
City of Lovell



Housing Characteristics

Households by type and tenure are shown in Table III.16.20. Family households represented 63.5 percent of households, while non-family households accounted for 36.5 percent. These changed from 66.6 percent and 33.4 percent, respectively.

Table III.16.20
Household Type by Tenure
City of Lovell
2010 Census SF1 & 2017 Five-Year ACS Data

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	605	66.6%	577	63.5%
Married-Couple Family	468	77.4%	430	74.5%
Owner-Occupied	383	81.8%	339	78.8%
Renter-Occupied	85	18.2%	91	21.2%
Other Family	137	22.6%	147	23.7%
Male Householder, No Spouse Present	37	27.0%	73	25.2%
Owner-Occupied	21	56.8%	51	69.9%
Renter-Occupied	16	43.2%	22	30.1%
Female Householder, No Spouse Present	100	73.0%	74	68.0%
Owner-Occupied	49	49.0%	11	14.9%
Renter-Occupied	51	51.0%	63	85.1%
Non-Family Households	304	33.4%	332	36.5%
Owner-Occupied	152	50.0%	133	40.1%
Renter-Occupied	152	50.0%	199	59.9%
Total	**909**	**100.0%**	**909**	**100.0%**

Table III.16.21 below shows housing units by type in 2010 and 2017. In 2010, there were 1,050 housing units, compared with 1,104 in 2017. Single-family units accounted for 74.1 percent of units in 2017, compared to 77.5 in 2010. Apartment units accounted for 9.1 percent in 2017, compared to 4.7 percent in 2010.

Table III.16.21
Housing Units by Type
City of Lovell
2010 & 2017 Five-Year ACS Data

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	814	77.5%	818	74.1%
Duplex	56	5.3%	71	6.4%
Tri- or Four-Plex	27	2.6%	35	3.2%
Apartment	49	4.7%	100	9.1%
Mobile Home	104	9.9%	73	6.6%
Boat, RV, Van, Etc.	0	0%	7	0.6%
Total	**1,050**	**100.0%**	**1,104**	**100.0%**

Table III.16.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 1,104 housing units. An estimated 58.7 percent were owner-occupied, and 17.7 percent were vacant.

Table III.16.22
Housing Units by Tenure
City of Lovell
2010 Census & 2017 Five-Year ACS Data

Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	909	89.7%	909	82.3%
Owner-Occupied	605	66.6%	534	58.7%
Renter-Occupied	304	33.4%	375	41.3%
Vacant Housing Units	104	10.3%	195	17.7%
Total Housing Units	**1,013**	**100.0%**	**1,104**	**100.0%**

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.16.23. Households earning more than 100,000 dollars per year represented 18.0 percent of households in 2017, compared to 6.5 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 12.8 percent of households in 2017, compared to 11.9 percent in 2000.

Table III.16.23
Households by Income
City of Lovell
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	109	11.9%	116	12.8%
$15,000 to $19,999	55	6.0%	81	8.9%
$20,000 to $24,999	37	4.0%	60	6.6%
$25,000 to $34,999	114	12.4%	101	11.1%
$35,000 to $49,999	185	20.2%	117	12.9%
$50,000 to $74,999	241	26.3%	163	17.9%
$75,000 to $99,999	116	12.6%	107	11.8%
$100,000 or More	60	6.5%	164	18.0%
Total	**917**	**100.0%**	**909**	**100.0%**

Table III.16.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 1.3 percent of households in 2010 and 4.4 percent of households in 2017. Housing units built in 1939 or earlier represented 13.4 percent of households in 2017 and 13.8 percent of households in 2010.

Table III.16.24
Households by Year Home Built
City of Lovell
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	127	13.8%	122	13.4%
1940 to 1949	182	19.8%	184	20.2%
1950 to 1959	111	12.1%	151	16.6%
1960 to 1969	72	7.9%	175	19.3%
1970 to 1979	217	23.7%	150	16.5%
1980 to 1989	143	15.6%	55	6.1%
1990 to 1999	53	5.8%	22	2.4%
2000 to 2009	12	1.3%	40	4.4%
2010 or Later	.	.	10	1.1%
Total	**917**	**100.0%**	**909**	**100.0%**

The distribution of unit types by race are shown in Table III.16.25. An estimated 80.0 percent of white households occupy single-family homes, while 0 percent of black households do. Some 4.6 percent of white households occupied apartments, while 0 percent of black households do. An estimated 100.0 percent of Asian, and 27.5 percent of American Indian households occupy single-family homes.

Table III.16.25
Distribution of Units in Structure by Race
City of Lovell
2017 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	80.0%	0%	27.5%	100.0%	0%	64.7%	0%
Duplex	4.5%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	4.2%	0%	0%	0%	0%	0%	0%
Apartment	4.6%	0%	72.5%	0%	0%	0%	0%
Mobile Home	5.8%	0%	0%	0%	0%	35.3%	100.0%
Boat, RV, Van, Etc.	0.8%	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.16.26. By 2017, for rent units accounted for 33.3 percent of vacant units, while for sale units accounted for 2.6 percent. "Other" vacant units accounted for 64.1 percent of vacant units, representing a total of 125 "other" vacant units.

Table III.16.26
Disposition of Vacant Housing Units
City of Lovell
2010 Census & 2017 Five-Year ACS Data

Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	25	24.0%	65	33.3%
For Sale	14	13.5%	5	2.6%
Rented Not Occupied	2	1.9%	0	0%
Sold Not Occupied	2	1.9%	0	0%
For Seasonal, Recreational, or Occasional Use	13	12.5%	0	0%
For Migrant Workers	0	0%	0	0%
Other Vacant	48	46.2%	125	64.1%
Total	**104**	**100.0%**	**195**	**100.0%**

Table III.16.27, 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 15.9 percent of total households in City of Lovell. In City of Lovell the 354 households with three bedrooms accounted for 31.1 percent of all households,and there were only 48 five-bedroom or more households, which accounted for 16.7 percent of all households.

Table III.16.27
Households by Number of Bedrooms
City of Lovell
2017 5-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	0	0	100.0
One	11	76	175	0
Two	114	155	343	15.9
Three	224	99	354	31.1
Four	137	45	184	32.1
Five or more	48	0	48	16.7
Total	**909**	**375**	**1,104**	**100.0**

The age of a structure influences its value. As shown in Table III.16.28, structures built in 1939 or earlier had a median value of, 118,100 while structures built between 1950 and 1959 had a median value of 125,000 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 Lovell was 143,500.

Table III.16.28
Owner Occupied Median Value by Year Structure Built
City of Lovell
2017 5-Year ACS Data

Year Structure Built	Median Value
1939 or earlier	118,100
1940 to 1949	139,700
1950 to 1959	125,000
1960 to 1969	140,200
1970 to 1979	159,400
1980 to 1989	159,100
1990 to 1999	0
2000 to 2009	200,000
2010 to 2013	0
2014 or later	0
Median Value	**143,500**

Household mortgage status is reported in Table III.16.29. In, City of Lovell households with a mortgage accounted for 42.1 percent of all households or 225 housing units, and the remaining 40.4 percent or 216 units had no mortgage. Of those units with a mortgage, 9 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 216 or 40.4 percent had no second mortgage or no home equity loan.

Table III.16.29
Mortgage Status
City of Lovell
2017 5-Year ACS Data

Mortgage Status	City of Lovell	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	225	42.1
With either a second mortgage or home equity loan, but not both	9	1.7
Second mortgage only	2	0.4
Home equity loan only	7	1.3
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	216	40.4
Housing units without a mortgage	309	57.9
Total	534	100.0%

Table III.16.30 lists the City of Lovell median rent as $452 and the median home value as $143,500.

Table III.16.30
Median Rent
City of Lovell
2017 5-Year ACS Data

Place	Rent
Median Rent	$452
Median Home Value	$143,500

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.16.31. In 2017, an estimated 3.6 percent of households were overcrowded, and an additional 2.4 percent were severely overcrowded.

Table III.16.31
Overcrowding and Severe Overcrowding
City of Lovell
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	574	95.0%	30	5.0%	0	0%	604
2017 Five-Year ACS	514	96.3%	20	3.7%	0	0%	534
Renter							
2010 Five-Year ACS	305	97.4%	0	0%	8	2.6%	313
2017 Five-Year ACS	340	90.7%	13	3.5%	22	5.9%	375
Total							
2010 Five-Year ACS	879	95.9%	30	3.3%	8	0.9%	917
2017 Five-Year ACS	854	93.9%	33	3.6%	22	2.4%	909

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 Lovell. This is compared to 0.8 percent of households lacking complete plumbing facilities in 2010.

Table III.16.32
Households with Incomplete Plumbing Facilities
City of Lovell
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	910	909
Lacking Complete Plumbing Facilities	7	0
Total Households	**917**	**909**
Percent Lacking	**0.8%**	**0%**

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

Table III.16.33
Households with Incomplete Kitchen Facilities
City of Lovell
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	917	909
Lacking Complete Kitchen Facilities	0	0
Total Households	**917**	**909**
Percent Lacking	**0%**	**0%**

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

In City of Lovell 6.4 percent of households had a cost burden and 11.0 percent had a severe cost burden. Some 9.3 percent of renters were cost burdened, and 24.3 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 0 percent and a severe cost burden rate of 0 percent. Owner occupied households with a mortgage had a cost burden rate of 10.2 percent, and severe cost burden at 4.0 percent.

Table III.16.34
Cost Burden and Severe Cost Burden by Tenure
City of Lovell
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	256	76.6%	65	19.5%	13	3.9%	0	0%	334
2017 Five-Year ACS	193	85.8%	23	10.2%	9	4.0%	0	0%	225
Owner Without a Mortgage									
2010 Five-Year ACS	247	91.5%	23	8.5%	0	0%	0	0%	270
2017 Five-Year ACS	309	100.0%	0	0%	0	0%	0	0%	309
Renter									
2010 Five-Year ACS	221	70.6%	43	13.7%	40	12.8%	9	2.9%	313
2017 Five-Year ACS	211	56.3%	35	9.3%	91	24.3%	38	10.1%	375
Total									
2010 Five-Year ACS	724	79.0%	131	14.3%	53	5.8%	9	1.0%	917
2017 Five-Year ACS	713	78.4%	58	6.4%	100	11.0%	38	4.2%	909

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.16.35 shows that the HUD estimated MFI for Big Horn County was $62,700 in 2018. This compared to Wyoming's MFI of $79,600. Diagram III.16.11, illustrates the estimated MFI for 2000 through 2018 in Big Horn County.

Table III.16.35
Median Family Income
Big Horn County
2000–2018 HUD MFI

Year	MFI	State of Wyoming MFI
2000	37,800	44,700
2001	38,600	45,500
2002	41,000	47,200
2003	43,100	51,600
2004	45,500	54,500
2005	46,000	55,250
2006	49,000	58,800
2007	48,400	58,800
2008	50,000	59,450
2009	53,500	63,900
2010	55,300	66,100
2011	56,400	66,800
2012	57,200	67,700
2013	61,300	70,000
2014	63,900	71,400
2015	64,900	72,400
2016	63,500	73,300
2017	63,700	74,700
2018	62,700	79,600

Table III.16.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 54 owner-occupied and 14 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 29 owner-occupied 85 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 669 households without a housing problem.

Diagram III.16.11
Estimated Median Family Income
Big Horn County vs. Wyoming
HUD Data: 2000 - 2019

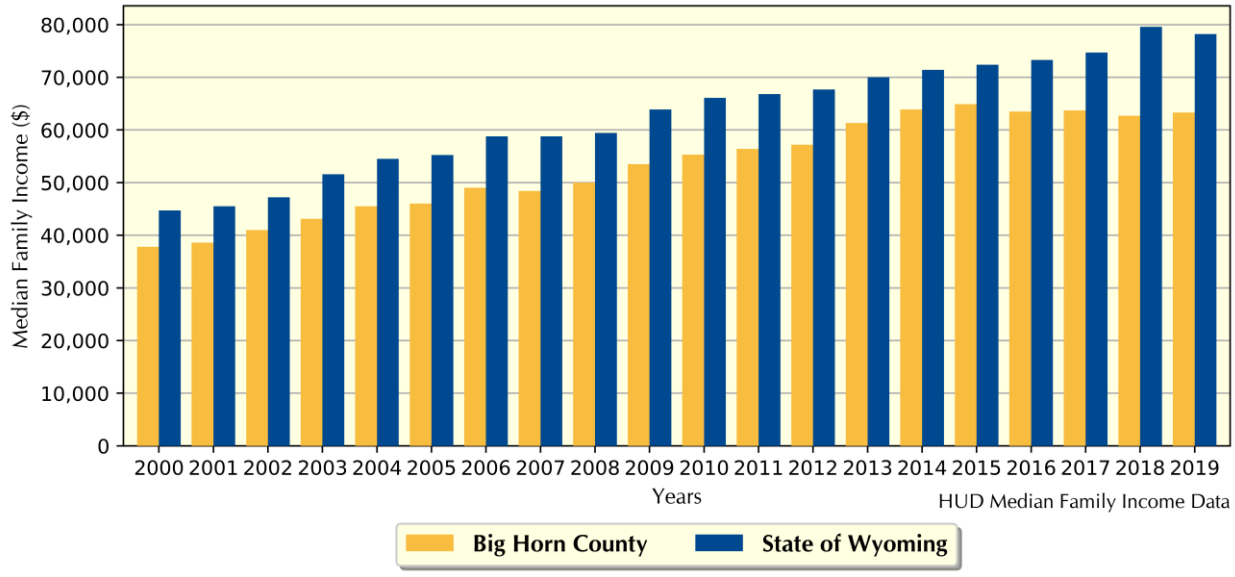


Table III.16.36
Housing Problems by Income and Tenure
City of Lovell
2010–2018 HUD CHAS Data

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	4	4	0	0	8
Housing cost burden greater than 50% of income (and none of the above problems)	25	4	0	0	0	29
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	4	25	25	0	0	54
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	35	35	135	50	235	490
Total	**64**	**68**	**164**	**50**	**235**	**581**
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	15	0	0	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	15	0	0	15
Housing cost burden greater than 50% of income (and none of the above problems)	85	0	0	0	0	85
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	10	4	0	0	0	14
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	30	60	40	4	45	179
Total	**125**	**79**	**55**	**4**	**45**	**308**
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	15	0	0	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	4	19	0	0	23
Housing cost burden greater than 50% of income (and none of the above problems)	110	4	0	0	0	114
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	14	29	25	0	0	68
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	65	95	175	54	280	669
Total	**189**	**147**	**219**	**54**	**280**	**889**

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.16.37 presents some basic statistics about the completed surveys.

Table III.16.37
Survey of Rental Properties
City of Lovell
2019 Survey of Rental Properties

Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	5	62	6.5	4

Table III.16.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 18 single-family units in City of Lovell, with 2 of them available. This translates into a vacancy rate of 11.1 percent in City of Lovell, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 34 apartment units reported in the survey, with 2 of them available, which resulted in a vacancy rate of 5.9 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

Table III.16.38
Rental Vacancy Survey by Type
City of Lovell
2019 Survey of Rental Properties

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	18	2	11.1%
Apartments	34	2	5.9%
Mobile Homes	5	0	0%
"Other" Units	0	0	0%
Don't Know	0	0	0%
Total	**62**	**4**	**6.5%**

Table III.16.39, reports units by bedroom size. As can be seen there were 16 two bedroom apartment units and 6 three bedroom units. Overall, the 28 two bedroom units accounted for 45.2 percent of all units, and the 13 three bedroom units accounted for 21.0 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 7 units listed as "Don't Know". Additional details for additional unit types are reported.

Table III.16.39
Rental Units by Bedroom Size
City of Lovell
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	5	5	2	0	.	12
Two	8	16	2	0	.	28
Three	3	6	1	0	.	13
Four	2	0	0	0	.	2
Don't Know	0	7	0	0	0	7
Total	**18**	**34**	**5**	**0**	**0**	**62**

Table III.16.40 displays the vacancy rate of single-family units by the number of bedrooms. Two-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table III.16.41 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 0 percent.

Table III.16.40
Single-Family Units by Bedroom Size
City of Lovell
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	5	1	20.0%
Two	8	0	0%
Three	3	1	33.3%
Four	2	0	0%
Don't know	0	0	0%
Total	**18**	**2**	**11.1%**

Table III.16.41
Apartment Units by Bedroom Size
City of Lovell
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	5	1	20.0%
Two	16	0	0%
Three	6	1	16.7%
Four	0	0	0%
Don't know	7	0	0%
Total	**34**	**2**	**5.9%**

Average market-rate rents by unit type are shown in Table III.16.42. 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.16.42
Average Market Rate Rents by Bedroom Size
City of Lovell
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$.	$.	$.	$.	$.
One	$500	$548	$.	$.	$524
Two	$.	$.	$.	$.	$650
Three	$.	$.	$.	$.	$850
Four	$.	$.	$.	$.	$.
Total	**$500.0**	**$548.0**	**$0**	**$0**	**$524.0**

Table III.16.43 shows vacancy rates for single-family units by average rental rates for City of Lovell. The most common rent for single-family units was between 500 and 750 dollars and the units in this price range had a vacancy rate of 0 percent.

Table III.16.43
Single-Family Market Rate Rents by Vacancy Status
City of Lovell
2019 Survey of Rental Properties

Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than $500	1	0	0%
$500 to $749	0	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	17	2	11.8%
Total	**18**	**2**	**11.1%**

The average rent and availability of apartment units is displayed in Table III.16.44. 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 10.5 percent.

Table III.16.44
Apartment Market Rate Rents by Vacancy Status
City of Lovell
2019 Survey of Rental Properties

Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than $500	0	0	0%
$500 to $749	19	2	10.5%
$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	15	0	0%
Total	**34**	**2**	**5.9%**

Respondents were asked if utilities are included in the rent and as shown in Table III.16.45, 3 respondents, or 75.0 percent, included some sort of utility in the rent.

Table III.16.45
Are there any utilities included with the rent?
City of Lovell
2019 Survey of Rental Properties

Period	Respondent
Yes	3
No	1
% Offering Utilities	**75.0%**

The type of utility included in the rent is shown in Table III.16.46. There were 30 respondents who included electricity, 30 respondents who included natural gas, 50 respondents who included water and sewer and 49 respondents included trash collection in the rent.

Table III.16.46
Which utilities are included with the rent?
City of Lovell
2019 Survey of Rental Properties

Type of Utility Provided	Respondent
Electricity	30
Natural Gas	30
Water/Sewer	50
Trash Collection	49

Perceived Need for Housing Units

Table III.16.47 shows the number of survey respondents who keep a waiting list. As can be seen 2 respondents said they keep a waitlist, with an estimated 6 number of persons on the wait list.

Table III.16.47
Do you keep a waiting list?
City of Lovell
2019A Survey of Rental Properties

Period	Respondent
Yes	2
No	2
Waitlist Size	**6**

Table III.16.48 shows the condition of rental units by unit type for City of Lovell. 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 54 units were in good condition, or 87.1 percent and 0 units, or 0 percent, being in average condition. Details by unit type and condition are displayed.

Table III.16.48
Condition by Unit Type
City of Lovell
2019A Survey of Rental Properties

Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	0	0%
Good	54	87.1%
Excellent	1	1.6%
Don't Know	0	0%
Total	**62**	**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.16.49, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 2 respondents indicated they would prefer more units of any type.

Table III.16.49
If you had the opportunity to own/manage more units, how many would you prefer
City of Lovell
2019A Survey of Rental Properties

Unit Type	Respondents citing more units
Single family units	0
Duplex Units	0
Apartments	0
Mobile homes	0
Other	0
All types	2
Total	**2**

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.16.50 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.16.50
Households with Housing Problems by Income
City of Lovell
2011-2015 HUD CHAS Data

Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	29	90	119
30.1-50% HAMFI	35	20	55
50.1-80% HAMFI	30	15	45
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	94	125	219
Without Housing Problems			
30% HAMFI or less	35	30	65
30.1-50% HAMFI	35	65	100
50.1-80% HAMFI	130	40	170
80.1-95% HAMFI	35	4	39
95 – 115% HAMFI	80	4	84
115.1% HAMFI or more	164	35	199
Total	479	178	657
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	64	120	184
30.1-50% HAMFI	70	85	155
50.1-80% HAMFI	160	55	215
80.1-95% HAMFI	35	4	39
95 – 115% HAMFI	80	4	84
115.1% HAMFI or more	164	35	199
Total	**573**	**303**	**876**

horizon. As can be seen there were a total of 94 owner occupied and 125 renter occupied households experiencing a housing problem.

Table III.16.51shows the total estimated housing by tenure for City of Lovell. As can be seen, in 2030 there are estimated to be a total of 629 owner and 328 renter occupied households or a total of 957 households. By 2050 there are estimated to be 668 owner, 345 renter for a total of 1,013 households in City of Lovell.

Table III.16.51
Total Estimated Housing Forecast
City of Lovell
Strong Growth Scenario

Year	Owner	Renter	Total
2017	581	318	899
2020	595	312	907
2025	613	321	934
2030	629	328	957
2035	643	334	977
2040	653	339	992
2045	661	342	1,003
2050	668	345	1,013

Table III.16.52, below shows the incremental housing demand for City of Lovell. 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 48 owner-occupied and 10 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 Lovell will see an additional 114 households, of which 20 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 29 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.16.52
Incremental Housing Demand Forecast
City of Lovell
Strong Growth Scenario

Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	0	2.0	4.0	5	7	8	9	10
30.1-50%	0	2.0	4.0	6	8	9	10	11
50.1-80%	0	4.0	9	13	17	20	22	24
80.1-95%	0	1.0	2.0	3	4	4	5	5
95.1-115%	0	2.0	4	7	9	10	11	12
115+%	0	4	9	14	18	21	23	25
Total	**0**	**14**	**32**	**48**	**62**	**72**	**80**	**87**
				Renter				
0-30%	0	0	1	4	6	8	10	11
30.1-50%	0	0	1	3	4	6	7	8
50.1-80%	0	0	1	2	3	4	4	5
80.1-95%	0	0	0	0	0	0	0	0
95.1-115%	0	0	0	0	0	0	0	0
115+%	0	0	0	1	2	2	3	3
Total	**0**	**0**	**3**	**10**	**16**	**21**	**24**	**27**
				Total				
0-30%	0	2.0	5	9	13	16	18	20
30.1-50%	0	2.0	5	9	12	15	17	18
50.1-80%	0	4	9	15	20	24	27	29
80.1-95%	0	1.0	2	3	4	5	5	6
95.1-115%	0	2.0	5	7	9	10	11	13
115+%	0	4	10	15	20	23	26	28
Total	**0**	**14**	**35**	**58**	**78**	**93**	**104**	**114**

Table III.16.53 shows the Incremental Total Housing Need Forecast for City of Lovell. 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 227 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 182 owner and 158 renter occupied households for a total of 341 quality households.

Table III.16.53
Incremental Total Housing Need Forecast
City of Lovell
Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	29	31	33	35	36	37	38	39
30.1-50%	35	37	39	41	43	44	45	46
50.1-80%	30	34	39	44	48	51	53	55
80.1-95%	0	1	2	3	4	4	5	5
95.1-115%	0	2	4	7	9	10	11	12
115+%	0	4	9	14	18	21	23	25
Total	**95**	**109**	**127**	**143**	**157**	**167**	**175**	**182**
				Renter				
0-30%	94	93	96	98	101	103	104	105
30.1-50%	21	21	22	24	25	27	28	29
50.1-80%	16	15	16	18	19	20	20	21
80.1-95%	0	0	0	0	0	0	0	0
95.1-115%	0	0	0	0	0	0	0	0
115+%	0	0	0	1	2	2	3	3
Total	**131**	**129**	**134**	**141**	**147**	**152**	**155**	**158**
				Total				
0-30%	124	124	129	133	137	140	142	144
30.1-50%	56	58	61	65	69	71	73	75
50.1-80%	46	50	56	61	66	70	73	75
80.1-95%	0	1	2	3	4	5	5	6
95.1-115%	0	2	5	7	9	10	11	13
115+%	0	4	10	15	20	23	26	28
Total	**227**	**238**	**261**	**285**	**305**	**320**	**331**	**341**

City of Lusk

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

Population Estimates

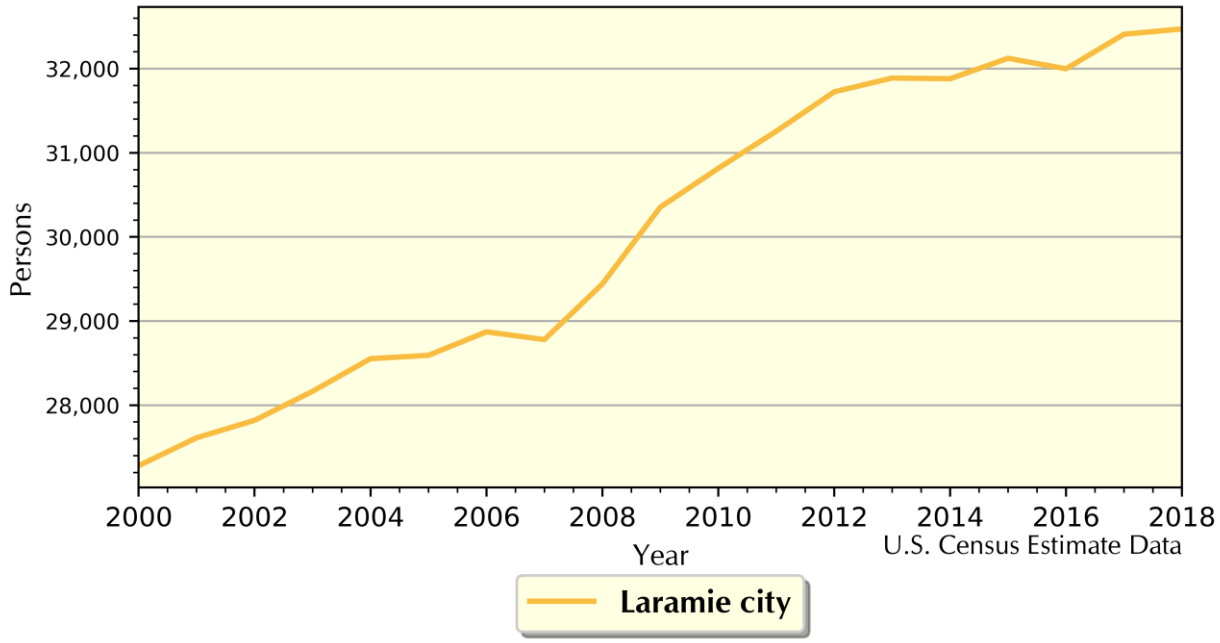
Table III.17.1 shows the population estimates for the City of Lusk. In 2018, the city's population was 1,541, a -0.4% change from 2017. The population decreased -1.7 percent since 2010, from 1,567 people to 1,541 people in 2018. This data is also displayed in Diagram III.17.1 on the following page.

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 Lusk. Although a city may span several counties, for the county level data pieces, Niobrara County was selected. For a more in-depth county level view, please refer to Niobrara County in Volume II of this profile.

Table III.17.1
Population Estimates
City of Lusk
Census Population Estimates

Year	Population	Percent Yearly Change
2000	1,451	.
2001	1,419	-2.2%
2002	1,383	-2.5%
2003	1,387	0.3%
2004	1,418	2.2%
2005	1,419	0.1%
2006	1,435	1.1%
2007	1,509	5.2%
2008	1,541	2.1%
2009	1,558	1.1%
2010	1,567	0.6%
2011	1,569	0.1%
2012	1,577	0.5%
2013	1,625	3.0%
2014	1,593	-2.0%
2015	1,598	0.3%
2016	1,583	-0.9%
2017	1,547	-2.3%
2018	1,541	-0.4%

Diagram III.17.1
Population Estimates
City of Lusk



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

Table III.17.2
In-Migration by Age Cohort
City of Lusk
Wyoming DOT Data

Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
					In				
14-17	0	1	0	0	3	2	0	1	0
18-22	5	6	5	4	7	2	6	8	2
23-25	3	11	7	3	7	3	4	6	1
26-35	9	13	17	12	13	12	15	18	11
36-45	3	11	3	12	10	15	13	4	4
46-55	5	4	7	7	5	8	15	17	5
56-65	6	8	6	8	6	9	9	12	2
66 +	0	1	8	5	6	4	3	3	1
Total	**30**	**55**	**53**	**51**	**57**	**55**	**65**	**69**	**26**

The shaded areas in Diagram III.17.2 and Diagram III.17.3 represents in and out- migration, with the white line depicting net migration. The maximum net migration occurred in 2009 with 45 people entering and the lowest net migration occurred in 2016 with 9 leaving Niobrara County.

Diagram III.17.2
In-Migration
City of Lusk
2011 – 2019 First Half

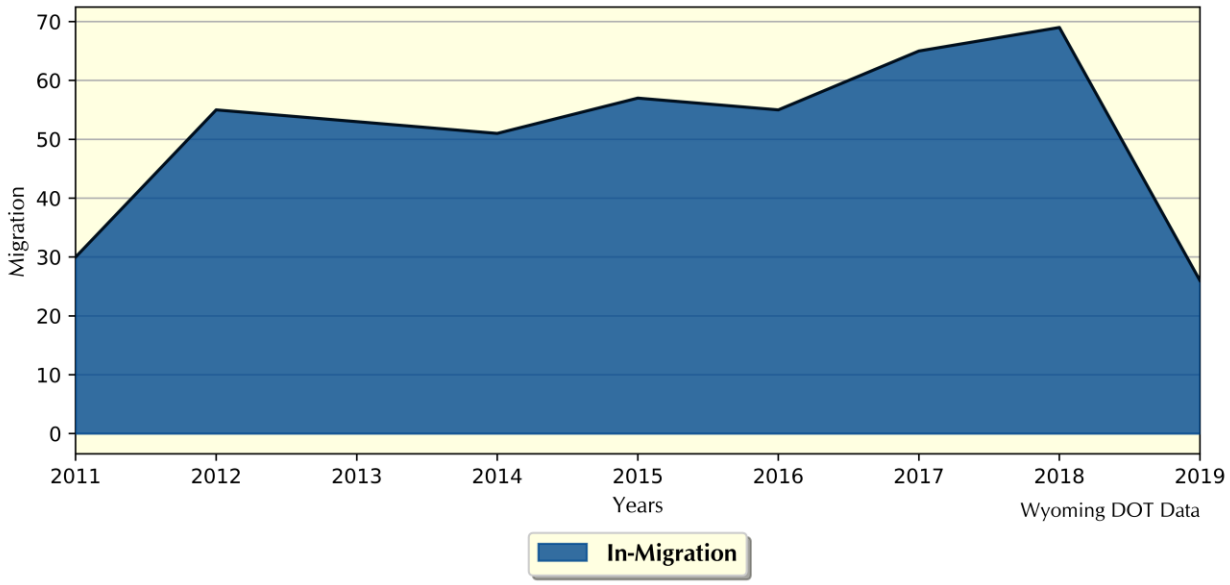


Diagram III.17.3
Migration Trends
Niobrara County
2000 – 2019 First Half

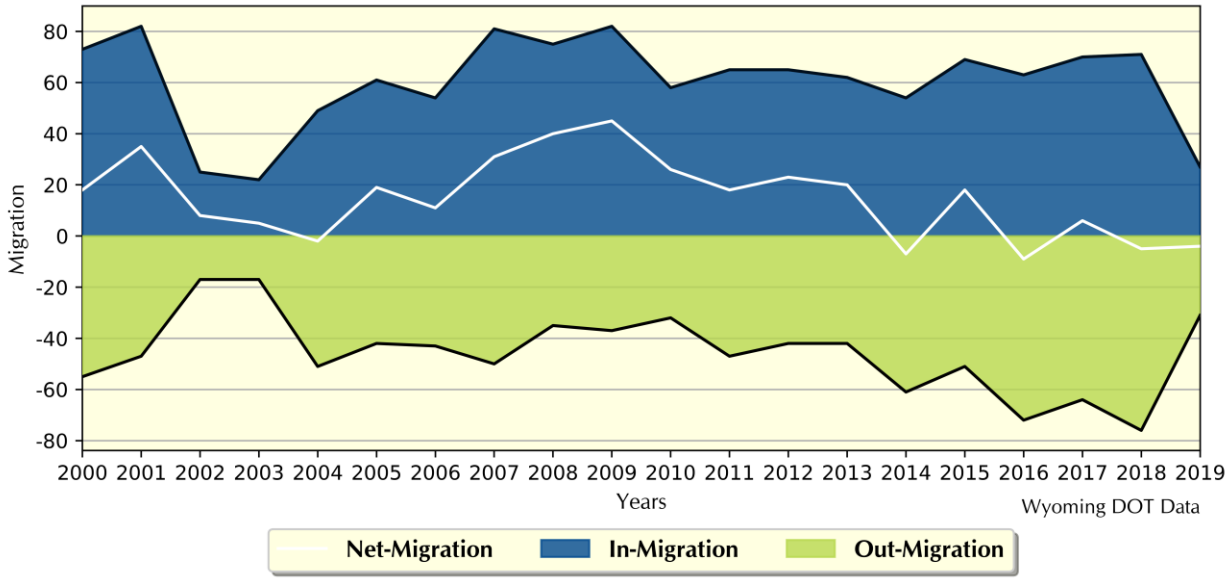


Table III.17.3 shows net-migration for Niobrara County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 26 to 35, with 6.0 persons entering Niobrara County. Those in the age range of 36 to 45 had the lowest levels of net migration, with 4 persons leaving Niobrara County.

Table III.17.3
Net-Migration by Age Range
Niobrara County
Wyoming DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
						Net						
14-17	2	2	0	-2	0	0	-2	2	2	-1	1	-1
18-22	4	4	1	2	3	3	-4	6	-10	1	-1	0
23-25	-2	1	0	1	8	4	-1	4	-3	-1	2	-2
26-35	9	2	4	2	8	12	-9	2	-2	-5	-4	6
36-45	13	10	10	3	5	-7	8	5	3	2	-8	-4
46-55	9	11	7	11	1	4	4	1	2	2	6	0
56-65	2	10	3	2	4	1	-4	-1	1	9	3	-2
66 +	3	5	1	-1	-6	3	1	-1	-2	-1	-4	-1
Total	**40**	**45**	**26**	**18**	**23**	**20**	**-7**	**18**	**-9**	**6**	**-5**	**-4**

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 data[17], 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 Lusk population by race and ethnicity is shown in Table III.17.4. The white population decreased by 6.4 percent, representing 89.5 percent of the population in 2017, compared with the black population, which increased by 283.3 percent and accounted for 0.2 percent of the population. The Hispanic population represented 4.8 percent of the population, which increased from 52 to 87 people between 2010 and 2017, or by 67.3 percent.

Table III.17.4
Population by Race and Ethnicity
City of Lusk
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	1,499	95.7%	1,596	89.5%
Black	4	0.3%	3	0.2%
American Indian	17	1.1%	113	6.3%
Asian	9	0.6%	17	1.0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	9	0.6%	11	0.6%
Two or More Races	29	1.9%	43	2.4%
Total	**1,567**	**100.0%**	**1,783**	**100.0%**
Non-Hispanic	1,528	97.5%	1,697	95.2%
Hispanic	39	2.5%	86	4.8%

The change in race and ethnicity between 2010 and 2017 is shown in Table III.17.5. During this time, the total non-Hispanic population was 1,697 persons in 2017. The Hispanic population was 86.

Table III.17.5
Population by Race and Ethnicity
City of Lusk
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	1,474	96.5%	1,532	90.3%
Black	3	0.2%	3	0.2%
American Indian	16	1.0%	102	6.0%
Asian	9	0.6%	17	1.0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	0	0%	0	0%
Two or More Races	26	1.7%	43	2.5%
Total Non-Hispanic	**1,528**	**100.0%**	**1,697**	**100.0%**
Hispanic				
White	25	64.1%	64	74.4%
Black	1	2.6%	0	0%
American Indian	1	2.6%	11	12.8%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	9	23.1%	11	12.8%
Two or More Races	3	7.7%	0	0%
Total Non-Hispanic	**39**	**100.0**	**86**	**100.0%**
Total Population	**1,567**	**100.0%**	**1,783**	**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.17.6, between 2000 and 2010, the institutionalized population changed 114.0 percent in City of Lusk, from 100 people in 2000 to 214 in 2010. The non-institutionalized population changed 0%, from 0 in 2000 to 0 in 2010.

Table III.17.6
Group Quarters Population
City of Lusk
2000 & 2010 Census SF1 Data

Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	100	100.0%	214	100.0%	114.0%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	0	0%	0	0%	0%
Other Institutions	0	0%	0	0%	0%
Total	**100**	**100.0%**	**214**	**100.0%**	**114.0%**
Non-Institutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	0	0%	0	0%	0%
Total	**0**	**100.0%**	**0**	**100.0%**	**0%**
Group Quarters Population	**100**	**100.0%**	**214**	**100.0%**	**114.0%**

Foreign Born Populations

The number of foreign born persons is shown in Table III.17.7. An estimated 0.3 percent of the population was born in Canada, some 0.2 percent were born in Korea, and another 0 percent were born in Afghanistan .

Table III.17.7
Place of Birth for the Foreign-Born Population
City of Lusk
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Canada	5	0.3%
#2 country of origin	Korea	3	0.2%
#3 country of origin	Afghanistan	0	0%
#4 country of origin	Africa n.e.c	0	0%
#5 country of origin	Albania	0	0%
#6 country of origin	Argentina	0	0%
#7 country of origin	Armenia	0	0%
#8 country of origin	Asia n.e.c	0	0%
#9 country of origin	Australia	0	0%
#10 country of origin	Austria	0	0%

Limited English Proficiency and the language spoken at home are shown in Table III.17.8. An estimated 0.5 percent (9 people) of the population speaks Spanish at home, followed by 0.2 percent (3 people) speaking Russian, Polish, or other Slavic languages

Table III.17.8
Limited English Proficiency and Language Spoken at Home
City of Lusk
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	9	0.5%
#2 LEP Language	Russian, Polish, or other Slavic languages	3	0.2%
#3 LEP Language	Arabic	0	0%
#4 LEP Language	Chinese	0	0%
#5 LEP Language	French, Haitian, or Cajun	0	0%
#6 LEP Language	German or other West Germanic languages	0	0%
#7 LEP Language	Korean	0	0%
#8 LEP Language	Other Asian and Pacific Island languages	0	0%
#9 LEP Language	Other Indo-European languages	0	0%
#10 LEP Language	Other and unspecified languages	0	0%

Disability

Disability by age, as estimated by the 2017 ACS, is shown in Table III.17.9. The disability rate for females was 9.9 percent, compared to 23.2 percent for males. The disability rate grew precipitously higher with age, with 46.4 percent of those over 75 experiencing a disability.

Table III.17.9
Disability by Age
City of Lusk
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	8	6.2%	0	0%	8	2.7%
18 to 34	14	10.1%	15	7.7%	29	8.7%
35 to 64	75	28.3%	23	10.7%	98	20.5%
65 to 74	30	50.0%	11	20.8%	41	36.3%
75 or Older	39	46.4%	26	46.4%	65	46.4%
Total	**166**	**23.2%**	**75**	**9.9%**	**241**	**16.3%**

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.17.10. Some 10.3 percent have an ambulatory disability, 3.7 percent have an independent living disability, and 3.0 percent have a self-care disability.

Table III.17.10
Total Disabilities Tallied: Aged 5 and Older
City of Lusk
2017 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	106	7.2%
Vision disability	54	3.7%
Cognitive disability	64	4.7%
Ambulatory disability	140	10.3%
Self-Care disability	41	3.0%
Independent living disability	39	3.7%

Education and Employment

Education and employment data from the City of Lusk 2017 Five-Year ACS is presented in Table III.17.11, Table III.17.12, and Table III.17.13. In 2017, 754 people were in the labor force, including 754 employed and 0 unemployed people. The unemployment rate for City of Lusk was estimated at 0 percent in 2017.

Table III.17.11
Employment, Labor Force and Unemployment
City of Lusk
2017 Five-Year ACS Data

Employment Status	2017 Five-Year ACS
Employed	754
Unemployed	0
Labor Force	**754**
Unemployment Rate	0%

Table III.17.12 and Table III.17.13 show educational attainment in City of Lusk. In 2017, 93.5 percent of households had a high school education or greater, including 34.3 percent with a high school diploma or equivalent, 41.2 percent with some college, 9.1 percent with a Bachelor's Degree, and 2.2 percent with a graduate or professional degree.

Table III.17.12
High School or Greater Education
City of Lusk
2017 Five-Year ACS Data

Education Level	Households
High School or Greater	590
Total Households	631
Percent High School or Above	**93.5%**

Table III.17.13
Educational Attainment
City of Lusk
2017 Five-Year ACS Data

Education Level	Population	Percent
Less Than High School	182	13.3%
High School or Equivalent	470	34.3%
Some College or Associates Degree	565	41.2%
Bachelor's Degree	125	9.1%
Graduate or Professional Degree	30	2.2%
Total Population Above 18 years	**1,372**	**100.0%**

ECONOMICS

Labor Force

Table III.17.14 shows the labor force statistics for Niobrara County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1997 with a rate of 2.0 percent. The highest level of unemployment occurred during 2009 rising to a rate of 5.0 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 Niobrara County remained unchanged from 2.8 percent in 2017 to 2.8 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.17.14
Labor Force Statistics
Niobrara County
1990 - 2018 BLS Data

Year	City of Lusk				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	44	1,137	1,181	3.7%	5.3%
1991	48	1,122	1,170	4.1%	5.2%
1992	55	1,098	1,153	4.8%	5.6%
1993	40	1,094	1,134	3.5%	5.3%
1994	28	1,153	1,181	2.4%	5.0%
1995	28	1,207	1,235	2.3%	4.8%
1996	29	1,262	1,291	2.2%	4.9%
1997	24	1,190	1,214	2.0%	4.8%
1998	35	1,244	1,279	2.7%	4.7%
1999	36	1,294	1,330	2.7%	4.6%
2000	46	1,189	1,235	3.7%	3.9%
2001	48	1,167	1,215	4.0%	3.8%
2002	52	1,098	1,150	4.5%	4.0%
2003	53	1,096	1,149	4.6%	4.3%
2004	43	1,089	1,132	3.8%	3.8%
2005	43	1,073	1,116	3.9%	3.6%
2006	37	1,092	1,129	3.3%	3.2%
2007	36	1,154	1,190	3.0%	2.8%
2008	42	1,193	1,235	3.4%	3.1%
2009	65	1,234	1,299	5.0%	6.3%
2010	64	1,323	1,387	4.6%	6.4%
2011	58	1,337	1,395	4.2%	5.8%
2012	53	1,328	1,381	3.8%	5.3%
2013	49	1,332	1,381	3.5%	4.7%
2014	45	1,304	1,349	3.3%	4.1%
2015	40	1,289	1,329	3.0%	4.3%
2016	44	1,295	1,339	3.3%	5.3%
2017	36	1,265	1,301	2.8%	4.2%
2018	36	1,239	1,275	2.8%	4.1%

Diagram III.17.4 shows the employment and labor force for Niobrara County. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 1,239 persons, with the labor force reaching 1,275, indicating there were a total of 36 unemployed persons.

Diagram III.17.4
Employment and Labor Force
Niobrara County
1990 – 2017 BLS Data

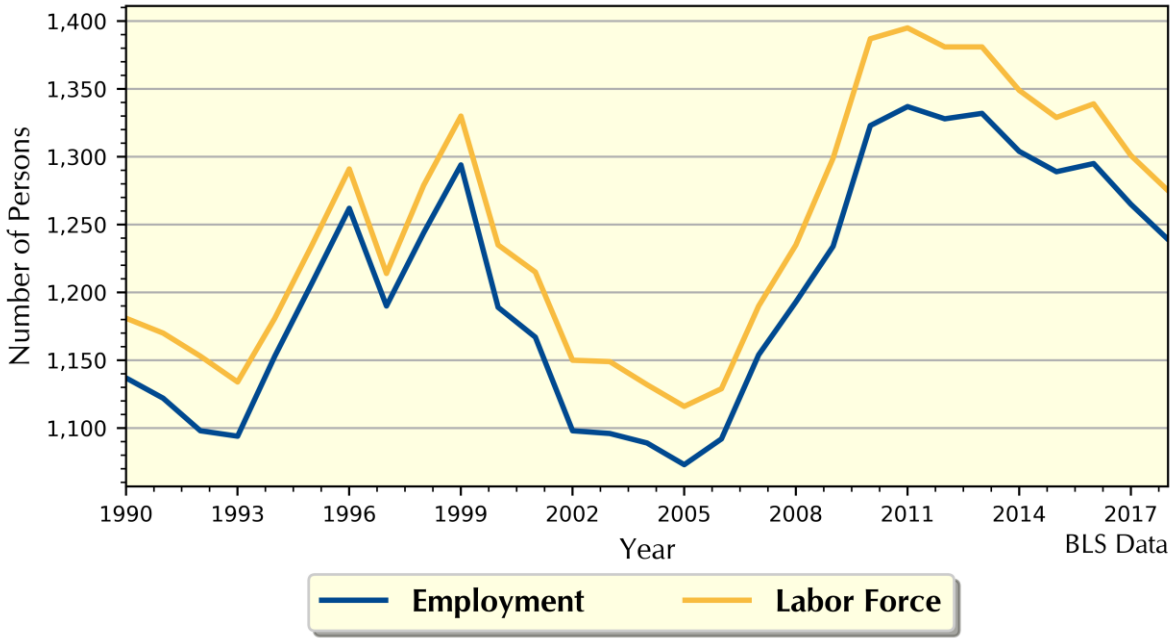
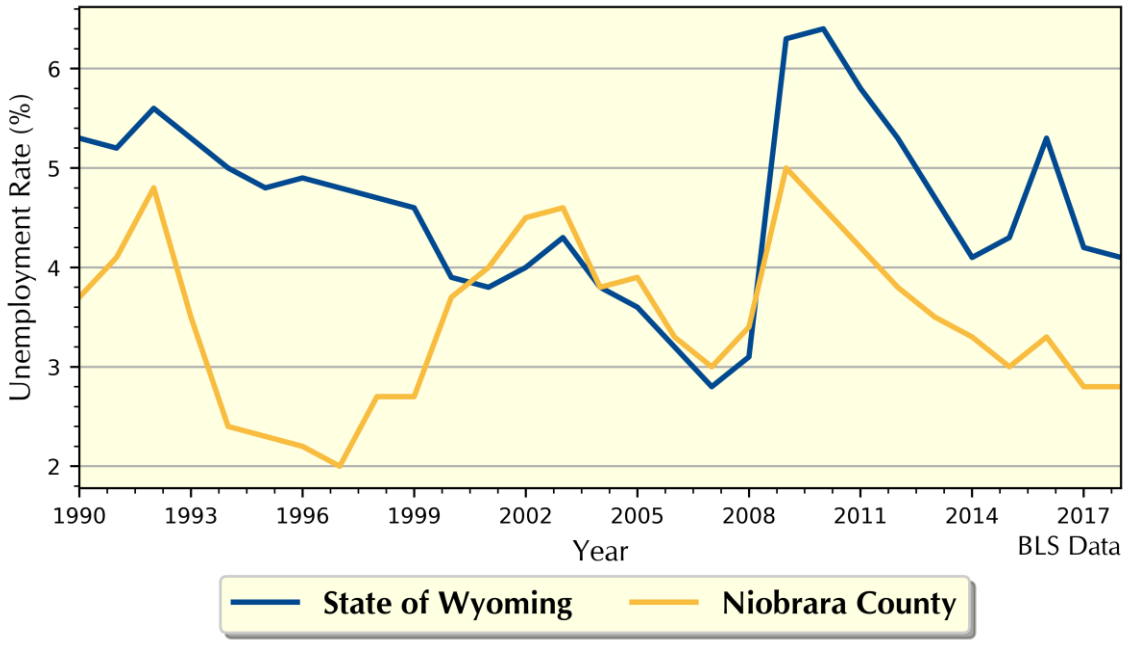


Diagram III.17.5 shows the unemployment rate for both the State and Niobrara County. During the 1990's the average rate for Niobrara County was 3.0 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.9 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 3.5 percent. Over the course of the entire period the Niobrara County had an average unemployment rate that lower than the State, 3.5 percent for Niobrara County, versus 4.6 statewide.

Diagram III.17.5
Annual Unemployment Rate
Niobrara 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.17.15 shows the total employment by industry for the Niobrara County. The most recent estimates show the government and government enterprises industry was the largest employer in Niobrara County, with employment reaching 471 jobs in 2017. Between 2016 and 2017 the farm industry saw the largest percentage increase, rising by 2.9 percent to 285 jobs.

Table III.17.15
Employment by Industry
Niobrara County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	262	271	271	270	271	277	277	285	2.9
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	100	93	142	177	184	148	131	134	2.3
Utilities	0	0	0	0	0	0	0	0	0
Construction	86	99	111	0	0	84	0	81	0
Manufacturing	0	0	0	0	0	0	0	0	0
Wholesale trade	0	0	0	0	0	0	0	0	0
Retail trade	0	0	0	0	0	0	0	0	0
Transportation and warehousing	91	112	99	95	0	0	0	61	0
Information	0	0	0	0	0	0	0	0	0
Finance and insurance	0	0	61	53	64	63	0	59	0
Real estate and rental and leasing	0	0	61	60	38	55	0	61	0
Professional and technical services	0	48	49	51	0	0	0	0	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	0	27	26	0	0	0	20	0	-100.0
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	0	0	0	0	0	0	0	8	0
Accommodation and food services	0	0	0	0	0	0	0	0	0
Other services, except public administration	65	0	0	75	0	0	0	70	0
Government and government enterprises	464	469	468	460	471	467	475	471	-0.8
Total	**1,709**	**1,747**	**1,846**	**1,871**	**1,855**	**1,784**	**1,775**	**1,782**	**0.4**

Table III.17.16 shows the real average earnings per job by industry for Niobrara County. In 2017, the transportation and warehousing industry had the highest average earnings reaching 235,081 dollars. Between 2016 and 2017 the mining industry saw the largest percentage increase, rising by 1.0 percent to 18,598 dollars.

Table III.17.16
Real Earnings Per Job by Industry
Niobrara County
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	10,472	42,886	8,485	24,059	51,165	29,435	14,039	8,909	-36.5
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	16,171	20,044	20,033	36,700	37,910	21,296	18,414	18,598	1.0
Utilities	0	0	0	0	0	0	0	0	0
Construction	51,723	49,352	46,940	0	0	50,865	0	46,030	0
Manufacturing	0	0	0	0	0	0	0	0	0
Wholesale trade	0	0	0	0	0	0	0	0	0
Retail trade	0	0	0	0	0	0	0	0	0
Transportation and warehousing	108,994	119,600	108,548	121,319	0	0	0	235,081	0
Information	0	0	0	0	0	0	0	0	0
Finance and insurance	0	0	19,707	21,615	17,417	17,891	0	18,233	0
Real estate and rental and leasing	0	0	12,414	14,862	29,081	24,209	0	13,059	0
Professional and technical services	0	32,015	29,647	25,738	0	0	0	0	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	0	18,625	18,723	0	0	0	42,461	0	0
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	0	0	0	0	0	0	0	1,534	0
Accommodation and food services	0	0	0	0	0	0	0	0	0
Other services, except public administration	49,792	0	0	39,835	0	0	0	41,444	0
Government and government enterprises	58,069	57,336	58,770	64,232	65,254	66,342	65,716	65,917	0.3
Total	**38,925**	**44,329**	**36,630**	**42,034**	**46,769**	**44,634**	**40,644**	**40,153**	**-1.2**

Diagram III.17.6 shows real average earnings per job for Niobrara County from 1990 to 2017. Over this period the average earning per job for Niobrara County was 33,729 dollars, which was lower than the statewide average of 46,885 dollars over the same period.

Diagram III.17.6
Real Average Earnings Per Job
Niobrara County

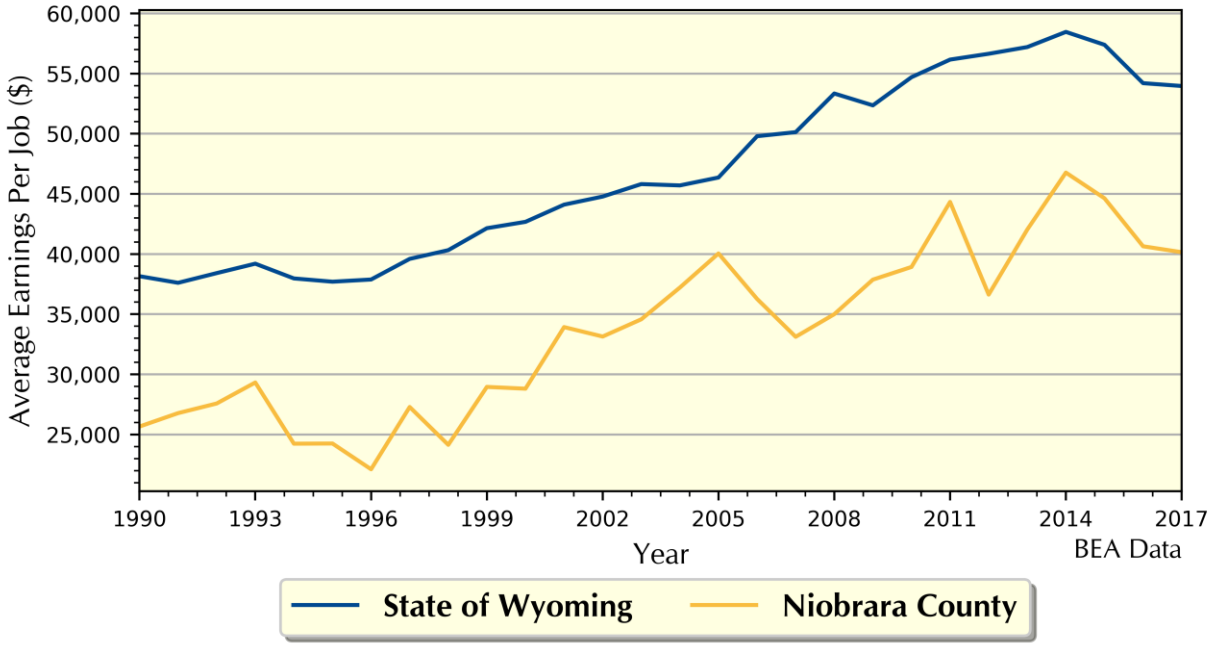
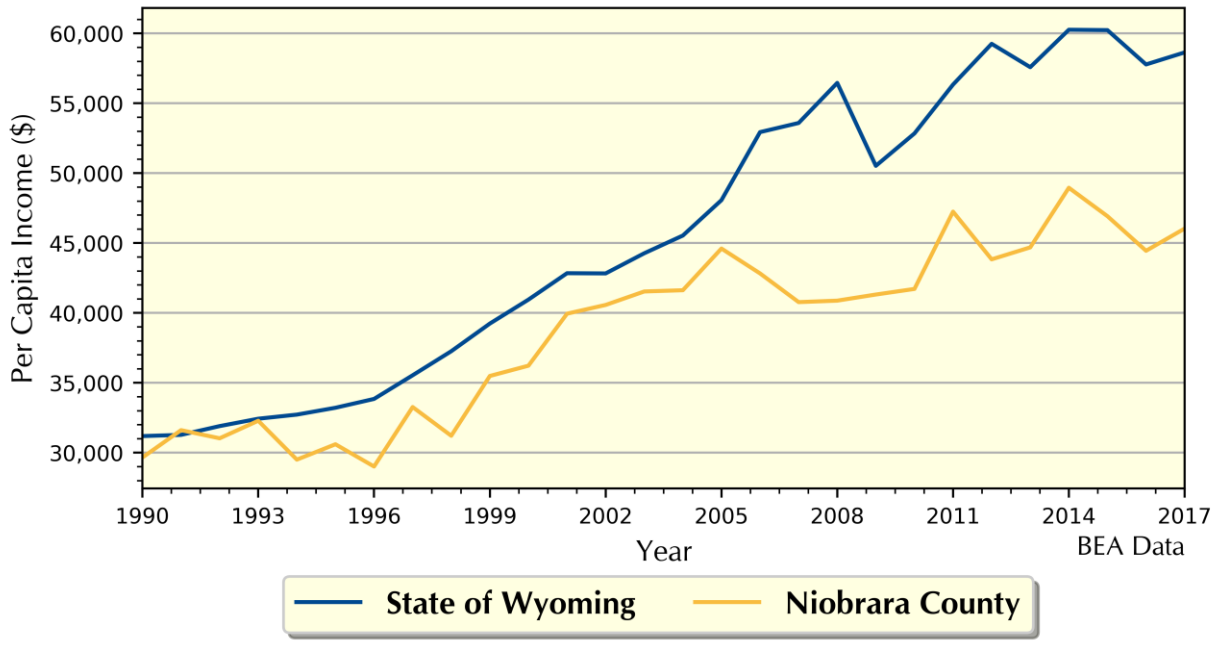


Diagram III.17.7 shows real per capita income for the Niobrara County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Niobrara County was 38,851 dollars, which was lower than the statewide average of 45,699 dollars over the same period.

Diagram III.17.7
Real Per Capita Income
Niobrara 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 336 in 2010 to 290.0 in 2017, with the poverty rate reaching 13.4 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.17.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.17.8 on the following page.

The rate of poverty for Niobrara County is shown in Table III.17.18. In 2017, there were an estimated 236 people (16.2 percent) living in poverty, compared to 14.2 percent living in poverty in 2000. In 2017, some 4.2 percent of those in poverty were under age 6 and 16.9 percent were 65 or older.

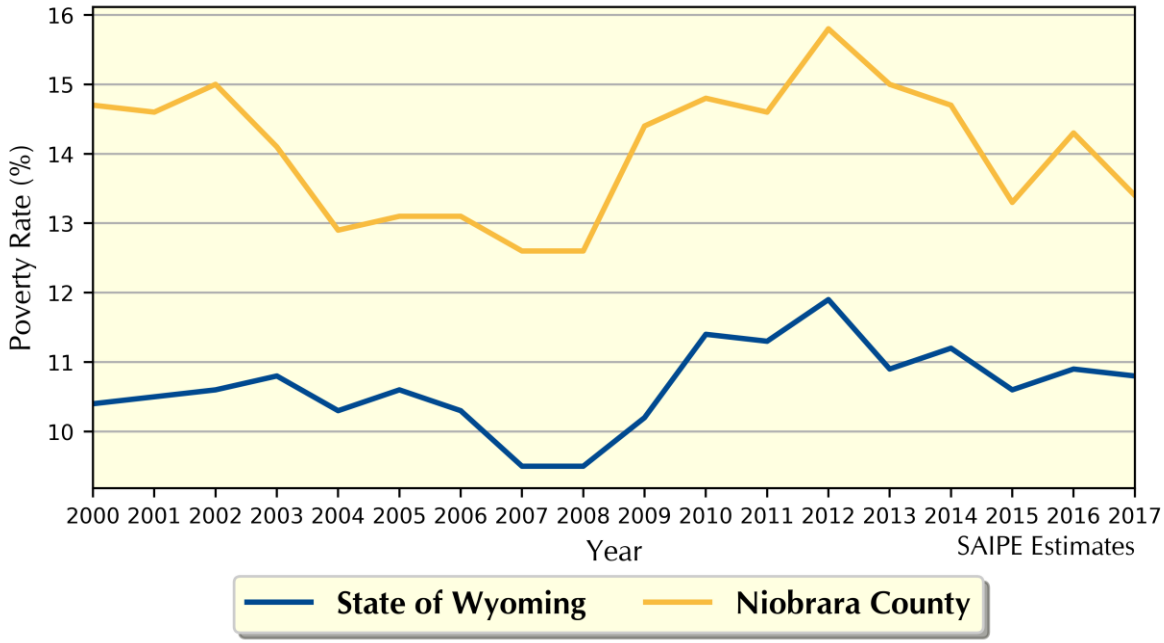
Table III.17.17
Persons in Poverty
Niobrara County
2000–2017 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	333	14.7%
2001	322	14.6%
2002	328	15.0%
2003	309	14.1%
2004	284	12.9%
2005	286	13.1%
2006	283	13.1%
2007	273	12.6%
2008	281	12.6%
2009	318	14.4%
2010	336	14.8%
2011	333	14.6%
2012	352	15.8%
2013	346	15.0%
2014	326	14.7%
2015	304	13.3%
2016	318	14.3%
2017	290	13.4%

Table III.17.18
Poverty by Age
City of Lusk
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	23	12.3%	10	4.2%
6 to 17	45	24.1%	50	21.2%
18 to 64	80	42.8%	136	57.6%
65 or Older	39	20.9%	40	16.9%
Total	**187**	**100.0%**	**236**	**100.0%**
Poverty Rate	**14.2%**	**.**	**16.2%**	**.**

Diagram III.17.8
Poverty Rates
Niobrara 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 Lusk increased from 0 authorizations in 2017 to 1 in 2018.

The real value of single-family building permits increased from 299,795 dollars in 2016 to 0 dollars in 2017. This compares to an increase in permit value statewide, with values rising from 331,348 dollars in 2017 to 367,953 dollars in 2018. Additional details are given in Table III.17.19, as well as in Diagram III.17.9 and Diagram III.17.10.

Table III.17.19
Building Permits and Valuation
City of Lusk
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	0	0	0	0	0	0	0
1981	0	0	0	0	0	0	0
1982	0	0	0	0	0	0	0
1983	0	0	0	0	0	0	0
1984	3	0	0	0	3	105,881	0
1985	3	0	0	0	3	168,554	0
1986	3	0	0	0	3	165,246	0
1987	0	0	0	0	0	0	0
1988	1	0	0	0	1	112,150	0
1989	1	0	0	0	1	89,928	0
1990	0	0	0	0	0	0	0
1991	0	0	0	0	0	0	0
1992	3	0	0	0	3	82,254	0
1993	1	0	0	0	1	88,085	0
1994	1	0	0	0	1	355,967	0
1995	4	0	0	0	4	195,822	0
1996	0	0	0	0	0	0	0
1997	2	0	0	0	2	222,420	0
1998	0	0	0	0	0	0	0
1999	0	0	0	0	0	0	0
2000	0	0	0	0	0	0	0
2001	0	0	0	0	0	0	0
2002	0	0	0	0	0	0	0
2003	1	0	0	0	1	93,595	0
2004	3	0	0	0	3	86,794	0
2005	4	0	0	0	4	189,194	0
2006	3	0	0	0	3	189,974	0
2007	0	0	0	0	0	0	0
2008	3	0	0	0	3	168,579	0
2009	3	0	0	0	3	176,213	0
2010	4	0	0	0	4	91,880	0
2011	3	0	0	0	3	35,437	0
2012	2	0	0	0	2	248,535	0
2013	5	0	0	0	5	35,007	0
2014	1	0	0	0	1	39,391	0
2015	2	0	3	6	11	158,011	43,892
2016	7	0	0	0	7	299,795	0
2017	0	0	0	0	0	0	0
2018	1	0	0	0	1	227,000	0

Diagram III.17.9
Single-Family Permits
City of Lusk

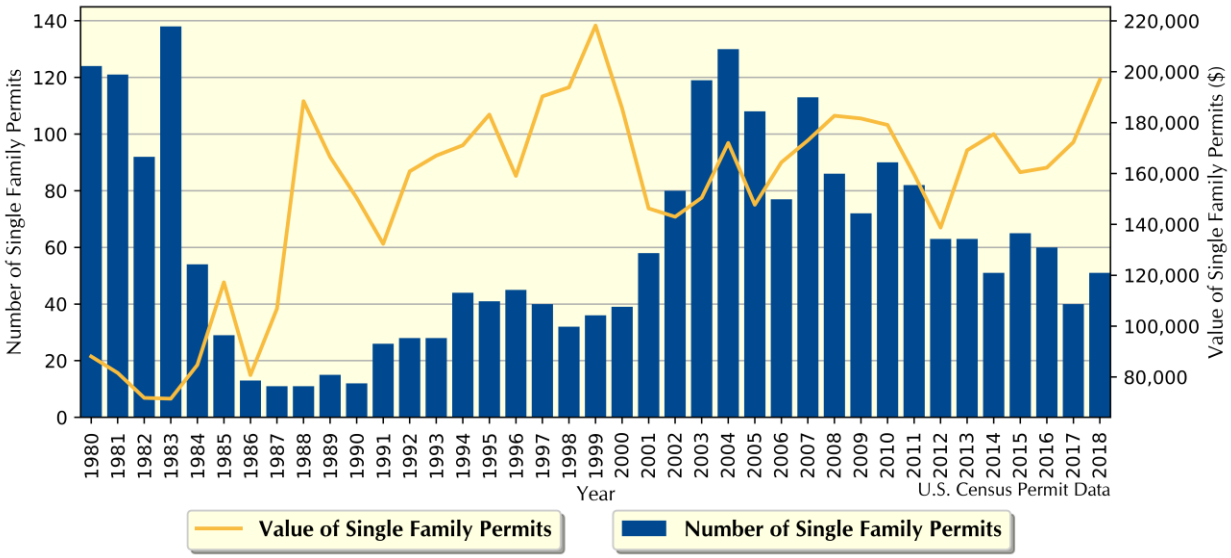
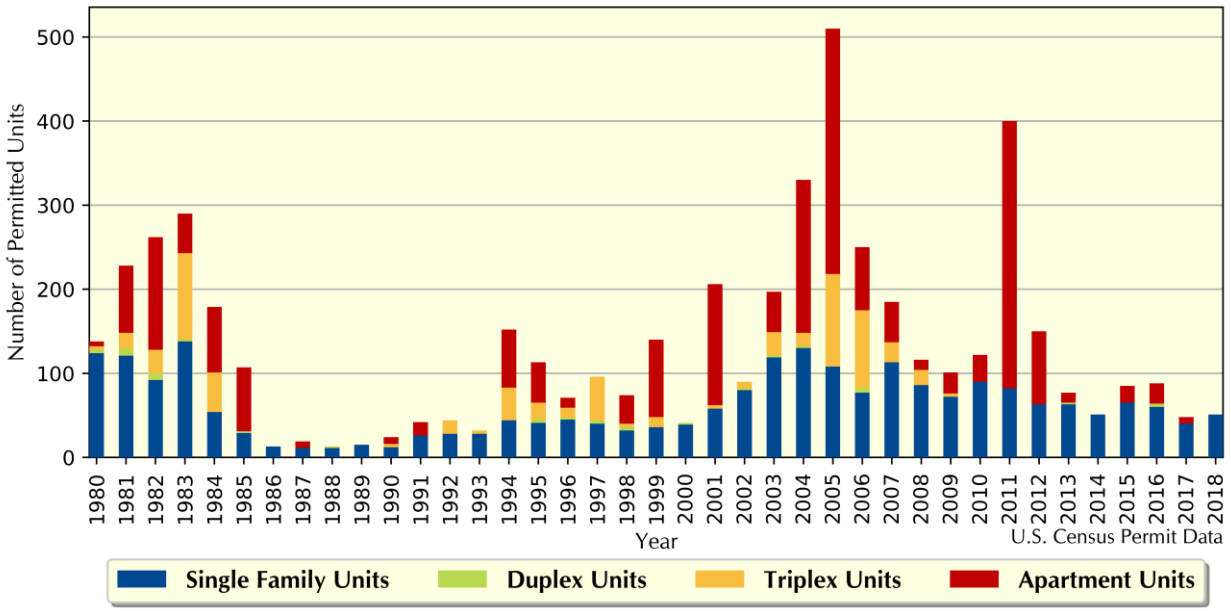


Diagram III.17.10
Total Permits by Unit Type
City of Lusk



Housing Characteristics

Households by type and tenure are shown in Table III.17.20. Family households represented 46.1 percent of households, while non-family households accounted for 53.9 percent. These changed from 56.7 percent and 43.3 percent, respectively.

Table III.17.20
Household Type by Tenure
City of Lusk
2010 Census SF1 & 2017 Five-Year ACS Data

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	373	56.7%	291	46.1%
Married-Couple Family	291	78.0%	259	89.0%
Owner-Occupied	243	83.5%	212	81.9%
Renter-Occupied	48	16.5%	47	18.1%
Other Family	82	22.0%	32	28.2%
Male Householder, No Spouse Present	21	25.6%	14	65.6%
Owner-Occupied	14	66.7%	7	50.0%
Renter-Occupied	7	33.3%	7	50.0%
Female Householder, No Spouse Present	61	74.4%	18	190.6%
Owner-Occupied	26	42.6%	0	0%
Renter-Occupied	35	57.4%	18	100.0%
Non-Family Households	285	43.3%	340	53.9%
Owner-Occupied	159	55.8%	179	52.6%
Renter-Occupied	126	44.2%	161	47.4%
Total	**658**	**100.0%**	**631**	**100.0%**

Table III.17.21 below shows housing units by type in 2010 and 2017. In 2010, there were 776 housing units, compared with 803 in 2017. Single-family units accounted for 82.3 percent of units in 2017, compared to 82.5 in 2010. Apartment units accounted for 6.0 percent in 2017, compared to 5.9 percent in 2010.

Table III.17.21
Housing Units by Type
City of Lusk
2010 & 2017 Five-Year ACS Data

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	640	82.5%	661	82.3%
Duplex	18	2.3%	11	1.4%
Tri- or Four-Plex	15	1.9%	18	2.2%
Apartment	46	5.9%	48	6.0%
Mobile Home	57	7.3%	65	8.1%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	**776**	**100.0%**	**803**	**100.0%**

Table III.17.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 803 housing units. An estimated 63.1 percent were owner-occupied, and 21.4 percent were vacant.

Table III.17.22
Housing Units by Tenure
City of Lusk
2010 Census & 2017 Five-Year ACS Data

Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	658	83.3%	631	78.6%
Owner-Occupied	442	67.2%	398	63.1%
Renter-Occupied	216	32.8%	233	36.9%
Vacant Housing Units	132	16.7%	172	21.4%
Total Housing Units	**790**	**100.0%**	**803**	**100.0%**

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.17.23. Households earning more than 100,000 dollars per year represented 13.9 percent of households in 2017, compared to 8.9 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 17.3 percent of households in 2017, compared to 16.1 percent in 2000.

Table III.17.23
Households by Income
City of Lusk
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	101	16.1%	109	17.3%
$15,000 to $19,999	43	6.8%	63	10.0%
$20,000 to $24,999	33	5.2%	34	5.4%
$25,000 to $34,999	78	12.4%	84	13.3%
$35,000 to $49,999	89	14.1%	63	10.0%
$50,000 to $74,999	156	24.8%	165	26.1%
$75,000 to $99,999	73	11.6%	25	4.0%
$100,000 or More	56	8.9%	88	13.9%
Total	**629**	**100.0%**	**631**	**100.0%**

Table III.17.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 2.9 percent of households in 2010 and 4.1 percent of households in 2017. Housing units built in 1939 or earlier represented 35.0 percent of households in 2017 and 35.9 percent of households in 2010.

Table III.17.24
Households by Year Home Built
City of Lusk
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	226	35.9%	221	35.0%
1940 to 1949	72	11.4%	133	21.1%
1950 to 1959	118	18.8%	68	10.8%
1960 to 1969	51	8.1%	72	11.4%
1970 to 1979	61	9.7%	32	5.1%
1980 to 1989	65	10.3%	45	7.1%
1990 to 1999	18	2.9%	34	5.4%
2000 to 2009	18	2.9%	26	4.1%
2010 or Later	.	.	0	0%
Total	**629**	**100.0%**	**631**	**100.0%**

The distribution of unit types by race are shown in Table III.17.25. An estimated 86.3 percent of white households occupy single-family homes, while 0 percent of black households do. Some 2.8 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.17.25
Distribution of Units in Structure by Race
City of Lusk
2017 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	86.3%	0%	0%	100.0%	0%	0%	0%
Duplex	0%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	3.0%	0%	0%	0%	0%	0%	0%
Apartment	2.8%	0%	0%	0%	0%	0%	100.0%
Mobile Home	7.9%	0%	0%	0%	0%	0%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

The disposition of vacant units between 2010 and 2017 are shown in Table III.17.26. By 2017, for rent units accounted for 12.8 percent of vacant units, while for sale units accounted for 0 percent. "Other" vacant units accounted for 70.9 percent of vacant units, representing a total of 122 "other" vacant units.

Table III.17.26
Disposition of Vacant Housing Units
City of Lusk
2010 Census & 2017 Five-Year ACS Data

Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	23	17.4%	22	12.8%
For Sale	9	6.8%	0	0%
Rented Not Occupied	4	3.0%	0	0%
Sold Not Occupied	2	1.5%	9	5.2%
For Seasonal, Recreational, or Occasional Use	25	18.9%	19	11.0%
For Migrant Workers	0	0%	0	0%
Other Vacant	69	52.3%	122	70.9%
Total	**132**	**100.0%**	**172**	**100.0%**

Table III.17.27, below shows the number of households in the county by number of bedrooms and tenure. There were 8 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 7.7 percent of total households in City of Lusk. In City of Lusk the 348 households with three bedrooms accounted for 27.8 percent of all households,and there were only 33 five-bedroom or more households, which accounted for 15.4 percent of all households.

Table III.17.27
Households by Number of Bedrooms
City of Lusk
2017 5-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	8	13	100.0
One	14	36	62	1.6
Two	64	116	223	7.7
Three	220	59	348	27.8
Four	84	14	124	43.3
Five or more	16	0	33	15.4
Total	**631**	**233**	**803**	**100.0**

The age of a structure influences its value. As shown in Table III.17.28, structures built in 1939 or earlier had a median value of, 85,000 while structures built between 1950 and 1959 had a median value of 162,500 and those built between 1990 to 1999 had a median value of 77,300. 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 Lusk was 118,300.

Table III.17.28 Owner Occupied Median Value by Year Structure Built City of Lusk 2017 5-Year ACS Data	
Year Structure Built	**Median Value**
1939 or earlier	85,000
1940 to 1949	127,300
1950 to 1959	162,500
1960 to 1969	104,500
1970 to 1979	0
1980 to 1989	159,900
1990 to 1999	77,300
2000 to 2009	0
2010 to 2013	0
2014 or later	0
Median Value	**118,300**

Household mortgage status is reported in Table III.17.29. In, City of Lusk households with a mortgage accounted for 61.6 percent of all households or 245 housing units, and the remaining 58.0 percent or 231 units had no mortgage. Of those units with a mortgage, 14 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 231 or 58.0 percent had no second mortgage or no home equity loan.

Table III.17.29 Mortgage Status City of Lusk 2017 5-Year ACS Data		
Mortgage Status	**City of Lusk**	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	245	61.6
With either a second mortgage or home equity loan, but not both	14	3.5
Second mortgage only	14	3.5
Home equity loan only	0	0
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	231	58.0
Housing units without a mortgage	153	38.4
Total	398	100.0%

Table III.17.30 lists the City of Lusk median rent as $489 and the median home value as $118,300.

Table III.17.30 Median Rent City of Lusk 2017 5-Year ACS Data	
Place	**Rent**
Median Rent	$489
Median Home Value	$118,300

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

Table III.17.31
Overcrowding and Severe Overcrowding
City of Lusk
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	387	100.0%	0	0%	0	0%	387
2017 Five-Year ACS	398	100.0%	0	0%	0	0%	398
Renter							
2010 Five-Year ACS	242	100.0%	0	0%	0	0%	242
2017 Five-Year ACS	221	94.8%	12	5.2%	0	0%	233
Total							
2010 Five-Year ACS	629	100.0%	0	0%	0	0%	629
2017 Five-Year ACS	619	98.1%	12	1.9%	0	0%	631

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

Table III.17.32
Households with Incomplete Plumbing Facilities
City of Lusk
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	629	631
Lacking Complete Plumbing Facilities	0	0
Total Households	**629**	**631**
Percent Lacking	**0%**	**0%**

There were 8 households lacking complete kitchen facilities in 2017, compared to 0 households in 2010. This was a change from 0 percent of households in 2010 to 1.3 percent in 2017.

Table III.17.33
Households with Incomplete Kitchen Facilities
City of Lusk
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	629	623
Lacking Complete Kitchen Facilities	0	8
Total Households	**629**	**631**
Percent Lacking	**0%**	**1.3%**

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

In City of Lusk 9.5 percent of households had a cost burden and 13.8 percent had a severe cost burden. Some 4.3 percent of renters were cost burdened, and 31.3 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 12.4 percent and a severe cost burden rate of 9.2 percent. Owner occupied households with a mortgage had a cost burden rate of 12.7 percent, and severe cost burden at 0 percent.

Table III.17.34
Cost Burden and Severe Cost Burden by Tenure
City of Lusk
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	144	81.8%	17	9.7%	12	6.8%	3	1.7%	176
2017 Five-Year ACS	209	85.3%	31	12.7%	0	0%	5	2.0%	245
Owner Without a Mortgage									
2010 Five-Year ACS	192	91.0%	4	1.9%	15	7.1%	0	0%	211
2017 Five-Year ACS	120	78.4%	19	12.4%	14	9.2%	0	0%	153
Renter									
2010 Five-Year ACS	148	61.2%	36	14.9%	40	16.5%	18	7.4%	242
2017 Five-Year ACS	116	49.8%	10	4.3%	73	31.3%	34	14.6%	233
Total									
2010 Five-Year ACS	484	76.9%	57	9.1%	67	10.7%	21	3.3%	629
2017 Five-Year ACS	445	70.5%	60	9.5%	87	13.8%	39	6.2%	631

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.17.35 shows that the HUD estimated MFI for Niobrara County was $63,000 in 2018. This compared to Wyoming's MFI of $79,600. Diagram III.17.11, illustrates the estimated MFI for 2000 through 2018 in Niobrara County.

Table III.17.35
Median Family Income
Niobrara County
2000–2018 HUD MFI

Year	MFI	State of Wyoming MFI
2000	34,300	44,700
2001	37,000	45,500
2002	40,300	47,200
2003	38,300	51,600
2004	40,000	54,500
2005	40,550	55,250
2006	43,100	58,800
2007	42,600	58,800
2008	43,700	59,450
2009	47,100	63,900
2010	48,700	66,100
2011	60,900	66,800
2012	61,800	67,700
2013	60,700	70,000
2014	60,500	71,400
2015	57,400	72,400
2016	58,500	73,300
2017	61,400	74,700
2018	63,000	79,600

Table III.17.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 55 owner-occupied and 30 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 8 owner-occupied 80 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 505 households without a housing problem.

Diagram III.17.11
Estimated Median Family Income
Niobrara County vs. Wyoming
HUD Data: 2000 - 2019

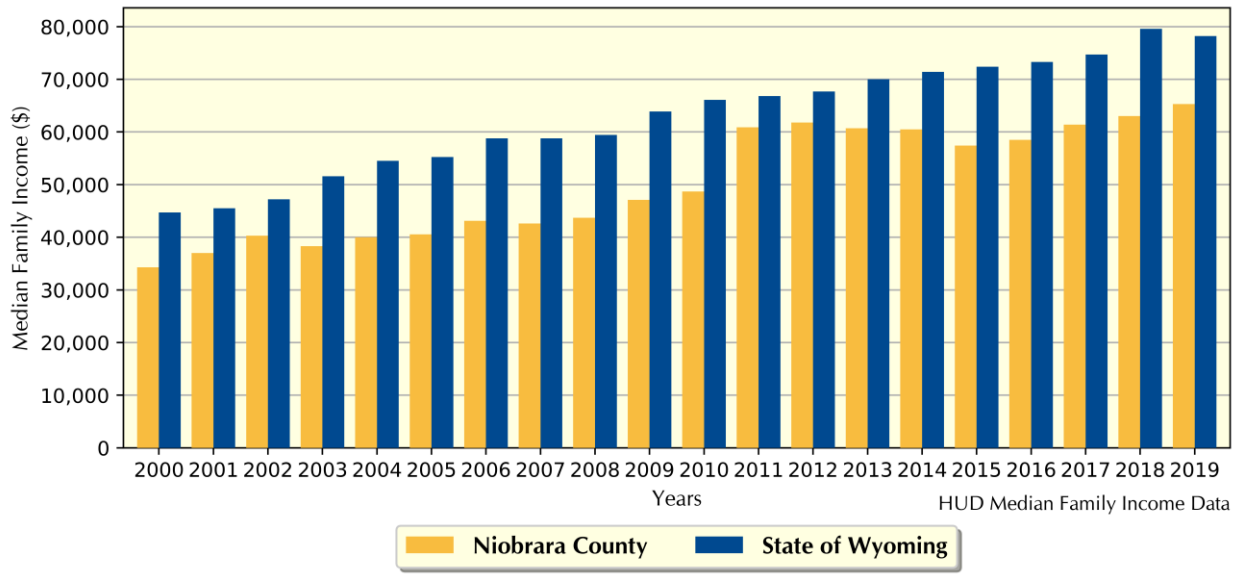


Table III.17.36
Housing Problems by Income and Tenure
City of Lusk
2010–2018 HUD CHAS Data

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)	4	4	0	0	0	8
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	30	0	10	15	0	55
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
Has none of the 4 housing problems	20	30	90	25	170	335
Total	**58**	**34**	**100**	**40**	**170**	**402**
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)	80	0	0	0	0	80
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	20	10	0	0	0	30
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	35	25	35	30	45	170
Total	**135**	**35**	**35**	**30**	**45**	**280**
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)	84	4	0	0	0	88
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	50	10	10	15	0	85
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
Has none of the 4 housing problems	55	55	125	55	215	505
Total	**193**	**69**	**135**	**70**	**215**	**682**

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.17.37 presents some basic statistics about the completed surveys.

Table III.17.37
Survey of Rental Properties
City of Lusk
2019 Survey of Rental Properties

Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	5	99	17.2	17

Table III.17.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 14 single-family units in City of Lusk, with 1 of them available. This translates into a vacancy rate of 7.1 percent in City of Lusk, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 58 apartment units reported in the survey, with 15 of them available, which resulted in a vacancy rate of 25.9 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

Table III.17.38
Rental Vacancy Survey by Type
City of Lusk
2019 Survey of Rental Properties

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	14	1	7.1%
Apartments	58	15	25.9%
Mobile Homes	0	0	0%
"Other" Units	0	0	0%
Don't Know	0	0	0%
Total	**99**	**17**	**17.2%**

Table III.17.39 reports units by bedroom size. As can be seen there were 1 two bedroom apartment units and 0 three bedroom units. Overall, the 27 two bedroom units accounted for 27.3 percent of all units, and the 15 three bedroom units accounted for 15.2 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 40 units listed as "Don't Know". Additional details for additional unit types are reported.

Table III.17.39
Rental Units by Bedroom Size
City of Lusk
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	1	17	0	0	.	55
Two	5	1	0	0	.	27
Three	6	0	0	0	.	15
Four	2	0	0	0	.	2
Don't Know	0	40	0	0	0	40
Total	**14**	**58**	**0**	**0**	**0**	**99**

Table III.17.40 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 16.7 percent.

Table III.17.41 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 41.2 percent.

Table III.17.40
Single-Family Units by Bedroom Size
City of Lusk
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	1	0	0%
Two	5	0	0%
Three	6	1	16.7%
Four	2	0	0%
Don't know	0	0	0%
Total	**14**	**1**	**7.1%**

Table III.17.41
Apartment Units by Bedroom Size
City of Lusk
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	17	7	41.2%
Two	1	0	0%
Three	0	0	0%
Four	0	0	0%
Don't know	40	8	20.0%
Total	**58**	**15**	**25.9%**

Average market-rate rents by unit type are shown in Table III.17.42. 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.17.42
Average Market Rate Rents by Bedroom Size
City of Lusk
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$.	$.	$.	$.	$.
One	$450	$438	$.	$.	$450
Two	$525	$675	$.	$.	$559
Three	$745	$.	$.	$.	$745
Four	$976	$.	$.	$.	$976
Total	**$696.1**	**$493.8**	**$0**	**$0**	**$631.5**

Table III.17.43 shows vacancy rates for single-family units by average rental rates for City of Lusk. 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.17.43
Single-Family Market Rate Rents by Vacancy Status
City of Lusk
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	10	0	0%
$750 to $999	4	1	25.0%
$1,000 to $1,249	0	0	0%
$1,250 to $1,499	0	0	0%
Above $1,500	0	0	0%
Missing	0	0	0%
Total	**14**	**1**	**7.1%**

The average rent and availability of apartment units is displayed in Table III.17.44. The most common rent for apartment rents was between 500 and 750 dollars and the units in this price range had a vacancy rate of 40.0 percent.

Table III.17.44
Apartment Market Rate Rents by Vacancy Status
City of Lusk
2019 Survey of Rental Properties

Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than $500	15	6	40.0%
$500 to $749	3	1	33.3%
$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	40	8	20.0%
Total	**58**	**15**	**25.9%**

Respondents were asked if utilities are included in the rent and as shown in Table III.17.45, 5 respondents, or 100.0 percent, included some sort of utility in the rent.

Table III.17.45
Are there any utilities included with the rent?
City of Lusk
2019 Survey of Rental Properties

Period	Respondent
Yes	5
No	0
% Offering Utilities	**100.0%**

The type of utility included in the rent is shown in Table III.17.46. There were 84 respondents who included electricity, 64 respondents who included natural gas, 99 respondents who included water and sewer and 99 respondents included trash collection in the rent.

Table III.17.46
Which utilities are included with the rent?
City of Lusk
2019 Survey of Rental Properties

Type of Utility Provided	Respondent
Electricity	84
Natural Gas	64
Water/Sewer	99
Trash Collection	99

Perceived Need for Housing Units

Table III.17.47 shows the number of survey respondents who keep a waiting list. As can be seen 2 respondents said they keep a waitlist, with an estimated 7 number of persons on the wait list.

Table III.17.47
Do you keep a waiting list?
City of Lusk
2019A Survey of Rental Properties

Period	Respondent
Yes	2
No	3
Waitlist Size	**7**

Table III.17.48 shows the condition of rental units by unit type for City of Lusk. 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 84 units were in good condition, or 84.8 percent and 15 units, or 15.2 percent, being in average condition. Details by unit type and condition are displayed.

Table III.17.48
Condition by Unit Type
City of Lusk
2019A Survey of Rental Properties

Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	15	15.2%
Good	84	84.8%
Excellent	0	0%
Don't Know	0	0%
Total	**99**	**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.17.49, 0 respondents said they would prefer more single family units, 1 respondent wanted more apartment units, and 0 respondents indicated they would prefer more units of any type.

Table III.17.49
If you had the opportunity to own/manage more units, how many would you prefer
City of Lusk
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	0
Total	**1**

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).

Table III.17.50
Households with Housing Problems by Income
City of Lusk
2011-2015 HUD CHAS Data

Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	35	100	135
30.1-50% HAMFI	4	10	14
50.1-80% HAMFI	10	0	10
80.1-95% HAMFI	15	0	15
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	64	110	174
Without Housing Problems			
30% HAMFI or less	20	35	55
30.1-50% HAMFI	35	25	60
50.1-80% HAMFI	90	35	125
80.1-95% HAMFI	15	20	35
95 – 115% HAMFI	50	14	64
115.1% HAMFI or more	130	40	170
Total	340	169	509
Not Computed			
30% HAMFI or less	4.0	0	4
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	4.0	0	4
Total			
30% HAMFI or less	59	135	194
30.1-50% HAMFI	39	35	74
50.1-80% HAMFI	100	35	135
80.1-95% HAMFI	30	20	50
95 – 115% HAMFI	50	14	64
115.1% HAMFI or more	130	40	170
Total	**408**	**279**	**687**

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.17.50 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

horizon. As can be seen there were a total of 64 owner occupied and 110 renter occupied households experiencing a housing problem.

Table III.17.51 shows the total estimated housing by tenure for City of Lusk. As can be seen, in 2030 there are estimated to be a total of 416 owner and 208 renter occupied households or a total of 624 households. By 2050 there are estimated to be 431 owner, 212 renter for a total of 643 households in City of Lusk.

Table III.17.51
Total Estimated Housing Forecast
City of Lusk
Strong Growth Scenario

Year	Owner	Renter	Total
2017	407	203	610
2020	398	201	599
2025	408	205	613
2030	416	208	624
2035	423	211	634
2040	427	212	639
2045	430	213	643
2050	431	212	643

Table III.17.52, below shows the incremental housing demand for City of Lusk. 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 9 owner-occupied and 5 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 Lusk will see an additional 33 households, of which 8 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 7 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.17.52
Incremental Housing Demand Forecast
City of Lusk
Strong Growth Scenario

Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	0	0	0	1	2	3	3	3
30.1-50%	0	0	0	1	2	2	2	2
50.1-80%	0	0	0	2	4	5	6	6
80.1-95%	0	0	0	1	1	1	2	2
95.1-115%	0	0	0	1	2	2	3	3
115+%	0	0	0	3	5	6	7	8
Total	**0**	**0**	**0**	**9**	**16**	**20**	**23**	**24**
				Renter				
0-30%	0	0	1	2	4	4	5	4
30.1-50%	0	0	0	1	1	1	1	1
50.1-80%	0	0	0	1	1	1	1	1
80.1-95%	0	0	0	0	1	1	1	1
95.1-115%	0	0	0	0	0	0	1	0
115+%	0	0	0	1	1	1	1	1
Total	**0**	**0**	**2**	**5**	**8**	**9**	**10**	**9**
				Total				
0-30%	0	0	1	4	6	7	8	8
30.1-50%	0	0	0	1	3	3	3	3
50.1-80%	0	0	0	3	5	6	7	7
80.1-95%	0	0	0	1	2	2	2	2
95.1-115%	0	0	0	1	2	3	3	3
115+%	0	0	1	4	6	8	9	9
Total	**0**	**0**	**2**	**14**	**24**	**29**	**33**	**33**

Table III.17.53 shows the Incremental Total Housing Need Forecast for City of Lusk. 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 144 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 88 owner and 89 renter occupied households for a total of 177 quality households.

Table III.17.53
Incremental Total Housing Need Forecast
City of Lusk
Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	35	34	35	36	37	38	38	38
30.1-50%	4	4	4	5	6	6	6	6
50.1-80%	10	10	10	12	14	15	16	16
80.1-95%	15	15	15	16	16	16	17	17
95.1-115%	0	0	0	1	2	2	3	3
115+%	0	0	0	3	5	6	7	8
Total	**64**	**62**	**64**	**73**	**80**	**84**	**87**	**88**
				Renter				
0-30%	73	72	74	75	77	77	78	77
30.1-50%	7	7	8	8	8	8	9	8
50.1-80%	0	0	0	1	1	1	1	1
80.1-95%	0	0	0	0	1	1	1	1
95.1-115%	0	0	0	0	0	0	1	0
115+%	0	0	0	1	1	1	1	1
Total	**80**	**79**	**82**	**85**	**88**	**89**	**90**	**89**
				Total				
0-30%	108	106	109	111	114	115	116	115
30.1-50%	11	11	12	13	14	14	15	15
50.1-80%	10	10	10	13	15	16	17	17
80.1-95%	15	15	15	16	17	17	17	17
95.1-115%	0	0	0	1	2	3	3	3
115+%	0	0	1	4	6	8	9	9
Total	**144**	**142**	**146**	**158**	**168**	**173**	**177**	**177**

City of Newcastle

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

Population Estimates

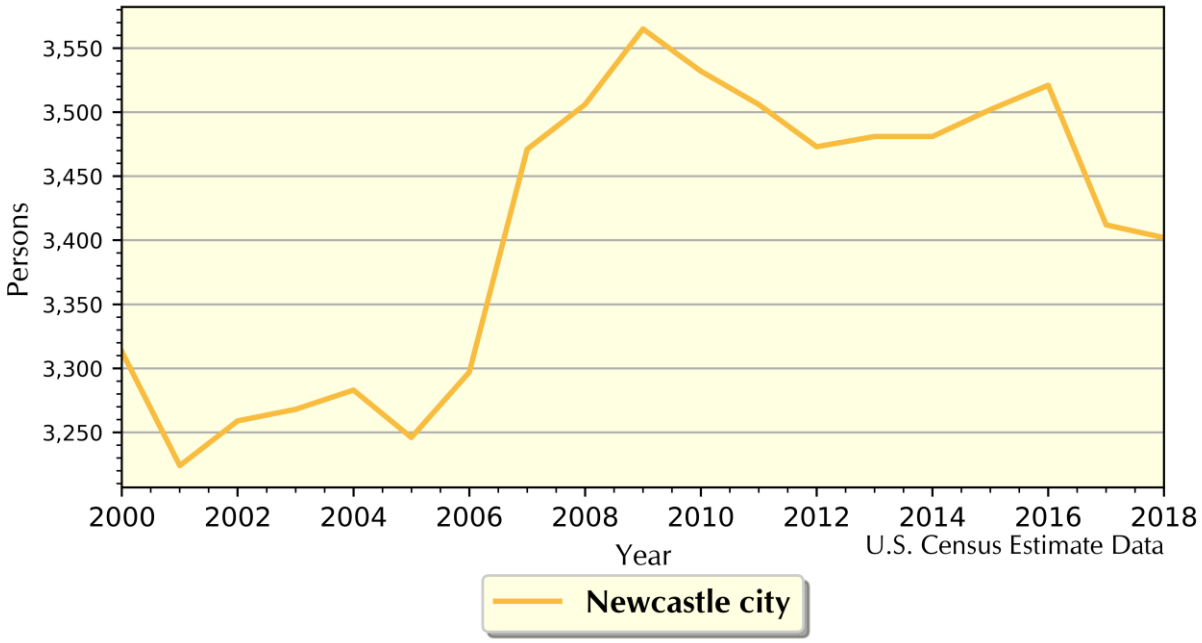
Table III.18.1 shows the population estimates for the City of Newcastle. In 2018, the city's population was 3,402, a -0.3% change from 2017. The population decreased -3.7 percent since 2010, from 3,532 people to 3,402 people in 2018. This data is also displayed in Diagram III.18.1 on the following page.

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 Newcastle. Although a city may span several counties, for the county level data pieces, Weston County was selected. For a more in-depth county level view, please refer to Weston County in Volume II of this profile.

Table III.18.1
Population Estimates
City of Newcastle
Census Population Estimates

Year	Population	Percent Yearly Change
2000	3,313	.
2001	3,224	-2.7%
2002	3,259	1.1%
2003	3,268	0.3%
2004	3,283	0.5%
2005	3,246	-1.1%
2006	3,297	1.6%
2007	3,471	5.3%
2008	3,506	1.0%
2009	3,565	1.7%
2010	3,532	-0.9%
2011	3,506	-0.7%
2012	3,473	-0.9%
2013	3,481	0.2%
2014	3,481	0%
2015	3,502	0.6%
2016	3,521	0.5%
2017	3,412	-3.1%
2018	3,402	-0.3%

Diagram III.18.1
Population Estimates
City of Newcastle



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

Table III.18.2
In-Migration by Age Cohort
City of Newcastle
Wyoming DOT Data

Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
					In				
14-17	0	3	3	3	5	0	2	4	1
18-22	7	8	13	19	10	11	10	10	7
23-25	13	16	13	18	23	5	9	13	5
26-35	13	41	32	37	34	33	17	23	17
36-45	7	17	13	18	32	23	19	21	12
46-55	11	22	27	19	23	17	11	18	16
56-65	6	16	19	11	12	9	23	15	15
66 +	3	9	9	5	6	7	17	13	4
Total	**56**	**132**	**129**	**130**	**145**	**105**	**108**	**117**	**77**

The shaded areas in Diagram III.18.2 and Diagram III.18.3 represents in and out- migration, with the white line depicting net migration. The maximum net migration occurred in 2007 with 133 people entering and the lowest net migration occurred in 2018 with 74 leaving Weston County.

Diagram III.18.2
In-Migration
City of Newcastle
2011 – 2019 First Half

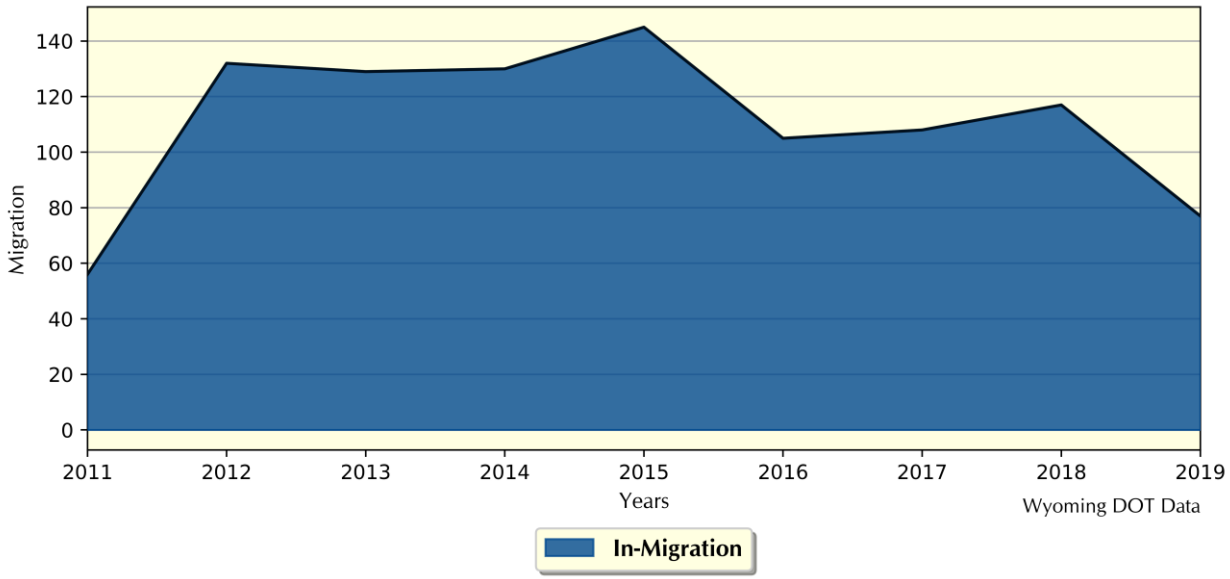


Diagram III.18.3
Migration Trends
Weston County
2000 – 2019 First Half

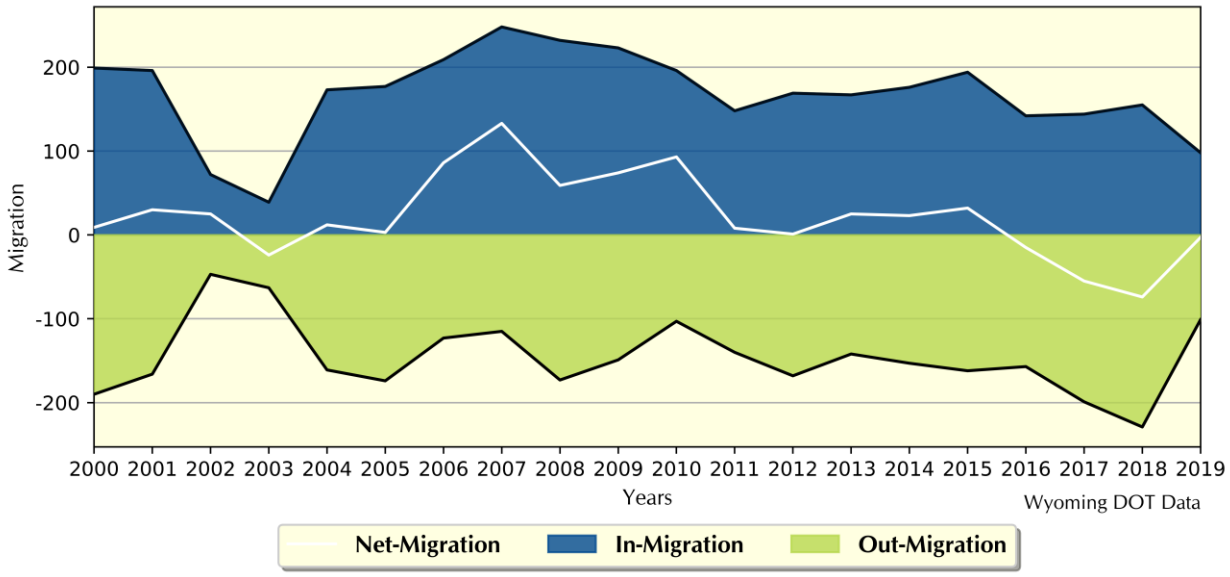


Table III.18.3 shows net-migration for Weston County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 23 to 25, with 3.0 persons entering Weston County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 8 persons leaving Weston County.

Table III.18.3
Net-Migration by Age Range
Weston County
Wyoming DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
						Net						
14-17	3	2	2	-1	0	3	0	-3	-2	-1	1	0
18-22	-16	5	12	2	-9	2	6	-6	-7	-20	-15	-3
23-25	13	4	1	0	5	3	7	10	-12	-5	-8	3
26-35	20	15	31	14	14	4	5	17	13	-32	-18	-8
36-45	20	26	30	-9	-2	-4	0	14	-5	-5	-12	-2
46-55	15	18	14	10	2	14	11	8	6	-4	-17	1
56-65	9	2	8	-10	-5	2	-6	-5	-9	13	-3	8
66 +	-5	2	-5	2	-4	1	0	-3	1	-1	-2	-2
Total	**59**	**74**	**93**	**8**	**1**	**25**	**23**	**32**	**-15**	**-55**	**-74**	**-3**

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 data[18], 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 Newcastle population by race and ethnicity is shown in Table III.18.4. The white population decreased by 6.7 percent, representing 92.2 percent of the population in 2017, compared with the black population, which increased by 118.2 percent and accounted for 0.4 percent of the population. The Hispanic population represented 1.7 percent of the population, which increased from 216 to 284 people between 2010 and 2017, or by 31.5 percent.

Table III.18.4
Population by Race and Ethnicity
City of Newcastle
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	3,341	94.6%	3,207	92.2%
Black	15	0.4%	13	0.4%
American Indian	57	1.6%	6	0.2%
Asian	9	0.3%	209	6.0%
Native Hawaiian/ Pacific Islander	2	0.1%	3	0.1%
Other	36	1.0%	0	0%
Two or More Races	72	2.0%	42	1.2%
Total	**3,532**	**100.0%**	**3,480**	**100.0%**
Non-Hispanic	3,413	96.6%	3,421	98.3%
Hispanic	119	3.4%	59	1.7%

The change in race and ethnicity between 2010 and 2017 is shown in Table III.18.5. During this time, the total non-Hispanic population was 3,421 persons in 2017. The Hispanic population was 59.

Table III.18.5
Population by Race and Ethnicity
City of Newcastle
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	3,275	96.0%	3,154	92.2%
Black	12	0.4%	13	0.4%
American Indian	53	1.6%	6	0.2%
Asian	9	0.3%	209	6.1%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	1	0%	0	0%
Two or More Races	62	1.8%	39	1.1%
Total Non-Hispanic	**3,413**	**100.0%**	**3,421**	**100.0%**
Hispanic				
White	66	55.5%	53	89.8%
Black	3	2.5%	0	0%
American Indian	4	3.4%	0	0%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	1	0.8%	3	5.1%
Other	35	29.4%	0	0%
Two or More Races	10	8.4%	3	5.1%
Total Non-Hispanic	**119**	**100.0**	**59**	**100.0%**
Total Population	**3,532**	**100.0%**	**3,480**	**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.18.6, between 2000 and 2010, the institutionalized population changed 328.8 percent in City of Newcastle, from 73 people in 2000 to 313 in 2010. The non-institutionalized population changed -100.0%, from 50 in 2000 to 0 in 2010.

Table III.18.6
Group Quarters Population
City of Newcastle
2000 & 2010 Census SF1 Data

Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	25	34.2%	261	83.4%	944.0%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	48	65.8%	52	16.6%	8.3%
Other Institutions	0	0%	0	0%	0%
Total	**73**	**100.0%**	**313**	**100.0%**	**328.8%**
Non-Institutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	50	100.0%	0	0%	-100.0%
Total	**50**	**100.0%**	**0**	**100.0%**	**-100.0%**
Group Quarters Population	**123**	**100.0%**	**313**	**100.0%**	**154.5%**

Foreign Born Populations

The number of foreign born persons is shown in Table III.18.7. An estimated 3.6 percent of the population was born in Philippines, some 0.5 percent were born in Mexico, and another 0.3 percent were born in Canada .

Table III.18.7
Place of Birth for the Foreign-Born Population
City of Newcastle
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Philippines	124	3.6%
#2 country of origin	Mexico	17	0.5%
#3 country of origin	Canada	11	0.3%
#4 country of origin	Germany	11	0.3%
#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.18.8. An estimated 2.8 percent (92 people) of the population speaks Tagalog at home, followed by 0.3 percent (11 people) speaking Spanish

Table III.18.8
Limited English Proficiency and Language Spoken at Home
City of Newcastle
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Tagalog	92	2.8%
#2 LEP Language	Spanish	11	0.3%
#3 LEP Language	Other and unspecified languages	2	0.1%
#4 LEP Language	Arabic	0	0%
#5 LEP Language	Chinese	0	0%
#6 LEP Language	French, Haitian, or Cajun	0	0%
#7 LEP Language	German or other West Germanic languages	0	0%
#8 LEP Language	Korean	0	0%
#9 LEP Language	Other Asian and Pacific Island languages	0	0%
#10 LEP Language	Other Indo-European languages	0	0%

Disability

Disability by age, as estimated by the 2017 ACS, is shown in Table III.18.9. The disability rate for females was 13.3 percent, compared to 14.6 percent for males. The disability rate grew precipitously higher with age, with 61.9 percent of those over 75 experiencing a disability.

Table III.18.9
Disability by Age
City of Newcastle
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	0	0%	0	0%	0	0%
18 to 34	1	0.3%	49	15.1%	50	7.3%
35 to 64	100	20.3%	60	9.7%	160	14.4%
65 to 74	40	28.4%	26	16.9%	66	22.4%
75 or Older	83	76.9%	76	51.0%	159	61.9%
Total	**224**	**14.6%**	**211**	**13.3%**	**435**	**13.9%**

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.18.10. Some 8.5 percent have an ambulatory disability, 8.6 percent have an independent living disability, and 5.0 percent have a self-care disability.

Table III.18.10
Total Disabilities Tallied: Aged 5 and Older
City of Newcastle
2017 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	130	4.2%
Vision disability	16	0.5%
Cognitive disability	169	5.7%
Ambulatory disability	249	8.5%
Self-Care disability	148	5.0%
Independent living disability	202	8.6%

Education and Employment

Education and employment data from the City of Newcastle 2017 Five-Year ACS is presented in Table III.18.11, Table III.18.12, and Table III.18.13. In 2017, 1,601 people were in the labor force, including 1,536 employed and 65 unemployed people. The unemployment rate for City of Newcastle was estimated at 4.1 percent in 2017.

Table III.18.11
Employment, Labor Force and Unemployment
City of Newcastle
2017 Five-Year ACS Data

Employment Status	2017 Five-Year ACS
Employed	1,536
Unemployed	65
Labor Force	**1,601**
Unemployment Rate	4.1%

Table III.18.12 and Table III.18.13 show educational attainment in City of Newcastle. In 2017, 93.0 percent of households had a high school education or greater, including 28.0 percent with a high school diploma or equivalent, 46.0 percent with some college, 12.8 percent with a Bachelor's Degree, and 3.7 percent with a graduate or professional degree.

Table III.18.12
High School or Greater Education
City of Newcastle
2017 Five-Year ACS Data

Education Level	Households
High School or Greater	1,374
Total Households	1,477
Percent High School or Above	**93.0%**

Table III.18.13
Educational Attainment
City of Newcastle
2017 Five-Year ACS Data

Education Level	Population	Percent
Less Than High School	258	9.5%
High School or Equivalent	760	28.0%
Some College or Associates Degree	1,246	46.0%
Bachelor's Degree	347	12.8%
Graduate or Professional Degree	100	3.7%
Total Population Above 18 years	**2,711**	**100.0%**

ECONOMICS

Labor Force

Table III.18.14 shows the labor force statistics for Weston County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 3.2 percent. The highest level of unemployment occurred during 2009 rising to a rate of 6.2 percent. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 percent in 2010. Over the last year, the unemployment rate in Weston County decreased from 4.0 percent in 2017 to 3.5 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.18.14
Labor Force Statistics
Weston County
1990 - 2018 BLS Data

Year	City of Newcastle				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	147	3,177	3,324	4.4%	5.3%
1991	149	3,045	3,194	4.7%	5.2%
1992	185	3,027	3,212	5.8%	5.6%
1993	162	3,046	3,208	5.0%	5.3%
1994	179	3,127	3,306	5.4%	5.0%
1995	164	3,210	3,374	4.9%	4.8%
1996	172	3,150	3,322	5.2%	4.9%
1997	171	3,075	3,246	5.3%	4.8%
1998	155	3,104	3,259	4.8%	4.7%
1999	177	3,190	3,367	5.3%	4.6%
2000	143	3,156	3,299	4.3%	3.9%
2001	138	3,175	3,313	4.2%	3.8%
2002	133	3,178	3,311	4.0%	4.0%
2003	143	3,043	3,186	4.5%	4.3%
2004	125	3,014	3,139	4.0%	3.8%
2005	126	3,039	3,165	4.0%	3.6%
2006	107	2,947	3,054	3.5%	3.2%
2007	100	3,059	3,159	3.2%	2.8%
2008	103	3,122	3,225	3.2%	3.1%
2009	206	3,107	3,313	6.2%	6.3%
2010	194	3,822	4,016	4.8%	6.4%
2011	181	3,785	3,966	4.6%	5.8%
2012	161	3,811	3,972	4.1%	5.3%
2013	142	3,814	3,956	3.6%	4.7%
2014	130	3,836	3,966	3.3%	4.1%
2015	136	3,829	3,965	3.4%	4.3%
2016	198	3,764	3,962	5.0%	5.3%
2017	149	3,605	3,754	4.0%	4.2%
2018	131	3,600	3,731	3.5%	4.1%

Diagram III.18.4 shows the employment and labor force for Weston County. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 3,600 persons, with the labor force reaching 3,731, indicating there were a total of 131 unemployed persons.

Diagram III.18.4
Employment and Labor Force
Weston County
1990 – 2017 BLS Data

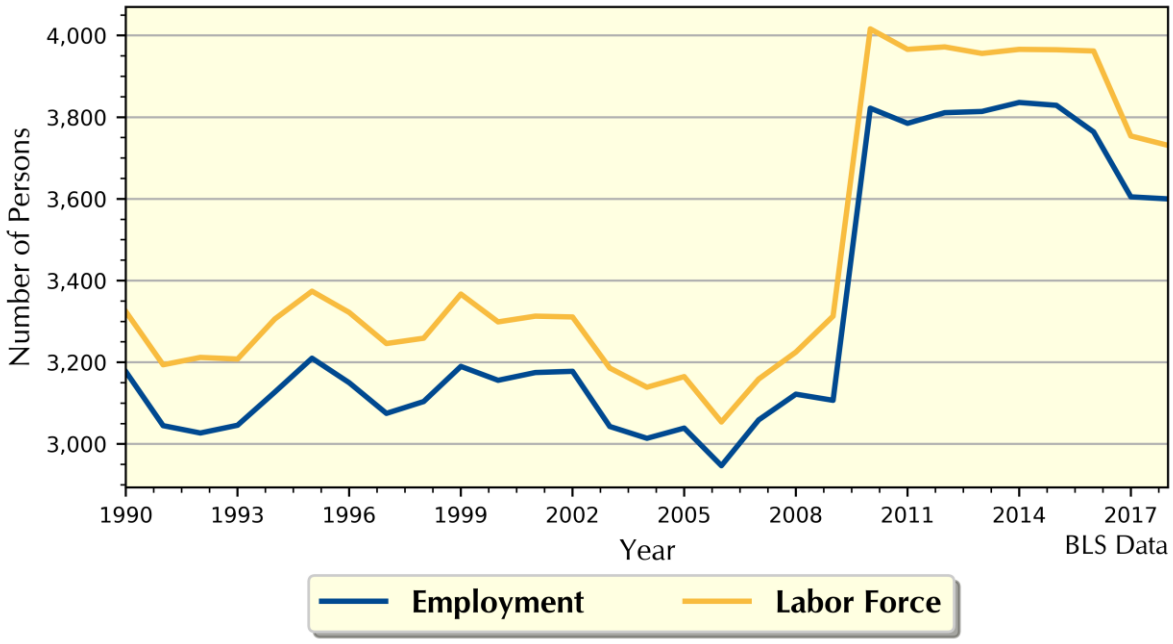
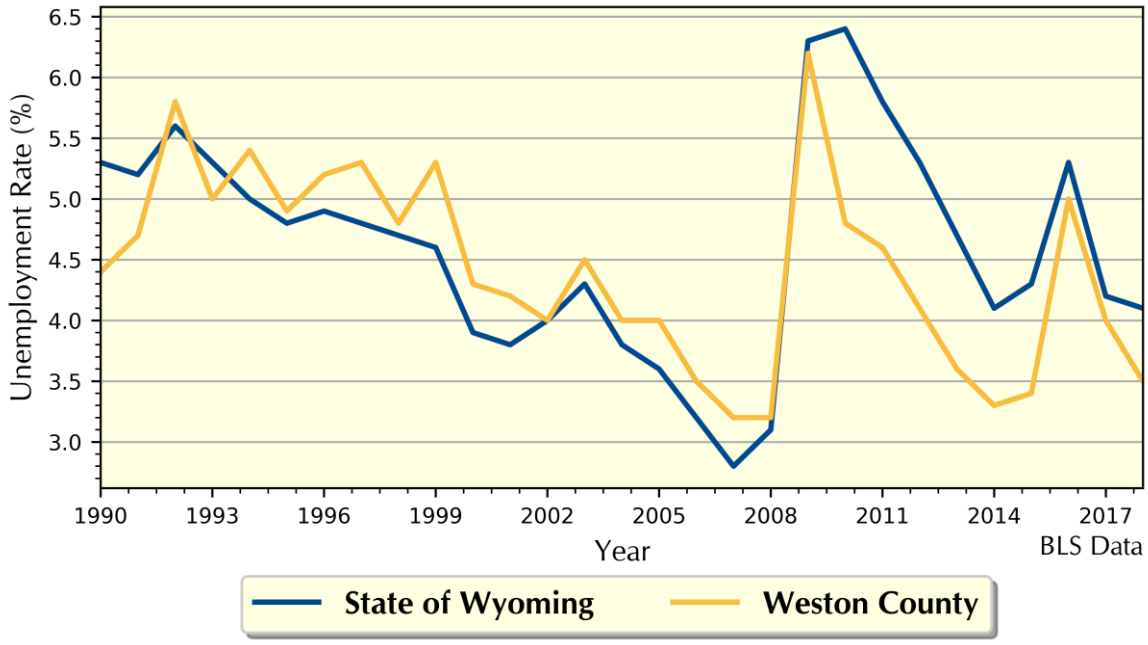


Diagram III.18.5 shows the unemployment rate for both the State and Weston County. During the 1990's the average rate for Weston County was 5.1 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.1 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 4.0 percent. Over the course of the entire period the Weston County had an average unemployment rate that lower than the State, 4.4 percent for Weston County, versus 4.6 statewide.

Diagram III.18.5
Annual Unemployment Rate
Weston 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.18.15 shows the total employment by industry for the Weston County. The most recent estimates show the government and government enterprises industry was the largest employer in Weston County, with employment reaching 826 jobs in 2017. Between 2016 and 2017 the information industry saw the largest percentage increase, rising by 8.3 percent to 39 jobs.

Table III.18.15
Employment by Industry
Weston County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	288	301	304	302	303	308	309	316	2.3
Forestry, fishing, related activities, and other	38	39	59	0	66	64	64	62.0	-3.1
Mining	341	292	360	403	403	428	437	470	7.6
Utilities	33	15	0	0	0	0	0	0	0
Construction	306	275	286	286	323	303	262	244	-6.9
Manufacturing	147	161	168	0	181	183	194	199	2.6
Wholesale trade	50	60	0	0	0	0	0	0	0
Retail trade	376	374	380	383	408	419	391	381	-2.6
Transportation and warehousing	169	176	187	189	201	230	212	216	1.9
Information	45	43	43	44	39	38	36	39	8.3
Finance and insurance	166	180	188	127	172	144	119	125	5.0
Real estate and rental and leasing	110	110	106	102	127	129	142	145	2.1
Professional and technical services	112	104	118	113	117	109	110	102	-7.3
Management of companies and enterprises	0	0	0	0	6	5	4	0	-100.0
Administrative and waste services	0	0	0	0	69	67	79	0	-100.0
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	0	0	0	0	0	0	21	0	-100.0
Accommodation and food services	0	0	0	0	0	0	250	0	-100.0
Other services, except public administration	193	201	195	194	194	193	193	195	1.0
Government and government enterprises	848	850	862	865	848	830	841	826	-1.8
Total	**3,893**	**3,774**	**3,925**	**3,918**	**4,082**	**4,083**	**4,035**	**3,992**	**-1.1**

Table III.18.16 shows the real average earnings per job by industry for Weston County. In 2017, the manufacturing industry had the highest average earnings reaching 93,411 dollars. Between 2016 and 2017 the manufacturing industry saw the largest percentage increase, rising by 7.1 percent to 93,411 dollars.

Table III.18.16
Real Earnings Per Job by Industry
Weston County
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	-3,968	11,896	2,745	8,028	44,489	34,236	15,465	10,663	-31.1
Forestry, fishing, related activities, and other	25,720	23,538	17,082	0	19,663	22,253	24,812	24,328	-2.0
Mining	39,655	50,328	42,153	42,696	41,935	33,702	23,515	23,859	1.5
Utilities	99,293	121,798	0	0	0	0	0	0	0
Construction	64,823	43,122	49,717	50,403	62,457	60,138	51,336	43,150	-15.9
Manufacturing	91,935	98,007	87,489	0	87,705	100,505	87,227	93,411	7.1
Wholesale trade	45,228	42,674	0	0	0	0	0	0	0
Retail trade	34,916	30,426	25,296	21,654	20,257	20,540	21,749	21,783	0.2
Transportation and warehousing	60,340	68,631	74,084	117,185	127,416	155,652	112,624	71,743	-36.3
Information	30,601	45,183	53,089	39,301	31,884	35,705	38,438	36,263	-5.7
Finance and insurance	22,230	18,475	18,684	30,563	21,094	25,867	31,908	32,420	1.6
Real estate and rental and leasing	22,646	22,449	22,827	30,205	27,898	33,489	28,178	23,224	-17.6
Professional and technical services	35,009	39,526	37,981	33,140	33,786	32,926	31,506	25,314	-19.7
Management of companies and enterprises	0	0	0	0	160,403	230,275	45,066	0	0
Administrative and waste services	0	0	0	0	11,726	11,635	9,035	0	0
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	0	0	0	0	0	0	9,527	0	0
Accommodation and food services	0	0	0	0	0	0	12,045	0	0
Other services, except public administration	21,988	18,778	23,436	24,604	23,411	21,134	19,155	18,811	-1.8
Government and government enterprises	58,104	57,957	58,829	62,513	63,614	65,060	66,286	65,315	-1.5
Total	**40,065**	**41,053**	**40,000**	**43,839**	**47,135**	**48,520**	**41,953**	**38,506**	**-8.2**

Diagram III.18.6 shows real average earnings per job for Weston County from 1990 to 2017. Over this period the average earning per job for Weston County was 36,637 dollars, which was lower than the statewide average of 46,885 dollars over the same period.

Diagram III.18.6
Real Average Earnings Per Job
Weston County

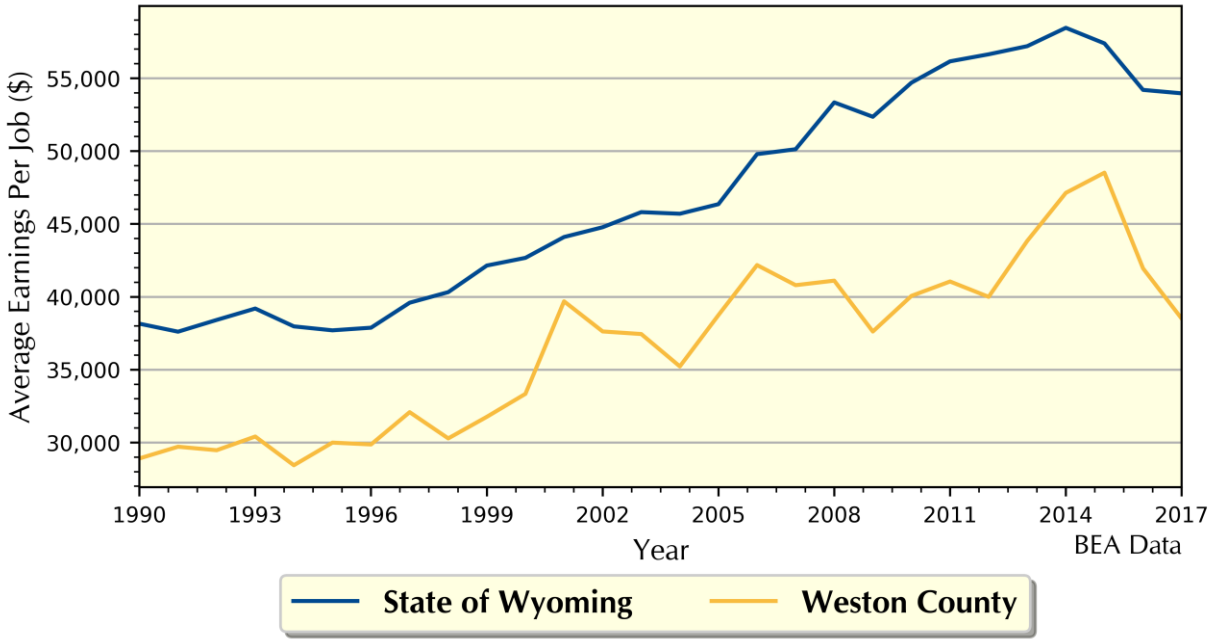
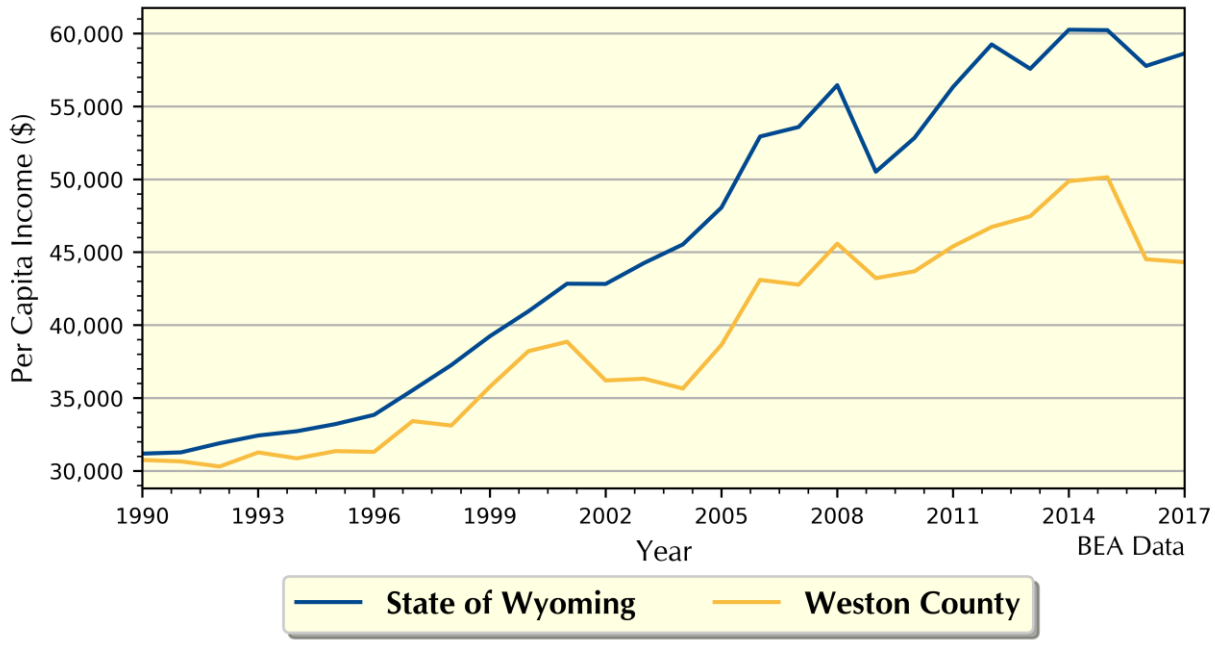


Diagram III.18.7 shows real per capita income for the Weston County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Weston County was 38,914 dollars, which was lower than the statewide average of 45,699 dollars over the same period.

Diagram III.18.7
Real Per Capita Income
Weston 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 increase from 678 in 2010 to 699.0 in 2017, with the poverty rate reaching 10.6 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.18.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.18.8 on the following page.

The rate of poverty for Weston County is shown in Table III.18.18. In 2017, there were an estimated 442 people (14.2 percent) living in poverty, compared to 11.4 percent living in poverty in 2000. In 2017, some 4.5 percent of those in poverty were under age 6 and 5.0 percent were 65 or older.

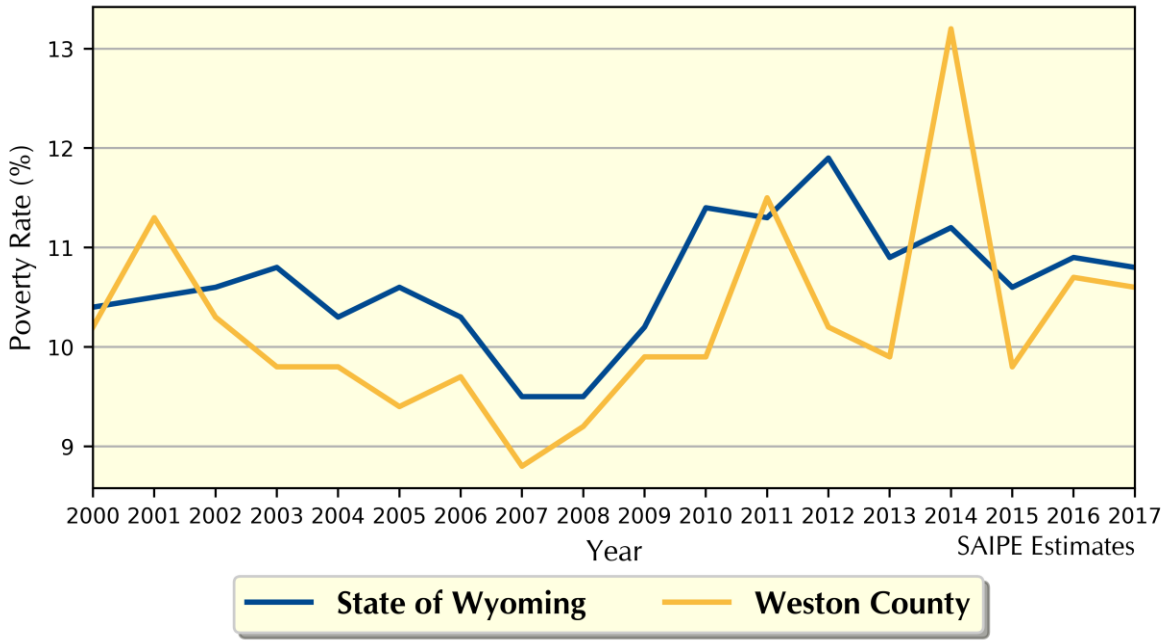
Table III.18.17
Persons in Poverty
Weston County
2000–2017 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	644	10.2%
2001	719	11.3%
2002	666	10.3%
2003	630	9.8%
2004	630	9.8%
2005	593	9.4%
2006	632	9.7%
2007	578	8.8%
2008	616	9.2%
2009	663	9.9%
2010	678	9.9%
2011	776	11.5%
2012	687	10.2%
2013	672	9.9%
2014	901	13.2%
2015	675	9.8%
2016	734	10.7%
2017	699	10.6%

Table III.18.18
Poverty by Age
City of Newcastle
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	39	11.4%	20	4.5%
6 to 17	76	22.3%	140	31.7%
18 to 64	145	42.5%	260	58.8%
65 or Older	81	23.8%	22	5.0%
Total	**341**	**100.0%**	**442**	**100.0%**
Poverty Rate	**11.4%**	**.**	**14.2%**	**.**

Diagram III.18.8
Poverty Rates
Weston 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 Newcastle remained unchanged from 0 authorizations in 2017 to 0 in 2018.

The real value of single-family building permits remained unchanged from 283,075 dollars in 2016 to 0 dollars in 2017. This compares to an increase in permit value statewide, with values rising from 331,348 dollars in 2017 to 367,953 dollars in 2018. Additional details are given in Table III.18.19, as well as in Diagram III.18.9 and Diagram III.18.10.

Table III.18.19
Building Permits and Valuation
City of Newcastle
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	15	4	0	0	19	114,006	0
1981	17	0	20	8	45	78,848	53,077
1982	7	4	8	0	19	73,351	0
1983	14	0	0	0	14	76,829	0
1984	6	0	0	0	6	108,978	0
1985	4	0	0	0	4	72,755	0
1986	3	0	0	0	3	68,081	0
1987	0	0	0	0	0	0	0
1988	1	0	0	0	1	102,804	0
1989	3	0	0	0	3	44,365	0
1990	1	0	0	0	1	104,022	0
1991	2	0	0	0	2	67,919	0
1992	0	0	0	0	0	0	0
1993	5	0	0	0	5	58,296	0
1994	3	0	0	0	3	60,321	0
1995	3	4	0	0	7	75,518	0
1996	3	0	0	0	3	86,978	0
1997	2	2	0	0	4	85,884	0
1998	5	0	0	0	5	158,123	0
1999	1	0	0	0	1	86,718	0
2000	1	0	0	10	11	96,140	56,553
2001	1	0	0	0	1	38,733	0
2002	2	0	0	0	2	102,138	0
2003	2	0	0	0	2	100,281	0
2004	7	4	4	0	15	98,573	0
2005	3	0	0	0	3	178,030	0
2006	7	0	0	0	7	160,069	0
2007	16	0	0	0	16	123,598	0
2008	8	0	0	0	8	139,019	0
2009	6	0	0	0	6	127,803	0
2010	3	0	0	0	3	172,275	0
2011	2	0	0	0	2	168,748	0
2012	0	0	0	0	0	0	0
2013	2	0	0	0	2	161,098	0
2014	1	0	0	0	1	180,986	0
2015	6	0	0	0	6	48,667	0
2016	3	0	0	0	3	283,075	0
2017	0	0	0	0	0	0	0
2018	0	0	0	0	0	0	0

Diagram III.18.9
Single-Family Permits
City of Newcastle

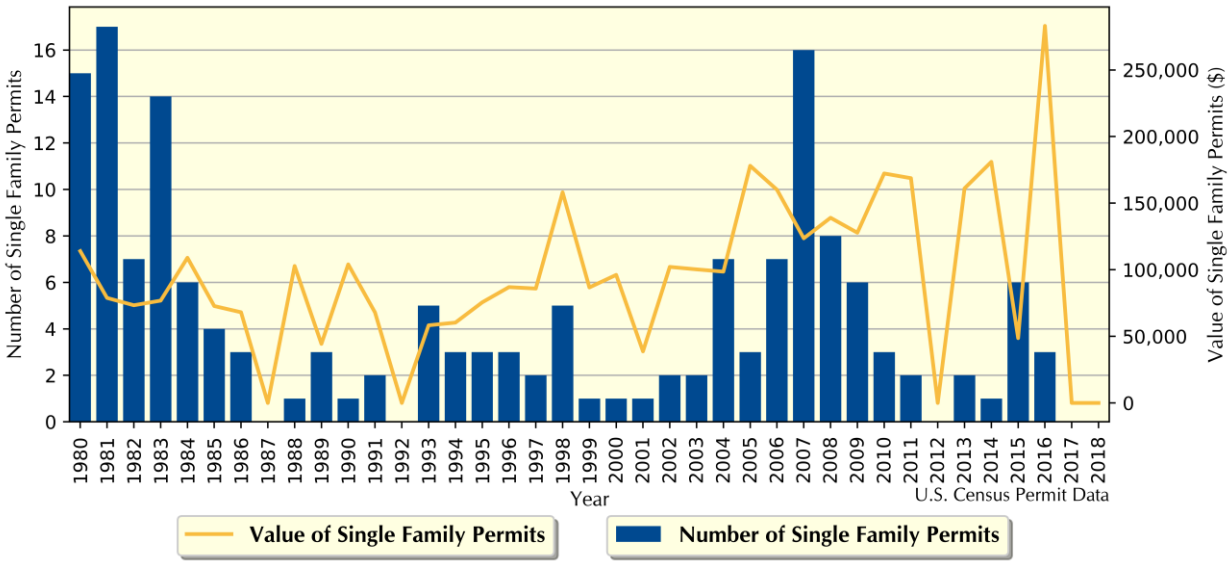
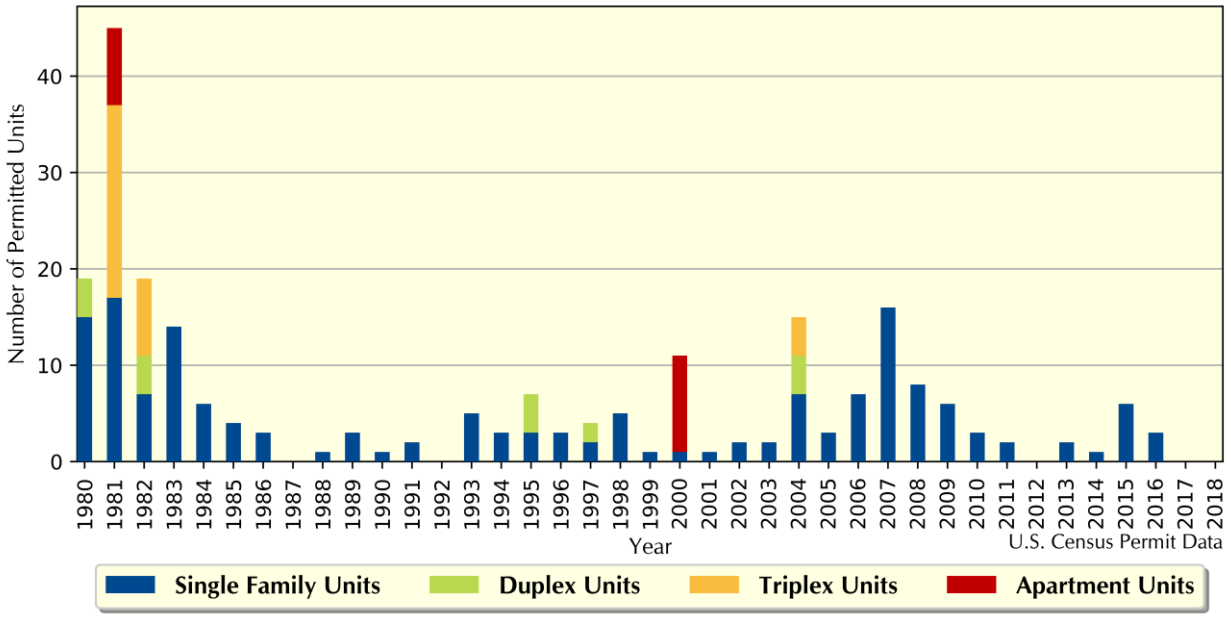


Diagram III.18.10
Total Permits by Unit Type
City of Newcastle



Housing Characteristics

Households by type and tenure are shown in Table III.18.20. Family households represented 62.2 percent of households, while non-family households accounted for 37.8 percent. These changed from 60.3 percent and 39.7 percent, respectively.

Table III.18.20
Household Type by Tenure
City of Newcastle
2010 Census SF1 & 2017 Five-Year ACS Data

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	868	60.3%	918	62.2%
Married-Couple Family	676	77.9%	672	73.2%
Owner-Occupied	575	85.1%	600	89.3%
Renter-Occupied	101	14.9%	72	10.7%
Other Family	192	22.1%	246	20.9%
Male Householder, No Spouse Present	64	33.3%	51	26.0%
Owner-Occupied	41	64.1%	31	60.8%
Renter-Occupied	23	35.9%	20	39.2%
Female Householder, No Spouse Present	128	66.7%	195	52.0%
Owner-Occupied	70	54.7%	154	79.0%
Renter-Occupied	58	45.3%	41	21.0%
Non-Family Households	571	39.7%	559	37.8%
Owner-Occupied	309	54.1%	295	52.8%
Renter-Occupied	262	45.9%	264	47.2%
Total	**1,439**	**100.0%**	**1,477**	**100.0%**

Table III.18.21 below shows housing units by type in 2010 and 2017. In 2010, there were 1,659 housing units, compared with 1,634 in 2017. Single-family units accounted for 71.6 percent of units in 2017, compared to 78.7 in 2010. Apartment units accounted for 7.2 percent in 2017, compared to 2.0 percent in 2010.

Table III.18.21
Housing Units by Type
City of Newcastle
2010 & 2017 Five-Year ACS Data

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,306	78.7%	1,170	71.6%
Duplex	44	2.7%	31	1.9%
Tri- or Four-Plex	90	5.4%	40	2.4%
Apartment	33	2.0%	118	7.2%
Mobile Home	186	11.2%	275	16.8%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	**1,659**	**100.0%**	**1,634**	**100.0%**

Table III.18.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 1,634 housing units. An estimated 73.1 percent were owner-occupied, and 9.6 percent were vacant.

Table III.18.22
Housing Units by Tenure
City of Newcastle
2010 Census & 2017 Five-Year ACS Data

Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	1,439	86.5%	1,477	90.4%
Owner-Occupied	995	69.1%	1,080	73.1%
Renter-Occupied	444	30.9%	397	26.9%
Vacant Housing Units	224	13.5%	157	9.6%
Total Housing Units	**1,663**	**100.0%**	**1,634**	**100.0%**

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.18.23. Households earning more than 100,000 dollars per year represented 19.3 percent of households in 2017, compared to 13.6 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 12.6 percent of households in 2017, compared to 11.2 percent in 2000.

Table III.18.23
Households by Income
City of Newcastle
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	165	11.2%	186	12.6%
$15,000 to $19,999	51	3.5%	165	11.2%
$20,000 to $24,999	27	1.8%	69	4.7%
$25,000 to $34,999	170	11.5%	40	2.7%
$35,000 to $49,999	270	18.3%	231	15.6%
$50,000 to $74,999	343	23.2%	278	18.8%
$75,000 to $99,999	249	16.9%	223	15.1%
$100,000 or More	201	13.6%	285	19.3%
Total	**1,476**	**100.0%**	**1,477**	**100.0%**

Table III.18.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 7.5 percent of households in 2010 and 8.7 percent of households in 2017. Housing units built in 1939 or earlier represented 19.6 percent of households in 2017 and 21.4 percent of households in 2010.

Table III.18.24
Households by Year Home Built
City of Newcastle
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	316	21.4%	290	19.6%
1940 to 1949	174	11.8%	189	12.8%
1950 to 1959	332	22.5%	303	20.5%
1960 to 1969	110	7.5%	76	5.1%
1970 to 1979	151	10.2%	281	19.0%
1980 to 1989	157	10.6%	146	9.9%
1990 to 1999	126	8.5%	57	3.9%
2000 to 2009	110	7.5%	128	8.7%
2010 or Later	.	.	7	0.5%
Total	**1,476**	**100.0%**	**1,477**	**100.0%**

The distribution of unit types by race are shown in Table III.18.25. An estimated 68.8 percent of white households occupy single-family homes, while 0 percent of black households do. Some 8.6 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.18.25
Distribution of Units in Structure by Race
City of Newcastle
2017 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	68.8%	0%	0%	100.0%	0%	0%	100.0%
Duplex	2.3%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	2.9%	0%	0%	0%	0%	0%	0%
Apartment	8.6%	0%	0%	0%	0%	0%	0%
Mobile Home	17.5%	0%	0%	0%	0%	0%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

The disposition of vacant units between 2010 and 2017 are shown in Table III.18.26. By 2017, for rent units accounted for 0 percent of vacant units, while for sale units accounted for 0 percent. "Other" vacant units accounted for 77.7 percent of vacant units, representing a total of 122 "other" vacant units.

Table III.18.26
Disposition of Vacant Housing Units
City of Newcastle
2010 Census & 2017 Five-Year ACS Data

Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	46	20.5%	0	0%
For Sale	25	11.2%	0	0%
Rented Not Occupied	5	2.2%	0	0%
Sold Not Occupied	34	15.2%	0	0%
For Seasonal, Recreational, or Occasional Use	23	10.3%	35	22.3%
For Migrant Workers	0	0%	0	0%
Other Vacant	91	40.6%	122	77.7%
Total	**224**	**100.0%**	**157**	**100.0%**

Table III.18.27, below shows the number of households in the county by number of bedrooms and tenure. There were 63 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 12.4 percent of total households in City of Newcastle. In City of Newcastle the 551 households with three bedrooms accounted for 26.2 percent of all households,and there were only 72 five-bedroom or more households, which accounted for 19.4 percent of all households.

Table III.18.27
Households by Number of Bedrooms
City of Newcastle
2017 5-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	63	63	100.0
One	68	100	203	3.9
Two	241	155	428	12.4
Three	421	68	551	26.2
Four	317	0	317	33.7
Five or more	33	11	72	19.4
Total	**1,477**	**397**	**1,634**	**100.0**

The age of a structure influences its value. As shown in Table III.18.28, structures built in 1939 or earlier had a median value of, 93,200 while structures built between 1950 and 1959 had a median value of 171,900 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 Newcastle was 141,000.

Table III.18.28
Owner Occupied Median Value by Year Structure Built
City of Newcastle
2017 5-Year ACS Data

Year Structure Built	Median Value
1939 or earlier	93,200
1940 to 1949	84,400
1950 to 1959	171,900
1960 to 1969	0
1970 to 1979	0
1980 to 1989	188,500
1990 to 1999	0
2000 to 2009	135,100
2010 to 2013	0
2014 or later	0
Median Value	**141,000**

Household mortgage status is reported in Table III.18.29. In, City of Newcastle households with a mortgage accounted for 53.9 percent of all households or 582 housing units, and the remaining 53.0 percent or 572 units had no mortgage. Of those units with a mortgage, 10 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 572 or 53.0 percent had no second mortgage or no home equity loan.

Table III.18.29
Mortgage Status
City of Newcastle
2017 5-Year ACS Data

Mortgage Status	City of Newcastle	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	582	53.9
With either a second mortgage or home equity loan, but not both	10	0.9
Second mortgage only	10	0.9
Home equity loan only	0	0
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	572	53.0
Housing units without a mortgage	498	46.1
Total	1,080	100.0%

Table III.18.30 lists the City of Newcastle median rent as $630 and the median home value as $141,000.

Table III.18.30
Median Rent
City of Newcastle
2017 5-Year ACS Data

Place	Rent
Median Rent	$630
Median Home Value	$141,000

Housing Problems

The Census identified the following four housing problems in the CHAS data. Households are considered to have housing problems if they have one of more of the four problems.

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. Household is overcrowded; and
4. Household is cost burdened.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table III.18.31. In 2017, an estimated 0 percent of households were overcrowded, and an additional 0.6 percent were severely overcrowded.

Table III.18.31
Overcrowding and Severe Overcrowding
City of Newcastle
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	1,078	97.9%	23	2.1%	0	0%	1,101
2017 Five-Year ACS	1,071	99.2%	0	0%	9	0.8%	1,080
Renter							
2010 Five-Year ACS	375	100.0%	0	0%	0	0%	375
2017 Five-Year ACS	397	100.0%	0	0%	0	0%	397
Total							
2010 Five-Year ACS	1,453	98.4%	23	1.6%	0	0%	1,476
2017 Five-Year ACS	1,468	99.4%	0	0%	9	0.6%	1,477

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 37 households with incomplete plumbing facilities in 2017, representing 2.5 percent of households in City of Newcastle. This is compared to 0 percent of households lacking complete plumbing facilities in 2010.

Table III.18.32
Households with Incomplete Plumbing Facilities
City of Newcastle
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	1,476	1,440
Lacking Complete Plumbing Facilities	0	37
Total Households	**1,476**	**1,477**
Percent Lacking	**0%**	**2.5%**

There were 78 households lacking complete kitchen facilities in 2017, compared to 0 households in 2010. This was a change from 0 percent of households in 2010 to 5.3 percent in 2017.

Table III.18.33
Households with Incomplete Kitchen Facilities
City of Newcastle
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	1,476	1,399
Lacking Complete Kitchen Facilities	0	78
Total Households	**1,476**	**1,477**
Percent Lacking	**0%**	**5.3%**

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

In City of Newcastle 4.8 percent of households had a cost burden and 17.7 percent had a severe cost burden. Some 0 percent of renters were cost burdened, and 34.3 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 5.0 percent and a severe cost burden rate of 5.8 percent. Owner occupied households with a mortgage had a cost burden rate of 7.9 percent, and severe cost burden at 16.5 percent.

Table III.18.34
Cost Burden and Severe Cost Burden by Tenure
City of Newcastle
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	502	77.7%	110	17.0%	24	3.7%	10	1.5%	646
2017 Five-Year ACS	440	75.6%	46	7.9%	96	16.5%	0	0%	582
Owner Without a Mortgage									
2010 Five-Year ACS	406	89.2%	49	10.8%	0	0%	0	0%	455
2017 Five-Year ACS	444	89.2%	25	5.0%	29	5.8%	0	0%	498
Renter									
2010 Five-Year ACS	284	75.7%	34	9.1%	44	11.7%	13	3.5%	375
2017 Five-Year ACS	261	65.7%	0	0%	136	34.3%	0	0%	397
Total									
2010 Five-Year ACS	1,192	80.8%	193	13.1%	68	4.6%	23	1.6%	1,476
2017 Five-Year ACS	1,145	77.5%	71	4.8%	261	17.7%	0	0%	1,477

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.18.35 shows that the HUD estimated MFI for Weston County was $84,300 in 2018. This compared to Wyoming's MFI of $79,600. Diagram III.18.11, illustrates the estimated MFI for 2000 through 2018 in Weston County.

Table III.18.35
Median Family Income
Weston County
2000–2018 HUD MFI

Year	MFI	State of Wyoming MFI
2000	42,000	44,700
2001	42,000	45,500
2002	44,200	47,200
2003	48,800	51,600
2004	50,500	54,500
2005	50,500	55,250
2006	51,600	58,800
2007	50,700	58,800
2008	52,500	59,450
2009	56,600	63,900
2010	58,500	66,100
2011	60,400	66,800
2012	61,200	67,700
2013	67,400	70,000
2014	75,700	71,400
2015	76,600	72,400
2016	76,500	73,300
2017	78,700	74,700
2018	84,300	79,600

Table III.18.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 30 owner-occupied and 30 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 145 owner-occupied 44 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 1,034 households without a housing problem.

Diagram III.18.11
Estimated Median Family Income
Weston County vs. Wyoming
HUD Data: 2000 - 2019

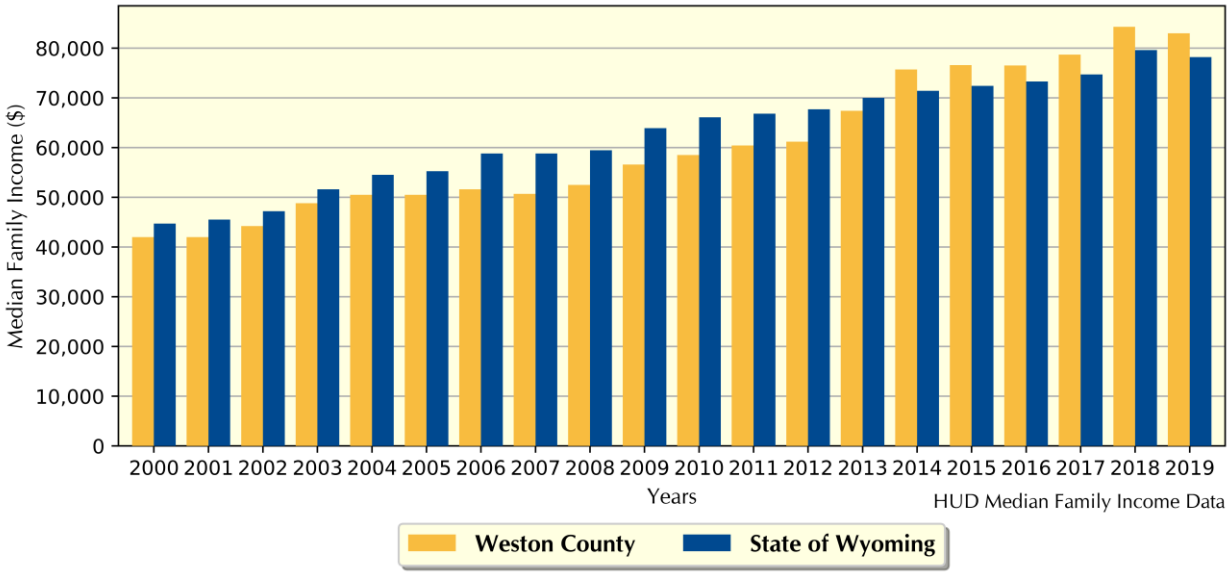


Table III.18.36
Housing Problems by Income and Tenure
City of Newcastle
2010–2018 HUD CHAS Data

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	10	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	4	4
Housing cost burden greater than 50% of income (and none of the above problems)	100	45	0	0	0	145
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	0	10	10	10	0	30
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
Has none of the 4 housing problems	110	100	115	115	400	840
Total	**214**	**155**	**135**	**125**	**404**	**1,033**
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	35	35	0	0	0	70
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	25	0	0	25
Housing cost burden greater than 50% of income (and none of the above problems)	40	4	0	0	0	44
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	20	10	0	0	0	30
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	10	30	60	4	90	194
Total	**105**	**79**	**85**	**4**	**90**	**363**
Total						
Lacking complete plumbing or kitchen facilities	35	35	0	0	0	70
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	10	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	25	0	4	29
Housing cost burden greater than 50% of income (and none of the above problems)	140	49	0	0	0	189
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	20	20	10	10	0	60
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
Has none of the 4 housing problems	120	130	175	119	490	1,034
Total	**319**	**234**	**220**	**129**	**494**	**1,396**

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.18.37 presents some basic statistics about the completed surveys.

Table III.18.37
Survey of Rental Properties
City of Newcastle
2019 Survey of Rental Properties

Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	8	59	6.8	4

Table III.18.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 25 single-family units in City of Newcastle, with 1 of them available. This translates into a vacancy rate of 4.0 percent in City of Newcastle, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 23 apartment units reported in the survey, with 2 of them available, which resulted in a vacancy rate of 8.7 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

Table III.18.38
Rental Vacancy Survey by Type
City of Newcastle
2019 Survey of Rental Properties

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	25	1	4.0%
Apartments	23	2	8.7%
Mobile Homes	2	0	0%
"Other" Units	0	0	0%
Don't Know	1	0	0%
Total	**59**	**4**	**6.8%**

Table III.18.39, reports units by bedroom size. As can be seen there were 23 two bedroom apartment units and 0 three bedroom units. Overall, the 40 two bedroom units accounted for 67.8 percent of all units, and the 13 three bedroom units accounted for 22.0 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 1 units listed as "Don't Know". Additional details for additional unit types are reported.

Table III.18.39
Rental Units by Bedroom Size
City of Newcastle
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	3	0	0	0	.	5
Two	11	23	2	0	.	40
Three	11	0	0	0	.	13
Four	0	0	0	0	.	0
Don't Know	0	0	0	0	1	1
Total	**25**	**23**	**2**	**0**	**1**	**59**

Table III.18.40 displays the vacancy rate of single-family units by the number of bedrooms. Two-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 9.1 percent.

Table III.18.41 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 8.7 percent.

Table III.18.40
Single-Family Units by Bedroom Size
City of Newcastle
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	3	0	0%
Two	11	1	9.1%
Three	11	0	0%
Four	0	0	0%
Don't know	0	0	0%
Total	**25**	**1**	**4.0%**

Table III.18.41
Apartment Units by Bedroom Size
City of Newcastle
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	0	0	0%
Two	23	2	8.7%
Three	0	0	0%
Four	0	0	0%
Don't know	0	0	0%
Total	**23**	**2**	**8.7%**

Average market-rate rents by unit type are shown in Table III.18.42. 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.18.42
Average Market Rate Rents by Bedroom Size
City of Newcastle
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$.	$.	$.	$.	$.
One	$325	$.	$.	$.	$338
Two	$550	$488	$600	$.	$571
Three	$900	$.	$.	$.	$844
Four	$.	$.	$.	$.	$.
Total	**$687.5**	**$487.5**	**$600.0**	**$0**	**$637.5**

Table III.18.43 shows vacancy rates for single-family units by average rental rates for City of Newcastle. The most common rent for single-family units was between 500 and 750 dollars and the units in this price range had a vacancy rate of 7.7 percent.

Table III.18.43
Single-Family Market Rate Rents by Vacancy Status
City of Newcastle
2019 Survey of Rental Properties

Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than $500	13	1	7.7%
$500 to $749	9	0	0%
$750 to $999	0	0	0%
$1,000 to $1,249	3	0	0%
$1,250 to $1,499	0	0	0%
Above $1,500	0	0	0%
Missing	0	0	0%
Total	**25**	**1**	**4.0%**

The average rent and availability of apartment units is displayed in Table III.18.44. The most common rent for apartment rents was between 500 and 750 dollars and the units in this price range had a vacancy rate of 8.7 percent.

Table III.18.44
Apartment Market Rate Rents by Vacancy Status
City of Newcastle
2019 Survey of Rental Properties

Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than $500	23	2	8.7%
$500 to $749	0	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	0	0	0%
Total	**23**	**2**	**8.7%**

Respondents were asked if utilities are included in the rent and as shown in Table III.18.45, 2 respondents, or 28.6 percent, included some sort of utility in the rent.

Table III.18.45
Are there any utilities included with the rent?
City of Newcastle
2019 Survey of Rental Properties

Period	Respondent
Yes	2
No	5
% Offering Utilities	**28.6%**

The type of utility included in the rent is shown in Table III.18.46. There were 0 respondents who included electricity, 0 respondents who included natural gas, 35 respondents who included water and sewer and 35 respondents included trash collection in the rent.

Table III.18.46
Which utilities are included with the rent?
City of Newcastle
2019 Survey of Rental Properties

Type of Utility Provided	Respondent
Electricity	0
Natural Gas	0
Water/Sewer	35
Trash Collection	35

Perceived Need for Housing Units

Table III.18.47 shows the number of survey respondents who keep a waiting list. As can be seen 0 respondents said they keep a waitlist, with an estimated 0 number of persons on the wait list.

Table III.18.47
Do you keep a waiting list?
City of Newcastle
2019A Survey of Rental Properties

Period	Respondent
Yes	0
No	7
Waitlist Size	**0**

Table III.18.48 shows the condition of rental units by unit type for City of Newcastle. 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 56 units were in good condition, or 94.9 percent and 2 units, or 3.4 percent, being in average condition. Details by unit type and condition are displayed.

Table III.18.48
Condition by Unit Type
City of Newcastle
2019A Survey of Rental Properties

Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	2	3.4%
Good	56	94.9%
Excellent	0	0%
Don't Know	0	0%
Total	**59**	**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.18.49, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 2 respondents indicated they would prefer more units of any type.

Table III.18.49
If you had the opportunity to own/manage more units, how many would you prefer
City of Newcastle
2019A Survey of Rental Properties

Unit Type	Respondents citing more units
Single family units	0
Duplex Units	0
Apartments	0
Mobile homes	0
Other	0
All types	2
Total	**2**

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.18.50 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.18.50
Households with Housing Problems by Income
City of Newcastle
2011-2015 HUD CHAS Data

Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	105	95	200
30.1-50% HAMFI	55	55	110
50.1-80% HAMFI	20	25	45
80.1-95% HAMFI	10	0	10
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	4	0	4
Total	194	175	369
Without Housing Problems			
30% HAMFI or less	110	10	120
30.1-50% HAMFI	100	30	130
50.1-80% HAMFI	114	60	174
80.1-95% HAMFI	100	4	104
95 – 115% HAMFI	70	50	120
115.1% HAMFI or more	345	45	390
Total	839	199	1,038
Not Computed			
30% HAMFI or less	4.0	0	4
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	4.0	0	4
Total			
30% HAMFI or less	219	105	324
30.1-50% HAMFI	155	85	240
50.1-80% HAMFI	134	85	219
80.1-95% HAMFI	110	4	114
95 – 115% HAMFI	70	50	120
115.1% HAMFI or more	349	45	394
Total	**1,037**	**374**	**1,411**

horizon. As can be seen there were a total of 194 owner occupied and 175 renter occupied households experiencing a housing problem.

Table III.18.51 shows the total estimated housing by tenure for City of Newcastle. As can be seen, in 2030 there are estimated to be a total of 1,072 owner and 491 renter occupied households or a total of 1,563 households. By 2050 there are estimated to be 1,158 owner, 526 renter for a total of 1,684 households in City of Newcastle.

Table III.18.51
Total Estimated Housing Forecast
City of Newcastle
Strong Growth Scenario

Year	Owner	Renter	Total
2017	1,024	480	1,504
2020	1,005	463	1,468
2025	1,039	477	1,516
2030	1,072	491	1,563
2035	1,100	502	1,602
2040	1,123	512	1,635
2045	1,142	520	1,662
2050	1,158	526	1,684

Table III.18.52, below, shows the incremental housing demand for City of Newcastle. 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 48 owner-occupied and 11 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 Newcastle will see an additional 180 households, of which 41 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 28 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.18.52
Incremental Housing Demand Forecast
City of Newcastle
Strong Growth Scenario

Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	0	0	3.0	10	16	21	25	28
30.1-50%	0	0	2.0	7	11	15	18	20
50.1-80%	0	0	2	6	10	13	15	17
80.1-95%	0	0	2.0	5	8	11	13	14
95.1-115%	0	0	1	3	5	7	8	9
115+%	0	0	5	16	26	33	40	45
Total	**0**	**0**	**15**	**48**	**76**	**99**	**118**	**134**
				Renter				
0-30%	0	0	0	3	6	9	11	13
30.1-50%	0	0	0	3	5	7	9	10
50.1-80%	0	0	0	3	5	7	9	10
80.1-95%	0	0	0	0	0	0	0	0
95.1-115%	0	0	0	1.0	3	4	5	6
115+%	0	0	0	1	3	4	5	6
Total	**0**	**0**	**0**	**11**	**22**	**32**	**40**	**46**
				Total				
0-30%	0	0	3	13	22	30	36	41
30.1-50%	0	0	2	10	16	22	27	30
50.1-80%	0	0	2	9	15	20	24	28
80.1-95%	0	0	2	5	8	11	13	15
95.1-115%	0	0	1	5	8	11	13	15
115+%	0	0	5	17	28	37	45	51
Total	**0**	**0**	**15**	**59**	**98**	**131**	**158**	**180**

Table III.18.53 shows the Incremental Total Housing Need Forecast for City of Newcastle. 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 416 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 326 owner and 271 renter occupied households for a total of 596 quality households.

Table III.18.53
Incremental Total Housing Need Forecast
City of Newcastle
Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	104	102	107	114	120	125	129	132
30.1-50%	54	53	57	61	66	69	72	74
50.1-80%	20	19	22	26	30	33	35	37
80.1-95%	10	10	11	15	18	20	22	24
95.1-115%	0	0	1	3	5	7	8	9
115+%	4	4	9	20	30	37	44	49
Total	**192**	**188**	**207**	**240**	**268**	**291**	**310**	**326**
				Renter				
0-30%	122	118	121	125	128	131	133	135
30.1-50%	71	68	70	73	76	78	80	81
50.1-80%	32	31	32	35	37	39	41	43
80.1-95%	0	0	0	0	0	0	0	0
95.1-115%	0	0	0	1	3	4	5	6
115+%	0	0	0	1	3	4	5	6
Total	**225**	**217**	**223**	**236**	**247**	**257**	**265**	**271**
				Total				
0-30%	226	219	228	239	248	256	262	267
30.1-50%	125	121	127	135	141	147	152	155
50.1-80%	52	50	54	61	67	72	76	80
80.1-95%	10	10	11	15	18	21	23	25
95.1-115%	0	0	1	5	8	11	13	15
115+%	4	4	9	21	32	41	48	55
Total	**416**	**405**	**430**	**475**	**514**	**547**	**574**	**596**

City of Pinedale

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

Population Estimates

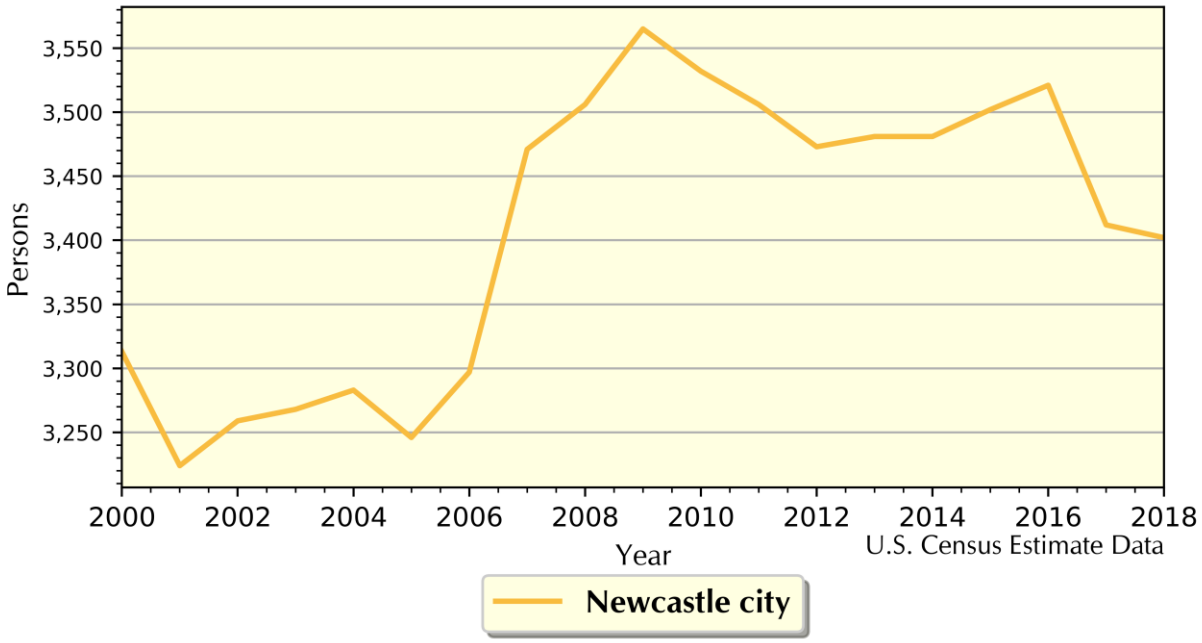
Table III.19.1 shows the population estimates for the City of Pinedale. In 2018, the city's population was 1,878, a 0.3% change from 2017. The population decreased -7.5 percent since 2010, from 2,030 people to 1,878 people in 2018. This data is also displayed in Diagram III.19.1 on the following page.

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 Pinedale. Although a city may span several counties, for the county level data pieces, Sublette County was selected. For a more in-depth county level view, please refer to Sublette County in Volume II of this profile.

Table III.19.1
Population Estimates
City of Pinedale
Census Population Estimates

Year	Population	Percent Yearly Change
2000	1,429	.
2001	1,407	-1.5%
2002	1,452	3.2%
2003	1,484	2.2%
2004	1,535	3.4%
2005	1,599	4.2%
2006	1,663	4.0%
2007	1,810	8.8%
2008	1,922	6.2%
2009	2,029	5.6%
2010	2,030	0%
2011	1,999	-1.5%
2012	2,048	2.5%
2013	1,981	-3.3%
2014	1,961	-1.0%
2015	1,934	-1.4%
2016	1,918	-0.8%
2017	1,873	-2.3%
2018	1,878	0.3%

Diagram III.19.1
Population Estimates
City of Pinedale



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

Table III.19.2
In-Migration by Age Cohort
City of Pinedale
Wyoming DOT Data

Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019- First Half
					In				
14-17	0	4	4	1	3	0	3	3	3
18-22	11	35	23	15	14	11	10	12	1
23-25	44	17	21	14	23	25	19	14	7
26-35	35	54	73	41	46	56	38	43	26
36-45	28	32	29	29	25	37	32	34	13
46-55	20	28	28	24	31	21	20	21	7
56-65	7	20	14	21	24	15	18	28	17
66 +	2	3	7	10	7	8	21	12	6
Total	**117**	**193**	**199**	**155**	**173**	**173**	**161**	**167**	**80**

The shaded areas in Diagram III.19.2 and Diagram III.19.3 represents in and out- migration, with the white line depicting net migration. The maximum net migration occurred in 2008 with 400 people entering and the lowest net migration occurred in 2018 with 80 leaving Sublette County.

Diagram III.19.2
In-Migration
City of Pinedale
2011 – 2019 First Half

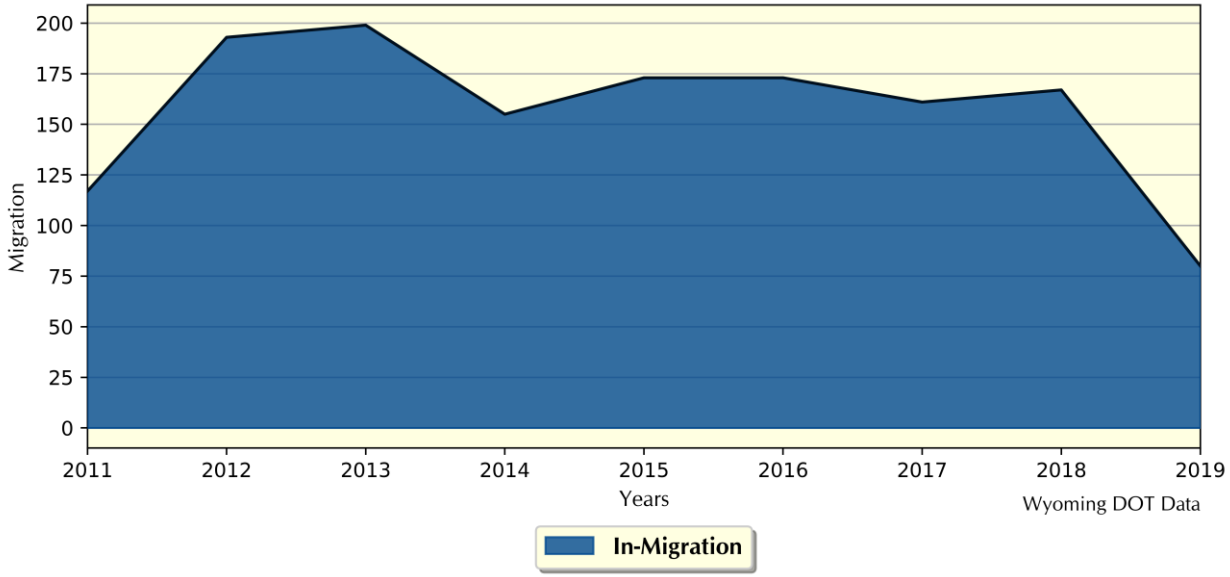


Diagram III.19.3
Migration Trends
Sublette County
2000 – 2019 First Half

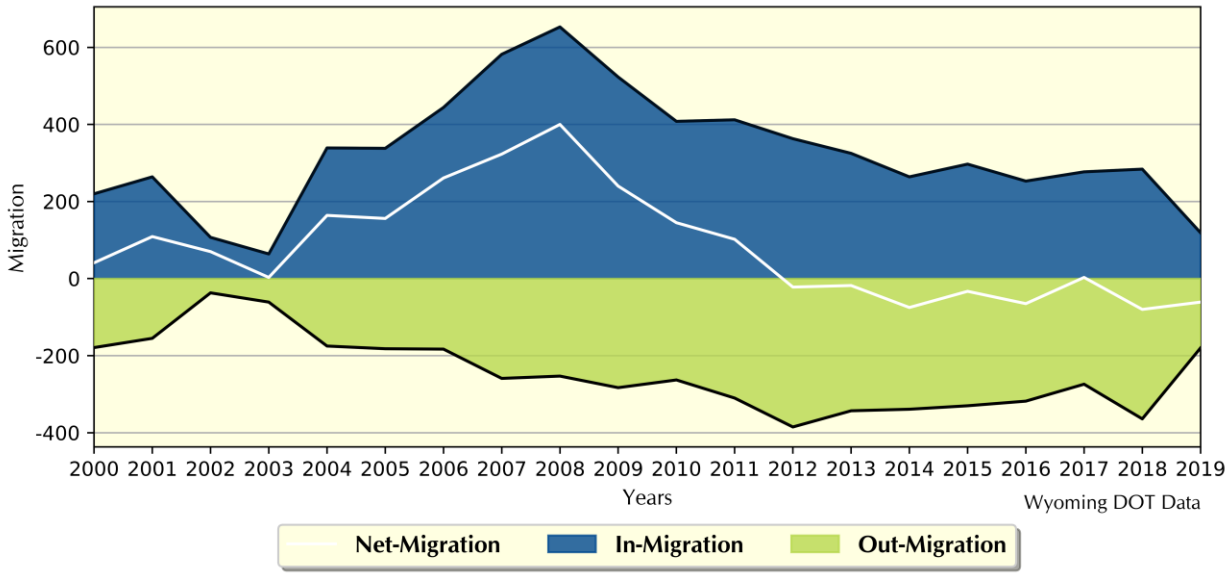


Table III.19.3 shows net-migration for Sublette County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 16 to 17, with 0 persons entering Sublette County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 14 persons leaving Sublette County.

Table III.19.3
Net-Migration by Age Range
Sublette County
Wyoming DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
						Net						
14-17	0	5	7	-4	5	0	-4	3	-2	0	-4	0
18-22	38	22	21	15	9	-3	-12	-5	-10	9	-9	-12
23-25	47	39	8	20	12	7	3	5	9	1	-14	-7
26-35	137	59	53	17	14	13	-15	-14	-17	-6	-19	-14
36-45	96	64	18	43	-21	-10	-22	-2	2	9	-9	-14
46-55	69	33	32	9	-14	-8	-17	-16	-14	-8	-7	-13
56-65	13	12	6	8	-19	-14	-4	0	-23	-5	-8	0
66 +	0	6	0	-6	-8	-3	-4	-4	-10	3	-10	-1
Total	**400**	**240**	**145**	**102**	**-22**	**-18**	**-75**	**-33**	**-65**	**3**	**-80**	**-61**

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 data[19], 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 Pinedale population by race and ethnicity is shown in Table III.19.4. The white population decreased by 5.4 percent, representing 99.0 percent of the population in 2017, compared with the black population, which increased by 100.0 percent and accounted for 0 percent of the population. The Hispanic population represented 18.8 percent of the population, which increased from 712 to 732 people between 2010 and 2017, or by 2.8 percent.

Table III.19.4
Population by Race and Ethnicity
City of Pinedale
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	1,837	90.5%	1,983	99.0%
Black	15	0.7%	0	0%
American Indian	13	0.6%	0	0%
Asian	27	1.3%	5	0.2%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	97	4.8%	0	0%
Two or More Races	41	2.0%	15	0.7%
Total	**2,030**	**100.0%**	**2,003**	**100.0%**
Non-Hispanic	1,830	90.1%	1,627	81.2%
Hispanic	200	9.9%	376	18.8%

The change in race and ethnicity between 2010 and 2017 is shown in Table III.19.5. During this time, the total non-Hispanic population was 1,627 persons in 2017. The Hispanic population was 376.

Table III.19.5
Population by Race and Ethnicity
City of Pinedale
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	1,748	95.5%	1,607	98.8%
Black	15	0.8%	0	0%
American Indian	9	0.5%	0	0%
Asian	27	1.5%	5	0.3%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	0	0%	0	0%
Two or More Races	31	1.7%	15	0.9%
Total Non-Hispanic	**1,830**	**100.0%**	**1,627**	**100.0%**
Hispanic				
White	89	44.5%	376	100.0%
Black	0	0%	0	0%
American Indian	4	2.0%	0	0%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	97	48.5%	0	0%
Two or More Races	10	5.0%	0	0%
Total Non-Hispanic	**200**	**100.0**	**376**	**100.0%**
Total Population	**2,030**	**100.0%**	**2,003**	**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.19.6, between 2000 and 2010, the institutionalized population changed -74.3 percent in City of Pinedale, from 70 people in 2000 to 18 in 2010. The non-institutionalized population changed 200.0%, from 2 in 2000 to 6 in 2010.

Table III.19.6
Group Quarters Population
City of Pinedale
2000 & 2010 Census SF1 Data

Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	7	10.0%	18	100.0%	157.1%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	63	90.0%	0	0%	-100.0%
Other Institutions	0	0%	0	0%	0%
Total	**70**	**100.0%**	**18**	**100.0%**	**-74.3%**
Non-Institutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	2	100.0%	6	100.0%	200.0%
Total	**2**	**100.0%**	**6**	**100.0%**	**200.0%**
Group Quarters Population	**72**	**100.0%**	**24**	**100.0%**	**-66.7%**

Foreign Born Populations

The number of foreign born persons is shown in Table III.19.7. An estimated 11.4 percent of the population was born in Mexico, some 3.6 percent were born in Ukraine, and another 0.2 percent were born in Korea .

Table III.19.7
Place of Birth for the Foreign-Born Population
City of Pinedale
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	228	11.4%
#2 country of origin	Ukraine	72	3.6%
#3 country of origin	Korea	5	0.2%
#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.19.8. An estimated 12.2 percent (216 people) of the population speaks Spanish at home, followed by 0 percent (0 people) speaking Arabic

Table III.19.8
Limited English Proficiency and Language Spoken at Home
City of Pinedale
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	216	12.2%
#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.19.9. The disability rate for females was 5.1 percent, compared to 9.0 percent for males. The disability rate grew precipitously higher with age, with 10.0 percent of those over 75 experiencing a disability.

Table III.19.9
Disability by Age
City of Pinedale
2017 Five-Year ACS Data

Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	32	27.1%	0	0%	32	13.4%
5 to 17	0	0%	0	0%	0	0%
18 to 34	0	0%	0	0%	0	0%
35 to 64	51	10.6%	34	8.2%	85	9.5%
65 to 74	8	28.6%	10	45.5%	18	36.0%
75 or Older	0	0%	5	25.0%	5	10.0%
Total	**91**	**9.0%**	**49**	**5.1%**	**140**	**7.1%**

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.19.10. Some 3.6 percent have an ambulatory disability, 2.8 percent have an independent living disability, and 2.1 percent have a self-care disability.

Table III.19.10
Total Disabilities Tallied: Aged 5 and Older
City of Pinedale
2017 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	78	3.9%
Vision disability	37	1.9%
Cognitive disability	23	1.3%
Ambulatory disability	62	3.6%
Self-Care disability	37	2.1%
Independent living disability	37	2.8%

Education and Employment

Education and employment data from the City of Pinedale 2017 Five-Year ACS is presented in Table III.19.11, Table III.19.12, and Table III.19.13. In 2017, 961 people were in the labor force, including 889 employed and 72 unemployed people. The unemployment rate for City of Pinedale was estimated at 7.5 percent in 2017.

Table III.19.11
Employment, Labor Force and Unemployment
City of Pinedale
2017 Five-Year ACS Data

Employment Status	2017 Five-Year ACS
Employed	889
Unemployed	72
Labor Force	**961**
Unemployment Rate	7.5%

Table III.19.12 and Table III.19.13 show educational attainment in City of Pinedale. In 2017, 95.7 percent of households had a high school education or greater, including 41.5 percent with a high school diploma or equivalent, 32.3 percent with some college, 16.9 percent with a Bachelor's Degree, and 5.6 percent with a graduate or professional degree.

Table III.19.12
High School or Greater Education
City of Pinedale
2017 Five-Year ACS Data

Education Level	Households
High School or Greater	581
Total Households	607
Percent High School or Above	**95.7%**

Table III.19.13
Educational Attainment
City of Pinedale
2017 Five-Year ACS Data

Education Level	Population	Percent
Less Than High School	50	3.7%
High School or Equivalent	566	41.5%
Some College or Associates Degree	441	32.3%
Bachelor's Degree	231	16.9%
Graduate or Professional Degree	76	5.6%
Total Population Above 18 years	**1,364**	**100.0%**

ECONOMICS

Labor Force

Table III.19.14 shows the labor force statistics for Sublette County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 1.5 percent. The highest level of unemployment occurred during 2016 rising to a rate of 6.4 percent. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 percent in 2010. Over the last year, the unemployment rate in Sublette County decreased from 4.5 percent in 2017 to 4.2 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.19.14
Labor Force Statistics
Sublette County
1990 - 2018 BLS Data

Year	City of Pinedale				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	73	2,590	2,663	2.7%	5.3%
1991	77	2,642	2,719	2.8%	5.2%
1992	92	2,690	2,782	3.3%	5.6%
1993	99	2,742	2,841	3.5%	5.3%
1994	91	2,919	3,010	3.0%	5.0%
1995	113	2,906	3,019	3.7%	4.8%
1996	108	2,947	3,055	3.5%	4.9%
1997	83	2,896	2,979	2.8%	4.8%
1998	96	2,941	3,037	3.2%	4.7%
1999	112	3,037	3,149	3.6%	4.6%
2000	107	3,452	3,559	3.0%	3.9%
2001	98	3,651	3,749	2.6%	3.8%
2002	111	3,769	3,880	2.9%	4.0%
2003	125	4,034	4,159	3.0%	4.3%
2004	107	4,386	4,493	2.4%	3.8%
2005	102	4,873	4,975	2.1%	3.6%
2006	102	5,538	5,640	1.8%	3.2%
2007	96	6,512	6,608	1.5%	2.8%
2008	114	6,901	7,015	1.6%	3.1%
2009	323	6,972	7,295	4.4%	6.3%
2010	333	5,358	5,691	5.9%	6.4%
2011	270	5,632	5,902	4.6%	5.8%
2012	272	5,300	5,572	4.9%	5.3%
2013	239	4,842	5,081	4.7%	4.7%
2014	208	4,659	4,867	4.3%	4.1%
2015	240	4,334	4,574	5.2%	4.3%
2016	273	3,962	4,235	6.4%	5.3%
2017	191	4,064	4,255	4.5%	4.2%
2018	179	4,085	4,264	4.2%	4.1%

Diagram III.19.4 shows the employment and labor force for Sublette County. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 4,085 persons, with the labor force reaching 4,264, indicating there were a total of 179 unemployed persons.

Diagram III.19.4
Employment and Labor Force
Sublette County
1990 – 2017 BLS Data

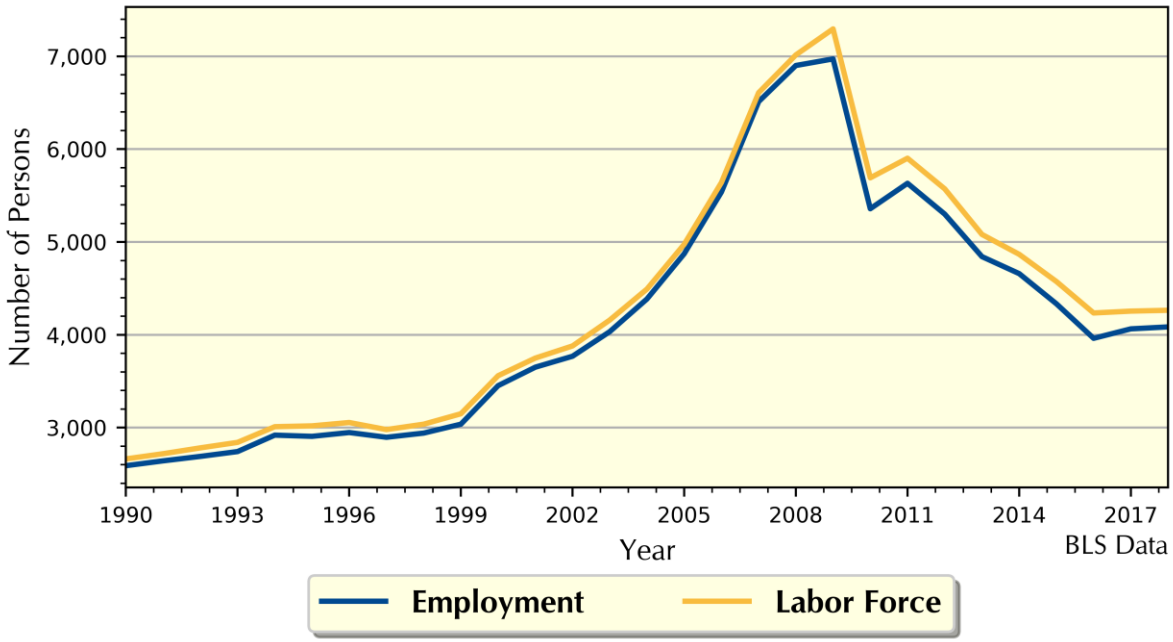
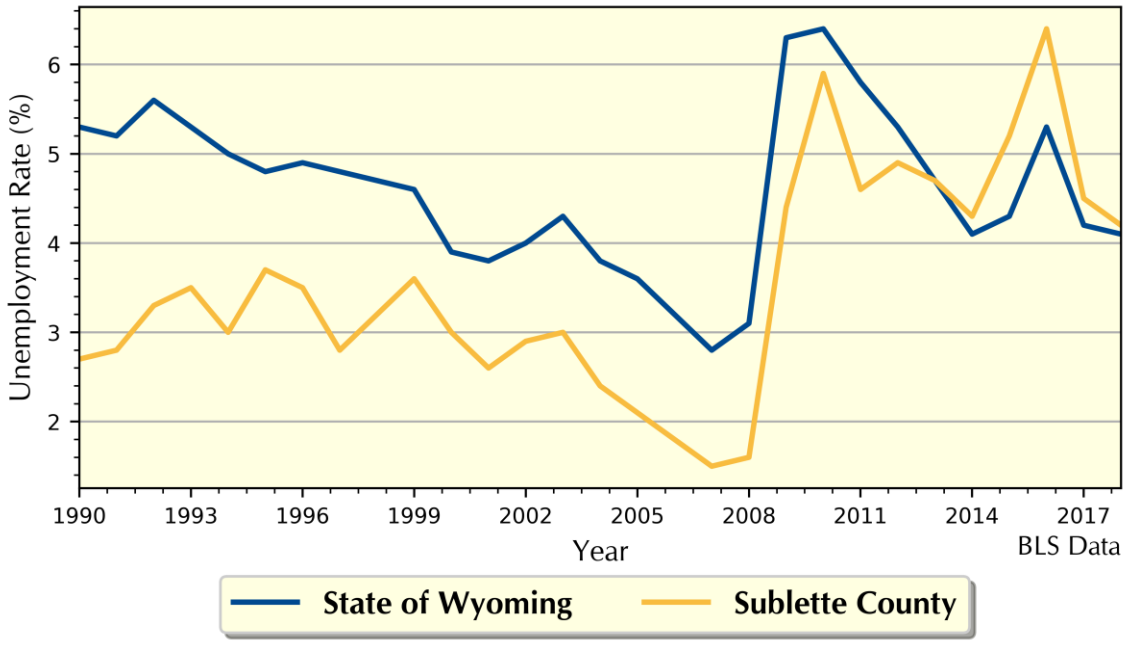


Diagram III.19.5 shows the unemployment rate for both the State and Sublette County. During the 1990's the average rate for Sublette County was 3.2 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 2.5 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 5.0 percent. Over the course of the entire period the Sublette County had an average unemployment rate that lower than the State, 3.5 percent for Sublette County, versus 4.6 statewide.

Diagram III.19.5
Annual Unemployment Rate
Sublette 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.19.15 shows the total employment by industry for the Sublette County. The most recent estimates show the mining industry was the largest employer in Sublette County, with employment reaching 1,205 jobs in 2017. Between 2016 and 2017 the mining industry saw the largest percentage increase, rising by 23.3 percent to 1,205 jobs.

Table III.19.15
Employment by Industry
Sublette County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	428	449	460	460	461	479	481	500	4.0
Forestry, fishing, related activities, and other	118	122	116	119	123	134	0	0	0
Mining	1,907	2,149	1,937	1,544	1,524	1,219	977	1,205	23.3
Utilities	36	35	30	28	27	28	35	0	-100.0
Construction	1,070	995	970	968	940	762	649	588	-9.4
Manufacturing	82	81	79	77	64	72	78	84	7.7
Wholesale trade	72	51	38	42	27	46	25	0	-100.0
Retail trade	534	553	524	503	507	495	490	483	-1.4
Transportation and warehousing	339	396	347	361	324	335	247	244	-1.2
Information	45	39	37	35	33	27	27	26	-3.7
Finance and insurance	127	181	137	185	130	149	138	147	6.5
Real estate and rental and leasing	431	456	472	479	497	455	441	484	9.8
Professional and technical services	328	0	0	0	301	271	252	264	4.8
Management of companies and enterprises	0	0	0	0	0	7	0	0	0
Administrative and waste services	0	294	315	289	0	222	0	0	0
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	113	127	113	142	145	137	0	135	0
Accommodation and food services	526	505	470	436	436	416	0	357	0
Other services, except public administration	297	301	296	287	277	279	275	283	2.9
Government and government enterprises	1,122	1,124	1,130	1,113	1,123	1,150	1,137	1,105	-2.8
Total	**8,157**	**8,506**	**8,092**	**7,625**	**7,444**	**6,952**	**6,373**	**6,580**	**3.2**

Table III.19.16 shows the real average earnings per job by industry for Sublette County. In 2017, the mining industry had the highest average earnings reaching 110,228 dollars. Between 2016 and 2017 the transportation and warehousing industry saw the largest percentage increase, rising by 6.6 percent to 81,360 dollars.

Table III.19.16
Real Earnings Per Job by Industry
Sublette County
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	2,882	15,209	2,258	14,501	21,092	19,621	10,212	8,512	-16.6
Forestry, fishing, related activities, and other	27,136	22,057	18,328	16,136	16,740	18,152	0	0	0
Mining	122,109	131,768	126,396	127,814	128,681	119,926	110,459	110,228	-0.2
Utilities	112,585	116,774	113,809	128,359	133,433	126,258	99,674	0	0
Construction	74,074	80,775	78,571	76,233	73,508	68,340	63,512	55,573	-12.5
Manufacturing	35,015	46,124	46,558	35,771	33,852	29,130	24,407	23,654	-3.1
Wholesale trade	75,291	75,992	75,819	70,153	28,863	24,434	30,093	0	0
Retail trade	34,963	32,391	29,556	28,111	27,659	27,612	27,945	27,983	0.1
Transportation and warehousing	103,721	96,791	70,724	71,100	73,922	78,037	76,319	81,360	6.6
Information	64,724	60,807	53,583	64,408	54,586	59,615	59,509	49,635	-16.6
Finance and insurance	63,385	38,610	45,323	29,021	34,854	29,227	33,570	33,217	-1.1
Real estate and rental and leasing	11,277	25,329	36,884	39,962	38,170	30,403	19,158	20,008	4.4
Professional and technical services	75,325	0	0	0	66,254	50,439	43,627	39,680	-9.0
Management of companies and enterprises	0	0	0	0	0	120,239	0	0	0
Administrative and waste services	0	47,387	48,805	47,241	0	44,575	0	0	0
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	19,169	9,461	11,469	10,069	8,495	8,120	0	7,673	0
Accommodation and food services	32,278	29,909	28,701	29,480	29,106	26,945	0	21,873	0
Other services, except public administration	38,036	36,541	36,021	32,110	33,272	30,658	25,758	21,308	-17.3
Government and government enterprises	72,505	71,692	73,494	76,280	76,049	74,371	73,889	73,680	-0.3
Total	**68,180**	**72,623**	**68,690**	**66,375**	**66,493**	**59,859**	**52,965**	**53,317**	**0.7**

Diagram III.19.6 shows real average earnings per job for Sublette County from 1990 to 2017. Over this period the average earning per job for Sublette County was 47,316 dollars, which was higher than the statewide average of 46,885 dollars over the same period.

Diagram III.19.6
Real Average Earnings Per Job
Sublette County

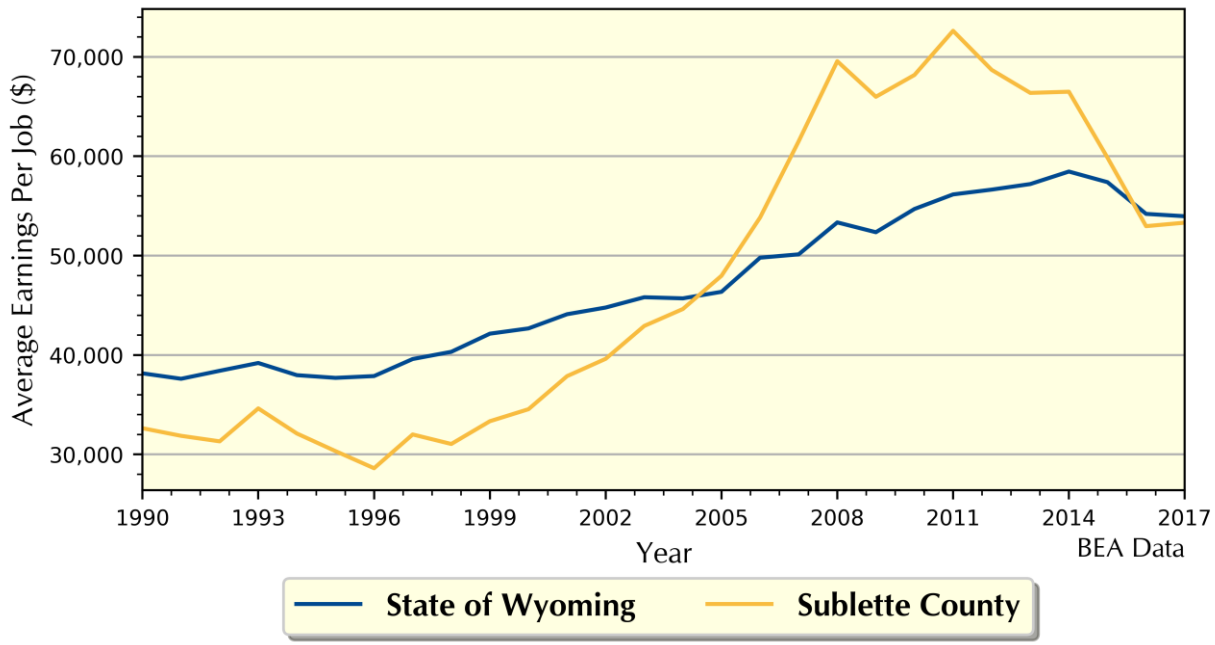
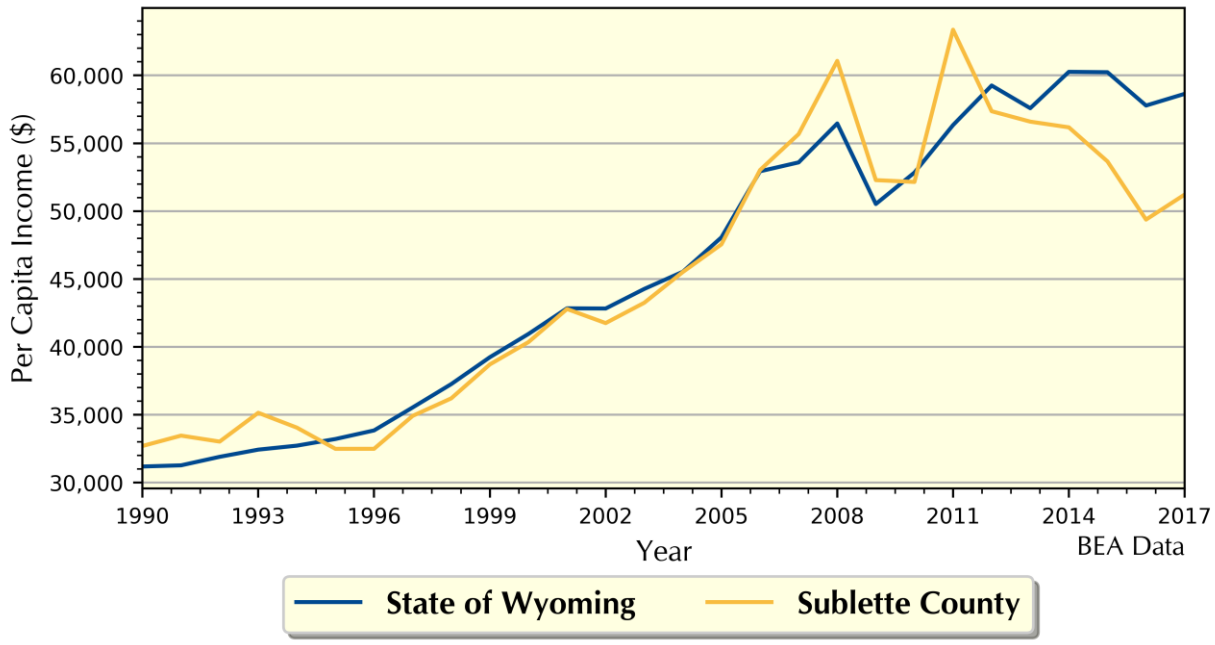


Diagram III.19.7 shows real per capita income for the Sublette County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Sublette County was 45,228 dollars, which was lower than the statewide average of 45,699 dollars over the same period.

Diagram III.19.7
Real Per Capita Income
Sublette 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 increase from 607 in 2010 to 643.0 in 2017, with the poverty rate reaching 6.6 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.19.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.19.8 on the following page.

The rate of poverty for Sublette County is shown in Table III.19.18. In 2017, there were an estimated 158 people (8.0 percent) living in poverty, compared to 8.9 percent living in poverty in 2000. In 2017, some 26.6 percent of those in poverty were under age 6 and 0 percent were 65 or older.

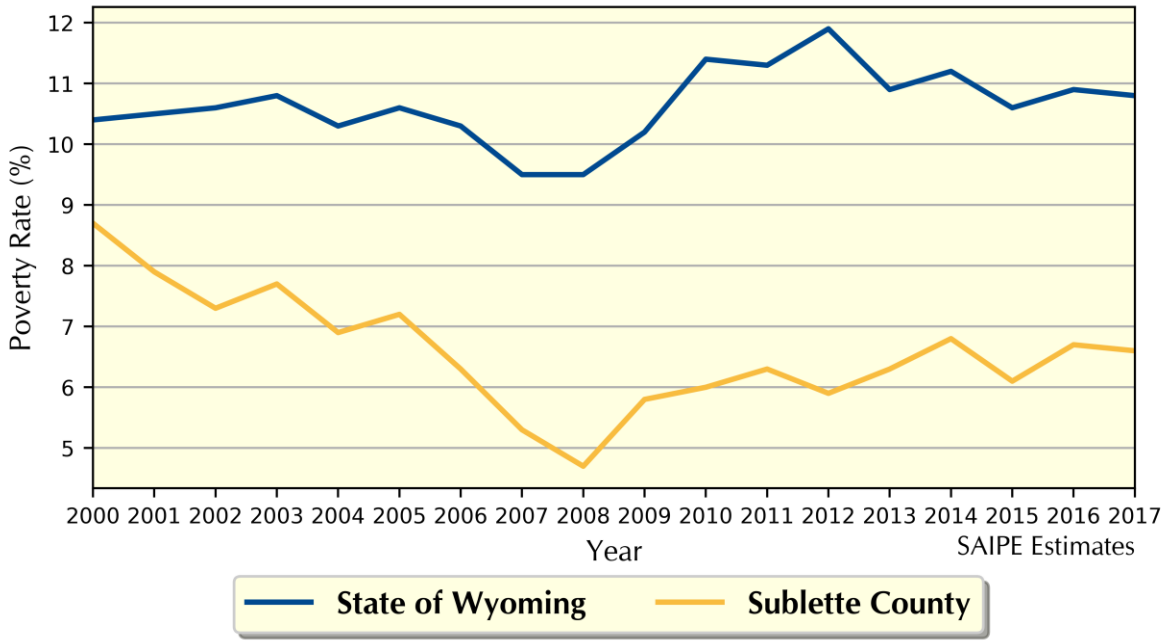
Table III.19.17
Persons in Poverty
Sublette County
2000–2017 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	513	8.7%
2001	485	7.9%
2002	466	7.3%
2003	506	7.7%
2004	473	6.9%
2005	492	7.2%
2006	454	6.3%
2007	414	5.3%
2008	393	4.7%
2009	504	5.8%
2010	607	6.0%
2011	638	6.3%
2012	608	5.9%
2013	626	6.3%
2014	675	6.8%
2015	605	6.1%
2016	646	6.7%
2017	643	6.6%

Table III.19.18
Poverty by Age
City of Pinedale
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	6	4.9%	42	26.6%
6 to 17	12	9.8%	48	30.4%
18 to 64	85	69.7%	68	43.0%
65 or Older	19	15.6%	0	0%
Total	**122**	**100.0%**	**158**	**100.0%**
Poverty Rate	**8.9%**	**.**	**8.0%**	**.**

Diagram III.19.8
Poverty Rates
Sublette 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 Pinedale increased from 4 authorizations in 2017 to 5 in 2018.

The real value of single-family building permits decreased from 191,906 dollars in 2016 to 347,428 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.19.19, as well as in Diagram III.19.9 and Diagram III.19.10.

Table III.19.19
Building Permits and Valuation
City of Pinedale
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	16	0	0	0	16	118,473	0
1981	27	2	12	0	41	138,720	0
1982	16	2	0	5	23	99,443	40,440
1983	21	0	0	5	26	118,850	38,919
1984	16	0	0	0	16	108,371	0
1985	17	0	0	5	22	110,097	36,408
1986	17	0	0	0	17	107,061	0
1987	13	0	0	0	13	104,667	0
1988	0	0	0	0	0	0	0
1989	1	0	0	0	1	107,914	0
1990	0	0	0	0	0	0	0
1991	3	0	0	0	3	78,260	0
1992	4	0	0	0	4	74,192	0
1993	5	2	0	0	7	58,296	0
1994	5	0	4	0	9	111,086	0
1995	3	4	4	0	11	64,506	0
1996	6	2	9	0	17	86,978	0
1997	4	0	0	0	4	126,038	0
1998	13	0	0	0	13	161,854	0
1999	7	0	0	0	7	114,237	0
2000	5	0	0	0	5	95,558	0
2001	8	4	0	0	12	141,894	0
2002	8	6	8	0	22	262,154	0
2003	10	4	8	0	22	185,493	0
2004	20	12	4	0	36	222,399	0
2005	78	0	0	6	84	104,620	189,394
2006	75	0	0	6	81	101,555	183,846
2007	46	0	0	0	46	193,237	0
2008	5	2	10	0	17	160,384	0
2009	7	0	0	0	7	205,315	0
2010	4	2	0	0	6	175,169	0
2011	0	0	0	0	0	0	0
2012	2	0	0	0	2	125,246	0
2013	2	0	0	0	2	478,412	0
2014	2	0	0	0	2	469,499	0
2015	4	0	0	0	4	260,376	0
2016	5	0	0	0	5	191,906	0
2017	4	0	0	0	4	347,428	0
2018	5	0	0	0	5	240,000	0

Diagram III.19.9
Single-Family Permits
City of Pinedale

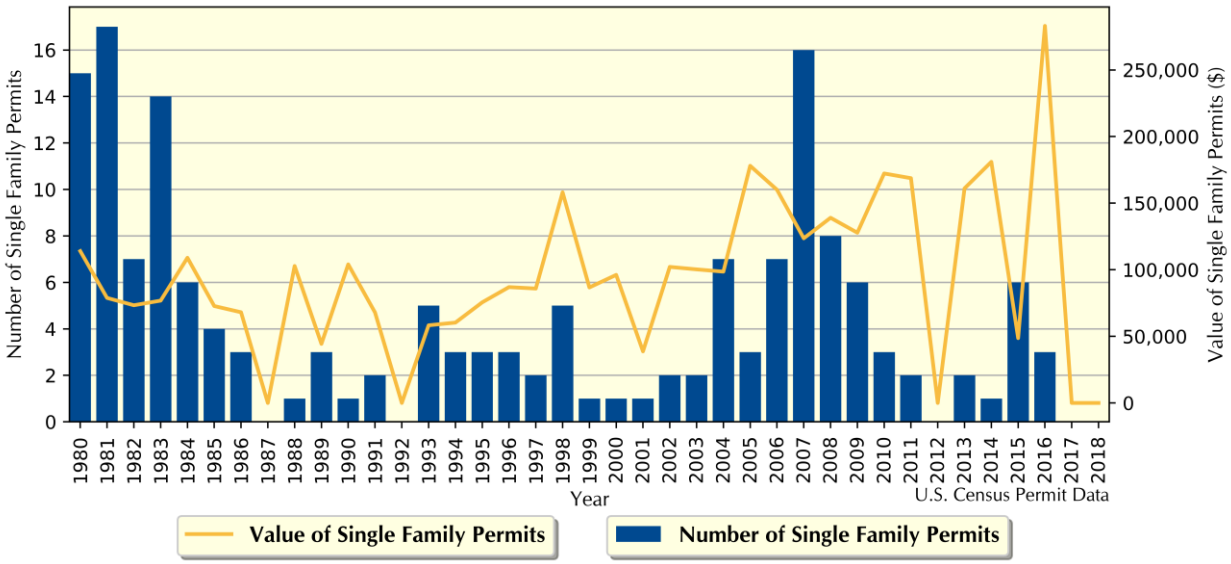
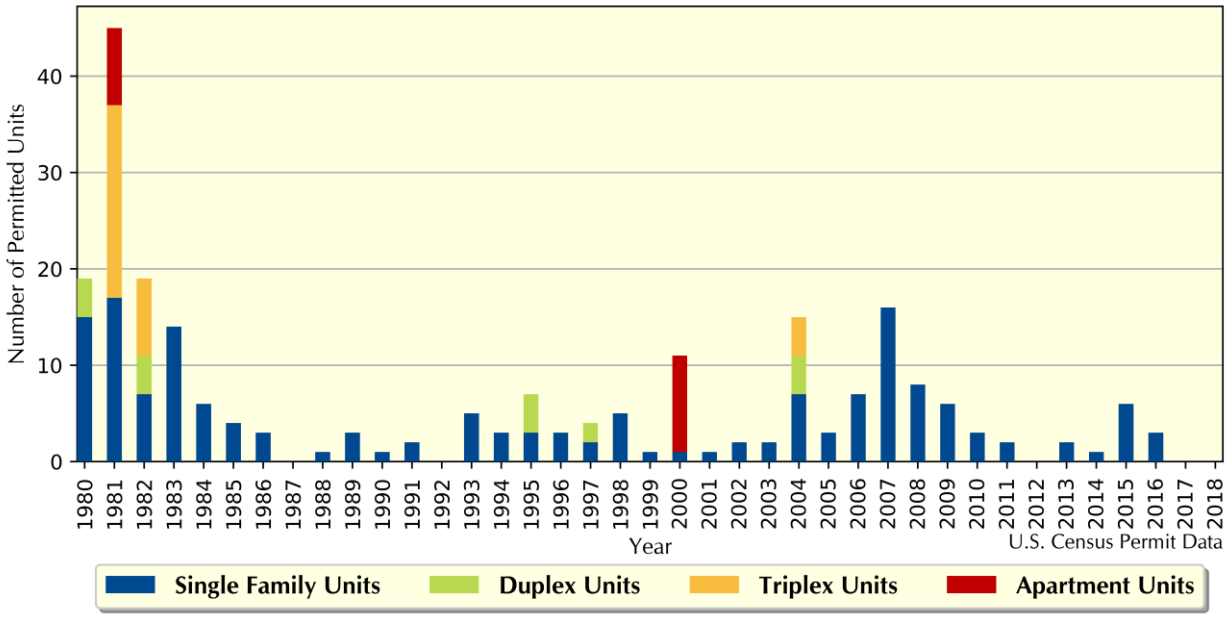


Diagram III.19.10
Total Permits by Unit Type
City of Pinedale



Housing Characteristics

Households by type and tenure are shown in Table III.19.20. Family households represented 57.8 percent of households, while non-family households accounted for 42.2 percent. These changed from 57.1 percent and 42.9 percent, respectively.

Table III.19.20
Household Type by Tenure
City of Pinedale
2010 Census SF1 & 2017 Five-Year ACS Data

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	484	57.1%	351	57.8%
Married-Couple Family	380	78.5%	261	74.4%
Owner-Occupied	215	56.6%	173	66.3%
Renter-Occupied	165	43.4%	88	33.7%
Other Family	104	21.5%	90	29.6%
Male Householder, No Spouse Present	33	31.7%	0	36.7%
Owner-Occupied	11	33.3%	0	0%
Renter-Occupied	22	66.7%	0	0%
Female Householder, No Spouse Present	71	68.3%	90	78.9%
Owner-Occupied	29	40.8%	46	51.1%
Renter-Occupied	42	59.2%	44	48.9%
Non-Family Households	363	42.9%	256	42.2%
Owner-Occupied	122	33.6%	121	47.3%
Renter-Occupied	241	66.4%	135	52.7%
Total	**847**	**100.0%**	**607**	**100.0%**

Table III.19.21 below shows housing units by type in 2010 and 2017. In 2010, there were 940 housing units, compared with 934 in 2017. Single-family units accounted for 69.7 percent of units in 2017, compared to 81.5 in 2010. Apartment units accounted for 8.9 percent in 2017, compared to 2.0 percent in 2010.

Table III.19.21
Housing Units by Type
City of Pinedale
2010 & 2017 Five-Year ACS Data

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	766	81.5%	651	69.7%
Duplex	43	4.6%	106	11.3%
Tri- or Four-Plex	53	5.6%	41	4.4%
Apartment	19	2.0%	83	8.9%
Mobile Home	59	6.3%	53	5.7%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	**940**	**100.0%**	**934**	**100.0%**

Table III.19.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 934 housing units. An estimated 56.0 percent were owner-occupied, and 35.0 percent were vacant.

Table III.19.22
Housing Units by Tenure
City of Pinedale
2010 Census & 2017 Five-Year ACS Data

Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	847	78.4%	607	65.0%
Owner-Occupied	377	44.5%	340	56.0%
Renter-Occupied	470	55.5%	267	44.0%
Vacant Housing Units	233	21.6%	327	35.0%
Total Housing Units	**1,080**	**100.0%**	**934**	**100.0%**

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.19.23. Households earning more than 100,000 dollars per year represented 38.4 percent of households in 2017, compared to 22.7 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 7.7 percent of households in 2017, compared to 4.8 percent in 2000.

Table III.19.23
Households by Income
City of Pinedale
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	32	4.8%	47	7.7%
$15,000 to $19,999	4	0.6%	0	0%
$20,000 to $24,999	34	5.1%	0	0%
$25,000 to $34,999	40	6.0%	15	2.5%
$35,000 to $49,999	99	14.9%	118	19.4%
$50,000 to $74,999	166	25.0%	84	13.8%
$75,000 to $99,999	138	20.8%	110	18.1%
$100,000 or More	151	22.7%	233	38.4%
Total	**664**	**100.0%**	**607**	**100.0%**

Table III.19.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 7.1 percent of households in 2010 and 27.8 percent of households in 2017. Housing units built in 1939 or earlier represented 15.2 percent of households in 2017 and 12.5 percent of households in 2010.

Table III.19.24
Households by Year Home Built
City of Pinedale
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	83	12.5%	92	15.2%
1940 to 1949	82	12.3%	26	4.3%
1950 to 1959	33	5.0%	47	7.7%
1960 to 1969	54	8.1%	42	6.9%
1970 to 1979	144	21.7%	68	11.2%
1980 to 1989	147	22.1%	91	15.0%
1990 to 1999	74	11.1%	50	8.2%
2000 to 2009	47	7.1%	169	27.8%
2010 or Later	.	.	22	3.6%
Total	**664**	**100.0%**	**607**	**100.0%**

The distribution of unit types by race are shown in Table III.19.25. An estimated 68.8 percent of white households occupy single-family homes, while 0 percent of black households do. Some 14.0 percent of white households occupied apartments, while 0 percent of black households do. An estimated 0 percent of Asian, and 0 percent of American Indian households occupy single-family homes.

Table III.19.25
Distribution of Units in Structure by Race
City of Pinedale
2017 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	68.8%	0%	0%	0%	0%	0%	100.0%
Duplex	6.6%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	4.2%	0%	0%	0%	0%	0%	0%
Apartment	14.0%	0%	0%	0%	0%	0%	0%
Mobile Home	6.4%	0%	0%	0%	0%	0%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

The disposition of vacant units between 2010 and 2017 are shown in Table III.19.26. By 2017, for rent units accounted for 21.7 percent of vacant units, while for sale units accounted for 6.1 percent. "Other" vacant units accounted for 20.2 percent of vacant units, representing a total of 66 "other" vacant units.

Table III.19.26
Disposition of Vacant Housing Units
City of Pinedale
2010 Census & 2017 Five-Year ACS Data

Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	31	13.3%	71	21.7%
For Sale	13	5.6%	20	6.1%
Rented Not Occupied	3	1.3%	16	4.9%
Sold Not Occupied	1	0.4%	0	0%
For Seasonal, Recreational, or Occasional Use	167	71.7%	136	41.6%
For Migrant Workers	3	1.3%	18	5.5%
Other Vacant	15	6.4%	66	20.2%
Total	**233**	**100.0%**	**327**	**100.0%**

Table III.19.27, below shows the number of households in the county by number of bedrooms and tenure. There were 5 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 10.7 percent of total households in City of Pinedale. In City of Pinedale the 415 households with three bedrooms accounted for 29.7 percent of all households,and there were only 12 five-bedroom or more households, which accounted for 11.8 percent of all households.

Table III.19.27
Households by Number of Bedrooms
City of Pinedale
2017 5-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	5	20	100.0
One	0	32	100	2.1
Two	31	130	277	10.7
Three	187	100	415	29.7
Four	110	0	110	44.4
Five or more	12	0	12	11.8
Total	**607**	**267**	**934**	**100.0**

The age of a structure influences its value. As shown in Table III.19.28, structures built in 1939 or earlier had a median value of, 217,000 while structures built between 1950 and 1959 had a median value of 0 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 Pinedale was 239,500.

Table III.19.28
Owner Occupied Median Value by Year Structure Built
City of Pinedale
2017 5-Year ACS Data

Year Structure Built	Median Value
1939 or earlier	217,000
1940 to 1949	0
1950 to 1959	0
1960 to 1969	280,000
1970 to 1979	263,200
1980 to 1989	183,300
1990 to 1999	0
2000 to 2009	376,900
2010 to 2013	0
2014 or later	0
Median Value	**239,500**

Household mortgage status is reported in Table III.19.29. In, City of Pinedale households with a mortgage accounted for 70.3 percent of all households or 239 housing units, and the remaining 70.3 percent or 239 units had no mortgage. Of those units with a mortgage, 0 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 239 or 70.3 percent had no second mortgage or no home equity loan.

Table III.19.29
Mortgage Status
City of Pinedale
2017 5-Year ACS Data

Mortgage Status	City of Pinedale	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	239	70.3
With either a second mortgage or home equity loan, but not both	0	0
Second mortgage only	0	0
Home equity loan only	0	0
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	239	70.3
Housing units without a mortgage	101	29.7
Total	340	100.0%

Table III.19.30 lists the City of Pinedale median rent as $859 and the median home value as $239,500.

Table III.19.30
Median Rent
City of Pinedale
2017 5-Year ACS Data

Place	Rent
Median Rent	$859
Median Home Value	$239,500

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

Table III.19.31
Overcrowding and Severe Overcrowding
City of Pinedale
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	345	97.2%	8	2.3%	2	0.6%	355
2017 Five-Year ACS	340	100.0%	0	0%	0	0%	340
Renter							
2010 Five-Year ACS	269	87.1%	40	12.9%	0	0%	309
2017 Five-Year ACS	267	100.0%	0	0%	0	0%	267
Total							
2010 Five-Year ACS	614	92.5%	48	7.2%	2	0.3%	664
2017 Five-Year ACS	607	100.0%	0	0%	0	0%	607

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 Pinedale. This is compared to 3.6 percent of households lacking complete plumbing facilities in 2010.

Table III.19.32
Households with Incomplete Plumbing Facilities
City of Pinedale
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	640	607
Lacking Complete Plumbing Facilities	24	0
Total Households	**664**	**607**
Percent Lacking	**3.6%**	**0%**

There were 5 households lacking complete kitchen facilities in 2017, compared to 24 households in 2010. This was a change from 3.6 percent of households in 2010 to 0.8 percent in 2017.

Table III.19.33
Households with Incomplete Kitchen Facilities
City of Pinedale
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	640	602
Lacking Complete Kitchen Facilities	24	5
Total Households	**664**	**607**
Percent Lacking	**3.6%**	**0.8%**

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 Pinedale 7.7 percent of households had a cost burden and 6.1 percent had a severe cost burden. Some 6.0 percent of renters were cost burdened, and 13.9 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 5.0 percent and a severe cost burden rate of 0 percent. Owner occupied households with a mortgage had a cost burden rate of 10.9 percent, and severe cost burden at 0 percent.

Table III.19.34
Cost Burden and Severe Cost Burden by Tenure
City of Pinedale
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	144	80.9%	15	8.4%	19	10.7%	0	0%	178
2017 Five-Year ACS	213	89.1%	26	10.9%	0	0%	0	0%	239
Owner Without a Mortgage									
2010 Five-Year ACS	156	88.1%	0	0%	21	11.9%	0	0%	177
2017 Five-Year ACS	96	95.0%	5	5.0%	0	0%	0	0%	101
Renter									
2010 Five-Year ACS	205	66.3%	66	21.4%	2	0.6%	36	11.7%	309
2017 Five-Year ACS	204	76.4%	16	6.0%	37	13.9%	10	3.7%	267
Total									
2010 Five-Year ACS	505	76.1%	81	12.2%	42	6.3%	36	5.4%	664
2017 Five-Year ACS	513	84.5%	47	7.7%	37	6.1%	10	1.6%	607

Housing Problems by Income

Table III.19.35
Median Family Income
Sublette County
2000–2018 HUD MFI

Year	MFI	State of Wyoming MFI
2000	40,400	44,700
2001	40,400	45,500
2002	40,400	47,200
2003	54,400	51,600
2004	56,300	54,500
2005	56,300	55,250
2006	59,400	58,800
2007	60,300	58,800
2008	63,000	59,450
2009	63,000	63,900
2010	65,100	66,100
2011	87,800	66,800
2012	89,000	67,700
2013	86,500	70,000
2014	87,200	71,400
2015	90,600	72,400
2016	88,100	73,300
2017	88,700	74,700
2018	91,900	79,600

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.19.35 shows that the HUD estimated MFI for Sublette County was $91,900 in 2018. This compared to Wyoming's MFI of $79,600. Diagram III.19.11, illustrates the estimated MFI for 2000 through 2018 in Sublette County.

Table III.19.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 4 owner-occupied and 20 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 0 owner-occupied 55 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 569 households without a housing problem.

Diagram III.19.11
Estimated Median Family Income
Sublette County vs. Wyoming
HUD Data: 2000 - 2019

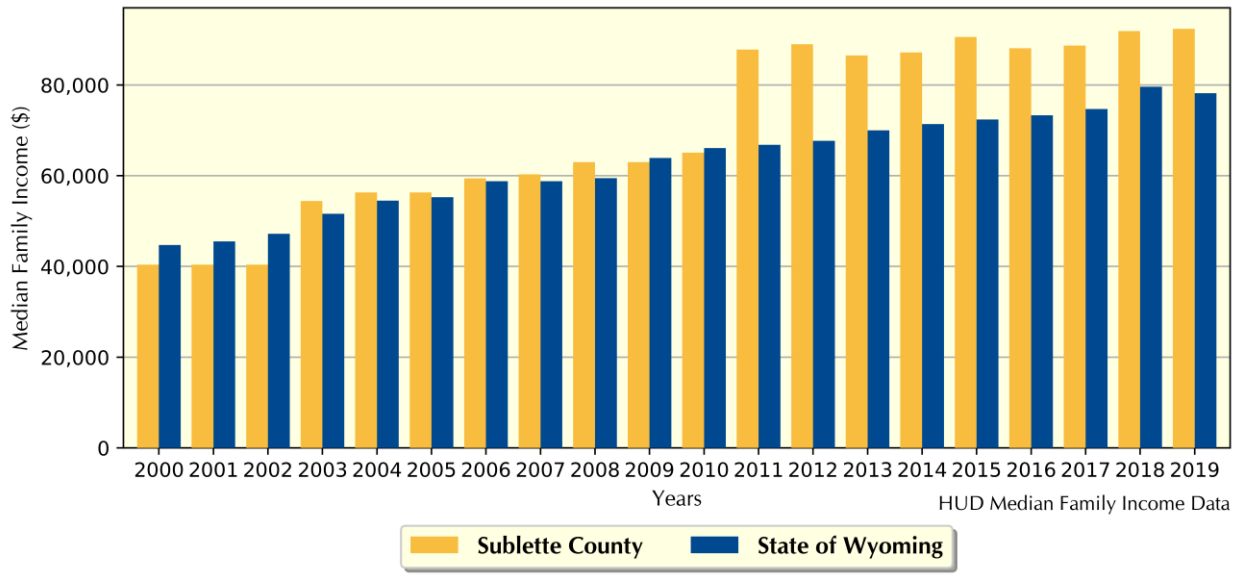


Table III.19.36
Housing Problems by Income and Tenure
City of Pinedale
2010–2018 HUD CHAS Data

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)	0	0	0	0	0	0
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	0	0	4	0	0	4
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	20	15	65	55	190	345
Total	**20**	**15**	**69**	**55**	**190**	**349**
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	10	4	0	0	0	14
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	0	0	0	0	55
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	0	20	0	0	0	20
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	4	0	0	75	145	224
Total	**69**	**24**	**0**	**75**	**145**	**313**
Total						
Lacking complete plumbing or kitchen facilities	10	4	0	0	0	14
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	0	0	0	0	55
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	0	20	4	0	0	24
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	24	15	65	130	335	569
Total	**89**	**39**	**69**	**130**	**335**	**662**

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.19.37 presents some basic statistics about the completed surveys.

Table III.19.37
Survey of Rental Properties
City of Pinedale
2019 Survey of Rental Properties

Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	13	281	13.9	39

Table III.19.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 12 single-family units in City of Pinedale, with 2 of them available. This translates into a vacancy rate of 16.7 percent in City of Pinedale, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 50 apartment units reported in the survey, with 7 of them available, which resulted in a vacancy rate of 14.0 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

Table III.19.38
Rental Vacancy Survey by Type
City of Pinedale
2019 Survey of Rental Properties

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	12	2	16.7%
Apartments	50	7	14.0%
Mobile Homes	1	0	0%
"Other" Units	0	0	0%
Don't Know	213	28	13.1%
Total	**281**	**39**	**13.9%**

Table III.19.39, reports units by bedroom size. As can be seen there were 9 two bedroom apartment units and 1 three bedroom units. Overall, the 21 two bedroom units accounted for 7.5 percent of all units, and the 4 three bedroom units accounted for 1.4 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 214 units listed as "Don't Know". Additional details for additional unit types are reported.

Table III.19.39
Rental Units by Bedroom Size
City of Pinedale
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	7	0	0	.	8
One	1	33	0	0	.	34
Two	7	9	1	0	.	21
Three	3	1	0	0	.	4
Four	0	0	0	0	.	0
Don't Know	1	0	0	0	213	214
Total	**12**	**50**	**1**	**0**	**213**	**281**

Table III.19.40 displays the vacancy rate of single-family units by the number of bedrooms. Two-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 14.3 percent.

Table III.19.41 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 18.2 percent.

Table III.19.40
Single-Family Units by Bedroom Size
City of Pinedale
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	1	0	0%
Two	7	1	14.3%
Three	3	1	33.3%
Four	0	0	0%
Don't know	1	0	0%
Total	**12**	**2**	**16.7%**

Table III.19.41
Apartment Units by Bedroom Size
City of Pinedale
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	7	0	0%
One	33	6	18.2%
Two	9	1	11.1%
Three	1	0	0%
Four	0	0	0%
Don't know	0	0	0%
Total	**50**	**7**	**14.0%**

Average market-rate rents by unit type are shown in Table III.19.42. 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.19.42
Average Market Rate Rents by Bedroom Size
City of Pinedale
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$.	$650	$.	$.	$588
One	$500	$905	$.	$.	$703
Two	$765	$1,138	$750	$.	$911
Three	$1,013	$1,500	$.	$.	$1,110
Four	$.	$.	$.	$.	$.
Total	**$856.2**	**$1088.3**	**$750.0**	**$0**	**$912.7**

Table III.19.43 shows vacancy rates for single-family units by average rental rates for City of Pinedale. 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.19.43
Single-Family Market Rate Rents by Vacancy Status
City of Pinedale
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	6	0	0%
$750 to $999	2	0	0%
$1,000 to $1,249	3	2	66.7%
$1,250 to $1,499	0	0	0%
Above $1,500	0	0	0%
Missing	1	0	0%
Total	**12**	**2**	**16.7%**

The average rent and availability of apartment units is displayed in Table III.19.44. The most common rent for apartment rents was between 1,000 and 1,250 dollars and the units in this price range had a vacancy rate of 14.6 percent.

Table III.19.44
Apartment Market Rate Rents by Vacancy Status
City of Pinedale
2019 Survey of Rental Properties

Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than $500	0	0	0%
$500 to $749	0	0	0%
$750 to $999	48	7	14.6%
$1,000 to $1,249	2	0	0%
$1,250 to $1,499	0	0	0%
Above $1,500	0	0	0%
Missing	0	0	0%
Total	**50**	**7**	**14.0%**

Respondents were asked if utilities are included in the rent and as shown in Table III.19.45, 5 respondents, or 50.0 percent, included some sort of utility in the rent.

Table III.19.45
Are there any utilities included with the rent?
City of Pinedale
2019 Survey of Rental Properties

Period	Respondent
Yes	5
No	5
% Offering Utilities	**50.0%**

The type of utility included in the rent is shown in Table III.19.46. There were 54 respondents who included electricity, 52 respondents who included natural gas, 59 respondents who included water and sewer and 58 respondents included trash collection in the rent.

Table III.19.46
Which utilities are included with the rent?
City of Pinedale
2019 Survey of Rental Properties

Type of Utility Provided	Respondent
Electricity	54
Natural Gas	52
Water/Sewer	59
Trash Collection	58

Perceived Need for Housing Units

Table III.19.47 shows the number of survey respondents who keep a waiting list. As can be seen 0 respondents said they keep a waitlist, with an estimated 0 number of persons on the wait list.

Table III.19.47
Do you keep a waiting list?
City of Pinedale
2019A Survey of Rental Properties

Period	Respondent
Yes	0
No	10
Waitlist Size	**0**

Table III.19.48 shows the condition of rental units by unit type for City of Pinedale. 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 61 units were in good condition, or 21.7 percent and 34 units, or 12.1 percent, being in average condition. Details by unit type and condition are displayed.

Table III.19.48
Condition by Unit Type
City of Pinedale
2019A Survey of Rental Properties

Conditions	Units	Percent of Total
Poor	0	0%
Fair	1	0.4%
Average	34	12.1%
Good	61	21.7%
Excellent	1	0.4%
Don't Know	0	0%
Total	**281**	**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.19.49, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 1 respondent indicated they would prefer more units of any type.

Table III.19.49
If you had the opportunity to own/manage more units, how many would you prefer
City of Pinedale
2019A Survey of Rental Properties

Unit Type	Respondents citing more units
Single family units	0
Duplex Units	0
Apartments	0
Mobile homes	0
Other	0
All types	1
Total	**1**

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.19.50 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.19.50
Households with Housing Problems by Income
City of Pinedale
2011-2015 HUD CHAS Data

Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	0	60	60
30.1-50% HAMFI	0	25	25
50.1-80% HAMFI	4	0	4
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	4	85	89
Without Housing Problems			
30% HAMFI or less	20	4	24
30.1-50% HAMFI	19	0	19
50.1-80% HAMFI	65	0	65
80.1-95% HAMFI	20	75	95
95 – 115% HAMFI	65	65	130
115.1% HAMFI or more	165	85	250
Total	354	229	583
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	20	64	84
30.1-50% HAMFI	19	25	44
50.1-80% HAMFI	69	0	69
80.1-95% HAMFI	20	75	95
95 – 115% HAMFI	65	65	130
115.1% HAMFI or more	165	85	250
Total	**358**	**314**	**672**

horizon. As can be seen there were a total of 4 owner occupied and 85 renter occupied households experiencing a housing problem.

Table III.19.51 shows the total estimated housing by tenure for City of Pinedale. As can be seen, in 2030 there are estimated to be a total of 397 owner and 468 renter occupied households or a total of 865 households. By 2050 there are estimated to be 542 owner, 638 renter for a total of 1,180 households in City of Pinedale.

Table III.19.51
Total Estimated Housing Forecast
City of Pinedale
Strong Growth Scenario

Year	Owner	Renter	Total
2017	345	352	697
2020	326	384	710
2025	361	426	787
2030	397	468	865
2035	434	511	945
2040	470	553	1,023
2045	506	595	1,101
2050	542	638	1,180

Table III.19.52, below shows the incremental housing demand for City of Pinedale. 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 52 owner-occupied and 116 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 Pinedale will see an additional 483 households, of which 69 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 38 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.19.52
Incremental Housing Demand Forecast
City of Pinedale
Strong Growth Scenario

Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	0	0	1.0	3	5	7	9	11
30.1-50%	0	0	1.0	3	5	7	9	10
50.1-80%	0	0	3	10	17	24	31	38
80.1-95%	0	0	1.0	3	5	7	9	11
95.1-115%	0	0	3	9	16	23	29	36
115+%	0	0	7	24	41	58	74	91
Total	**0**	**0**	**16**	**52**	**89**	**125**	**161**	**197**
				Renter				
0-30%	0	7.0	15	24	32	41	50	58
30.1-50%	0	3.0	6	9	13	16	19	23
50.1-80%	0	0	0	0	0	0	0	0
80.1-95%	0	8.0	18.0	28.0	38	48	58	68
95.1-115%	0	7.0	15.0	24.0	33	42	50	59
115+%	0	9.0	20	31	43	54	66	77
Total	**0**	**32**	**74**	**116**	**159**	**201**	**243**	**286**
				Total				
0-30%	0	7.0	16	27	37	48	59	69
30.1-50%	0	3.0	7	12	17	23	28	33
50.1-80%	0	0	3	10	17	24	31	38
80.1-95%	0	8.0	19	31	43	55	67	79
95.1-115%	0	7.0	18	33	49	64	80	95
115+%	0	9	27	55	84	112	140	168
Total	**0**	**32**	**90**	**168**	**248**	**326**	**404**	**483**

Table III.19.53 shows the Incremental Total Housing Need Forecast for City of Pinedale. 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 99 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 201 owner and 381 renter occupied households for a total of 582 quality households.

Table III.19.53
Incremental Total Housing Need Forecast
City of Pinedale
Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	0	0	1	3	5	7	9	11
30.1-50%	0	0	1	3	5	7	9	10
50.1-80%	4	4	7	14	21	28	35	42
80.1-95%	0	0	1	3	5	7	9	11
95.1-115%	0	0	3	9	16	23	29	36
115+%	0	0	7	24	41	58	74	91
Total	**4**	**4**	**20**	**56**	**93**	**129**	**165**	**201**
				Renter				
0-30%	67	74	82	91	100	108	117	126
30.1-50%	28	31	34	37	41	44	47	51
50.1-80%	0	0	0	0	0	0	0	0
80.1-95%	0	8.0	18	28	38	48	58	68
95.1-115%	0	7.0	15.0	24	33	42	50	59
115+%	0	9	20	31	43	54	66	77
Total	**95**	**127**	**169**	**211**	**254**	**296**	**338**	**381**
				Total				
0-30%	67	74	83	94	105	115	126	137
30.1-50%	28	31	35	40	45	51	56	61
50.1-80%	4	4	7	14	21	28	35	42
80.1-95%	0	8	19	31	43	55	67	79
95.1-115%	0	7	18	33	49	64	80	95
115+%	0	9	27	55	84	112	140	168
Total	**99**	**131**	**189**	**267**	**347**	**425**	**503**	**582**

City of Rawlins

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

Population Estimates

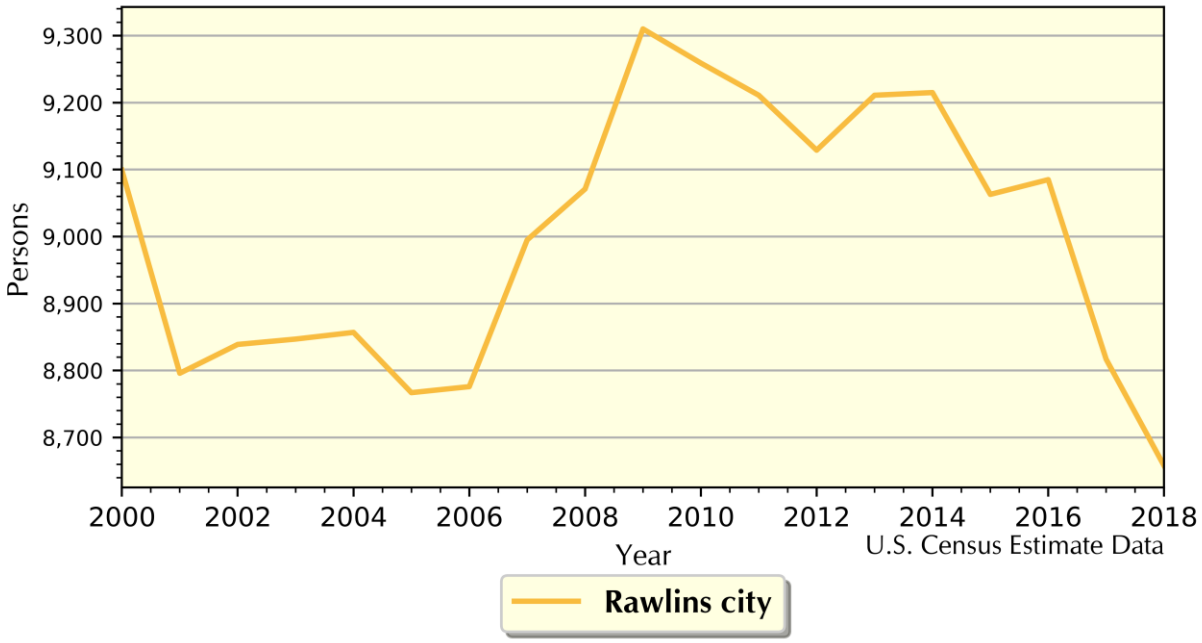
Table III.20.1 shows the population estimates for the City of Rawlins. In 2018, the city's population was 8,658, a -1.8% change from 2017. The population decreased -6.5 percent since 2010, from 9,259 people to 8,658 people in 2018. This data is also displayed in Diagram III.20.1 on the following page.

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 Rawlins. Although a city may span several counties, for the county level data pieces, Carbon County was selected. For a more in-depth county level view, please refer to Carbon County in Volume II of this profile.

Table III.20.1
Population Estimates
City of Rawlins
Census Population Estimates

Year	Population	Percent Yearly Change
2000	9,099	.
2001	8,796	-3.3%
2002	8,839	0.5%
2003	8,847	0.1%
2004	8,857	0.1%
2005	8,767	-1.0%
2006	8,776	0.1%
2007	8,995	2.5%
2008	9,071	0.8%
2009	9,310	2.6%
2010	9,259	-0.5%
2011	9,211	-0.5%
2012	9,129	-0.9%
2013	9,211	0.9%
2014	9,215	0%
2015	9,063	-1.6%
2016	9,085	0.2%
2017	8,817	-2.9%
2018	8,658	-1.8%

Diagram III.20.1
Population Estimates
City of Rawlins



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

Table III.20.2
In-Migration by Age Cohort
City of Rawlins
Wyoming DOT Data

Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
					In				
14-17	2	6	6	0	5	1	2	2	2
18-22	13	34	43	41	34	21	15	20	12
23-25	55	36	49	41	37	21	23	23	8
26-35	30	95	93	122	80	92	86	65	46
36-45	27	67	57	35	54	46	58	47	26
46-55	21	57	47	35	39	37	32	22	16
56-65	7	29	23	33	31	19	24	37	14
66 +	2	12	5	8	6	10	10	9	3
Total	**124**	**336**	**323**	**315**	**286**	**247**	**250**	**225**	**127**

The shaded areas in Diagram III.20.2 and Diagram III.20.3 represents in and out- migration, with the white line depicting net migration. The maximum net migration occurred in 2008 with 303 people entering and the lowest net migration occurred in 2018 with 259 leaving Carbon County.

Diagram III.20.2
In-Migration
City of Rawlins
2011 – 2019 First Half

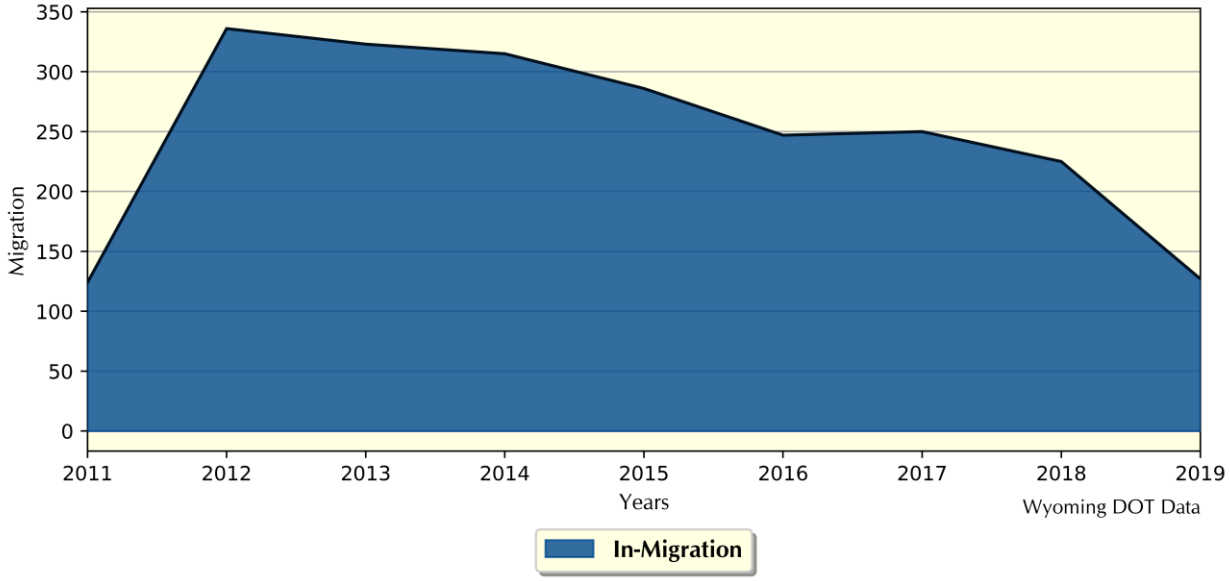


Diagram III.20.3
Migration Trends
Carbon County
2000 – 2019 First Half

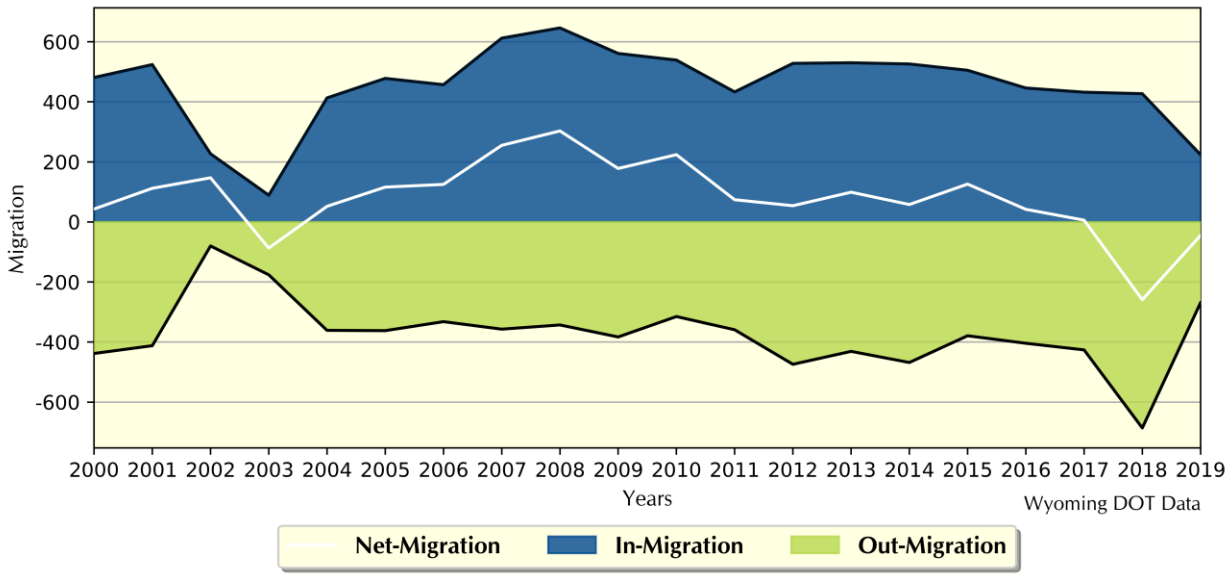


Table III.20.3 shows net-migration for Carbon County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 16 to 17, with 2.0 persons entering Carbon County. Those in the age range of 36 to 45 had the lowest levels of net migration, with 11 persons leaving Carbon County.

Table III.20.3
Net-Migration by Age Range
Carbon County
Wyoming DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
						Net						
14-17	4	1	2	1	4	2	1	4	0	5	-2	2
18-22	28	21	37	15	4	16	11	19	8	-22	-38	0
23-25	35	33	20	13	17	32	16	19	10	2	1	-8
26-35	95	59	69	39	15	43	49	45	18	10	-68	-9
36-45	104	53	52	-15	16	33	-5	26	8	41	-42	-11
46-55	42	27	28	8	-9	9	-4	19	6	-8	-42	-8
56-65	7	-4	8	11	4	-24	13	3	0	-14	-25	-1
66 +	-12	-12	8	2	3	-12	-23	-9	-8	-8	-43	-10
Total	**303**	**178**	**224**	**74**	**54**	**99**	**58**	**126**	**42**	**6**	**-259**	**-45**

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 data[20], 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 Rawlins population by race and ethnicity is shown in Table III.20.4. The white population decreased by 7.4 percent, representing 90.2 percent of the population in 2017, compared with the black population, which increased by 70.3 percent and accounted for 2.0 percent of the population. The Hispanic population represented 26.9 percent of the population, which increased from 2,668 to 2,730 people between 2010 and 2017, or by 2.3 percent.

Table III.20.4
Population by Race and Ethnicity
City of Rawlins
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	7,839	84.7%	8,216	90.2%
Black	100	1.1%	180	2.0%
American Indian	119	1.3%	271	3.0%
Asian	92	1.0%	98	1.1%
Native Hawaiian/ Pacific Islander	13	0.1%	14	0.2%
Other	849	9.2%	204	2.2%
Two or More Races	247	2.7%	129	1.4%
Total	**9,259**	**100.0%**	**9,112**	**100.0%**
Non-Hispanic	7,011	75.7%	6,663	73.1%
Hispanic	2,248	24.3%	2,449	26.9%

The change in race and ethnicity between 2010 and 2017 is shown in Table III.20.5. During this time, the total non-Hispanic population was 6,663 persons in 2017. The Hispanic population was 2,449.

Table III.20.5
Population by Race and Ethnicity
City of Rawlins
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	6,622	94.5%	6,112	91.7%
Black	98	1.4%	174	2.6%
American Indian	90	1.3%	232	3.5%
Asian	86	1.2%	77	1.2%
Native Hawaiian/ Pacific Islander	12	0.2%	14	0.2%
Other	12	0.2%	0	0%
Two or More Races	91	1.3%	54	0.8%
Total Non-Hispanic	**7,011**	**100.0%**	**6,663**	**100.0%**
Hispanic				
White	1,217	54.1%	2,104	85.9%
Black	2	0.1%	6	0.2%
American Indian	29	1.3%	39	1.6%
Asian	6	0.3%	21	0.9%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	837	37.2%	204	8.3%
Two or More Races	156	6.9%	75	3.1%
Total Non-Hispanic	**2,248**	**100.0**	**2,449**	**100.0%**
Total Population	**9,259**	**100.0%**	**9,112**	**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.20.6, between 2000 and 2010, the institutionalized population changed 86.1 percent in City of Rawlins, from 402 people in 2000 to 748 in 2010. The non-institutionalized population changed -100.0%, from 8 in 2000 to 0 in 2010.

Table III.20.6
Group Quarters Population
City of Rawlins
2000 & 2010 Census SF1 Data

Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	402	100.0%	699	93.4%	73.9%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	0	0%	49	6.6%	inf%
Other Institutions	0	0%	0	0%	0%
Total	**402**	**100.0%**	**748**	**100.0%**	**86.1%**
Non-Institutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	8	100.0%	0	0%	-100.0%
Total	**8**	**100.0%**	**0**	**100.0%**	**-100.0%**
Group Quarters Population	**410**	**100.0%**	**748**	**100.0%**	**82.4%**

Foreign Born Populations

The number of foreign born persons is shown in Table III.20.7. An estimated 6.8 percent of the population was born in Mexico, some 0.5 percent were born in Philippines, and another 0.3 percent were born in Spain .

Table III.20.7
Place of Birth for the Foreign-Born Population
City of Rawlins
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	621	6.8%
#2 country of origin	Philippines	46	0.5%
#3 country of origin	Spain	26	0.3%
#4 country of origin	Peru	17	0.2%
#5 country of origin	Ireland	14	0.2%
#6 country of origin	Canada	12	0.1%
#7 country of origin	Haiti	12	0.1%
#8 country of origin	England	11	0.1%
#9 country of origin	Vietnam	10	0.1%
#10 country of origin	Korea	8	0.1%

Limited English Proficiency and the language spoken at home are shown in Table III.20.8. An estimated 5.8 percent (488 people) of the population speaks Spanish at home, followed by 0.2 percent (14 people) speaking Other Asian and Pacific Island languages

Table III.20.8
Limited English Proficiency and Language Spoken at Home
City of Rawlins
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	488	5.8%
#2 LEP Language	Other Asian and Pacific Island languages	14	0.2%
#3 LEP Language	Russian, Polish, or other Slavic languages	7	0.1%
#4 LEP Language	Tagalog	1	0%
#5 LEP Language	Arabic	0	0%
#6 LEP Language	Chinese	0	0%
#7 LEP Language	French, Haitian, or Cajun	0	0%
#8 LEP Language	German or other West Germanic languages	0	0%
#9 LEP Language	Korean	0	0%
#10 LEP Language	Other Indo-European languages	0	0%

Disability

Disability by age, as estimated by the 2017 ACS, is shown in Table III.20.9. The disability rate for females was 11.8 percent, compared to 12.2 percent for males. The disability rate grew precipitously higher with age, with 58.6 percent of those over 75 experiencing a disability.

Table III.20.9
Disability by Age
City of Rawlins
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	0	0%	11	1.6%	11	0.8%
18 to 34	21	1.8%	58	5.8%	79	3.7%
35 to 64	315	18.8%	213	14.2%	528	16.7%
65 to 74	115	37.7%	55	24.8%	170	32.3%
75 or Older	86	51.8%	126	64.3%	212	58.6%
Total	**537**	**12.2%**	**463**	**11.8%**	**1,000**	**12.0%**

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.20.10. Some 7.4 percent have an ambulatory disability, 3.8 percent have an independent living disability, and 2.4 percent have a self-care disability.

Table III.20.10
Total Disabilities Tallied: Aged 5 and Older
City of Rawlins
2017 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	466	5.6%
Vision disability	220	2.6%
Cognitive disability	178	2.3%
Ambulatory disability	562	7.4%
Self-Care disability	179	2.4%
Independent living disability	233	3.8%

Education and Employment

Education and employment data from the City of Rawlins 2017 Five-Year ACS is presented in Table III.20.11, Table III.20.12, and Table III.20.13. In 2017, 4,503 people were in the labor force, including 4,269 employed and 234 unemployed people. The unemployment rate for City of Rawlins was estimated at 5.2 percent in 2017.

Table III.20.11
Employment, Labor Force and Unemployment
City of Rawlins
2017 Five-Year ACS Data

Employment Status	2017 Five-Year ACS
Employed	4,269
Unemployed	234
Labor Force	**4,503**
Unemployment Rate	5.2%

Table III.20.12 and Table III.20.13 show educational attainment in City of Rawlins. In 2017, 89.8 percent of households had a high school education or greater, including 36.0 percent with a high school diploma or equivalent, 33.9 percent with some college, 13.0 percent with a Bachelor's Degree, and 4.3 percent with a graduate or professional degree.

Table III.20.12
High School or Greater Education
City of Rawlins
2017 Five-Year ACS Data

Education Level	Households
High School or Greater	3,038
Total Households	3,384
Percent High School or Above	**89.8%**

Table III.20.13
Educational Attainment
City of Rawlins
2017 Five-Year ACS Data

Education Level	Population	Percent
Less Than High School	899	12.9%
High School or Equivalent	2,515	36.0%
Some College or Associates Degree	2,372	33.9%
Bachelor's Degree	905	13.0%
Graduate or Professional Degree	297	4.3%
Total Population Above 18 years	**6,988**	**100.0%**

ECONOMICS

Labor Force

Table III.20.14 shows the labor force statistics for Carbon County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.9 percent. The highest level of unemployment occurred during 2009 rising to a rate of 7.2 percent. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 percent in 2010. Over the last year, the unemployment rate in Carbon County decreased from 4.0 percent in 2017 to 3.8 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.20.14
Labor Force Statistics
Carbon County
1990 - 2018 BLS Data

Year	City of Rawlins				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	458	8,362	8,820	5.2%	5.3%
1991	501	8,159	8,660	5.8%	5.2%
1992	487	7,828	8,315	5.9%	5.6%
1993	497	7,863	8,360	5.9%	5.3%
1994	450	8,259	8,709	5.2%	5.0%
1995	460	8,240	8,700	5.3%	4.8%
1996	441	8,069	8,510	5.2%	4.9%
1997	401	7,889	8,290	4.8%	4.8%
1998	435	7,832	8,267	5.3%	4.7%
1999	422	7,985	8,407	5.0%	4.6%
2000	344	7,749	8,093	4.3%	3.9%
2001	348	7,617	7,965	4.4%	3.8%
2002	350	7,439	7,789	4.5%	4.0%
2003	410	7,296	7,706	5.3%	4.3%
2004	332	7,274	7,606	4.4%	3.8%
2005	296	7,316	7,612	3.9%	3.6%
2006	261	7,552	7,813	3.3%	3.2%
2007	238	7,996	8,234	2.9%	2.8%
2008	268	7,998	8,266	3.2%	3.1%
2009	574	7,376	7,950	7.2%	6.3%
2010	556	7,698	8,254	6.7%	6.4%
2011	488	7,670	8,158	6.0%	5.8%
2012	425	7,790	8,215	5.2%	5.3%
2013	362	8,016	8,378	4.3%	4.7%
2014	336	8,093	8,429	4.0%	4.1%
2015	316	8,129	8,445	3.7%	4.3%
2016	393	7,976	8,369	4.7%	5.3%
2017	316	7,584	7,900	4.0%	4.2%
2018	295	7,491	7,786	3.8%	4.1%

Diagram III.20.4 shows the employment and labor force for Carbon County. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 7,491 persons, with the labor force reaching 7,786, indicating there were a total of 295 unemployed persons.

Diagram III.20.4
Employment and Labor Force
Carbon County
1990 – 2017 BLS Data

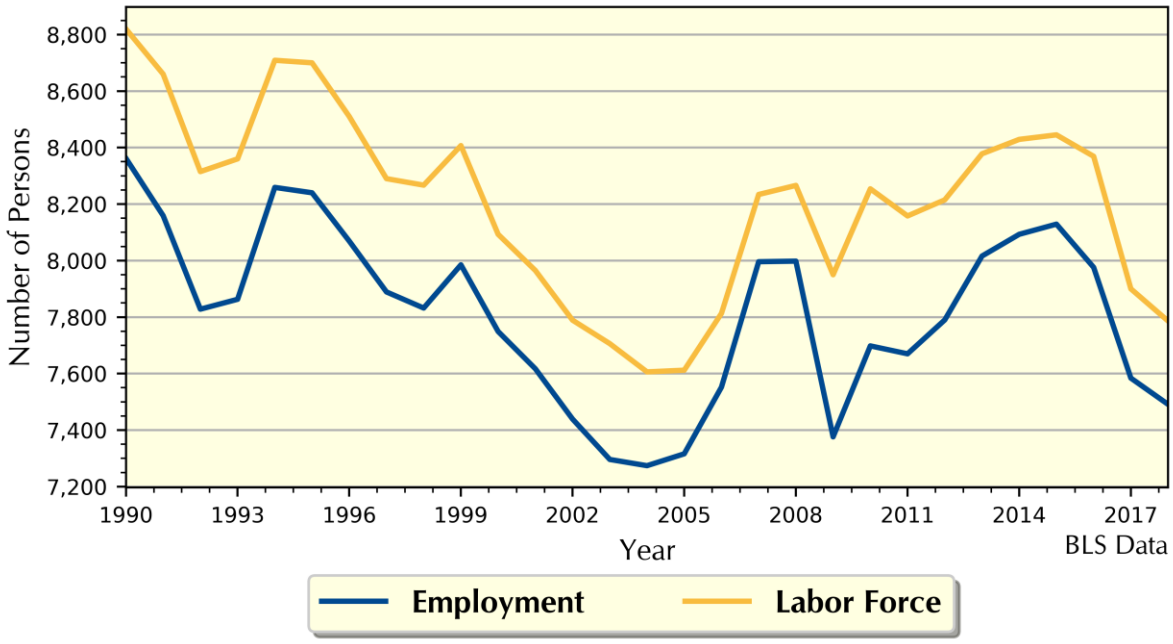
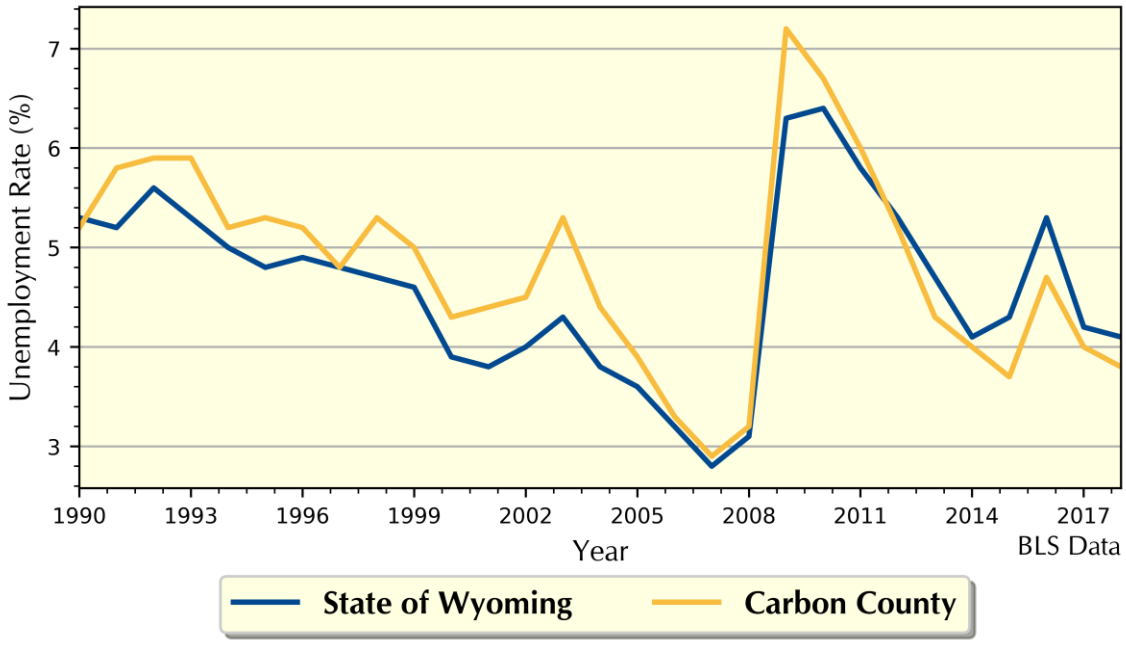


Diagram III.20.5 shows the unemployment rate for both the State and Carbon County. During the 1990's the average rate for Carbon County was 5.4 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.3 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 4.7 percent. Over the course of the entire period the Carbon County had an average unemployment rate that higher than the State, 4.8 percent for Carbon County, versus 4.6 statewide.

Diagram III.20.5
Annual Unemployment Rate
Carbon 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.20.15 shows the total employment by industry for the Carbon County. The most recent estimates show the government and government enterprises industry was the largest employer in Carbon County, with employment reaching 1,952 jobs in 2017. Between 2016 and 2017 the utilities industry saw the largest percentage increase, rising by 14.0 percent to 49 jobs.

Table III.20.15
Employment by Industry
Carbon County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	392	424	449	449	447	468	470	501	6.6
Forestry, fishing, related activities, and other	0	139	0	0	0	139	147	142.0	-3.4
Mining	459	392	456	392	352	0	0	0	0
Utilities	78	69	61	57	44	37	43	49	14.0
Construction	763	0	741	842	1,017	1,033	924	589	-36.3
Manufacturing	0	0	0	0	0	0	0	0	0
Wholesale trade	72	74	95	88	113	120	97	92	-5.2
Retail trade	938	931	905	911	974	1,061	1,062	1,038	-2.3
Transportation and warehousing	529	560	510	503	533	489	388	377	-2.8
Information	98	99	98	96	89	97	88	85	-3.4
Finance and insurance	275	268	336	335	333	335	375	381	1.6
Real estate and rental and leasing	377	386	378	388	371	396	389	398	2.3
Professional and technical services	283	283	304	299	283	276	229	232	1.3
Management of companies and enterprises	20	21	20	20	30	20	21	22	4.8
Administrative and waste services	259	253	259	307	303	337	320	296	-7.5
Educational services	0	40	40	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	201	188	183	188	179	173	159	167	5.0
Accommodation and food services	962	1,043	1,057	1,071	1,085	1,131	1,166	1,231	5.6
Other services, except public administration	411	400	397	412	409	401	405	390	-3.7
Government and government enterprises	2,207	2,222	2,207	2,157	2,093	2,015	1,993	1,952	-2.1
Total	**9,599**	**9,504**	**9,783**	**9,999**	**10,227**	**10,302**	**10,000**	**9,674**	**-3.3**

Table III.20.16 shows the real average earnings per job by industry for Carbon County. In 2017, the forestry, fishing, and related activities industry had the highest average earnings reaching 200,300 dollars. Between 2016 and 2017 the forestry, fishing, and related activities industry saw the largest percentage increase, rising by 58.2 percent to 200,300 dollars.

Table III.20.16
Real Earnings Per Job by Industry
Carbon County
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	6,501	27,591	-1,529	17,128	41,330	21,304	13,422	7,852	-41.5
Forestry, fishing, related activities, and other	0	27,340	0	0	0	94,284	126,627	200,300	58.2
Mining	68,710	91,904	70,706	76,794	82,460	0	0	0	0
Utilities	90,658	97,841	91,314	95,503	96,397	101,156	91,259	77,238	-15.4
Construction	67,894	0	61,521	70,823	70,353	74,488	73,756	56,250	-23.7
Manufacturing	0	0	0	0	0	0	0	0	0
Wholesale trade	44,855	41,412	44,353	49,520	39,052	38,906	47,233	47,618	0.8
Retail trade	34,568	31,425	31,185	31,171	30,259	31,415	30,328	30,660	1.1
Transportation and warehousing	84,236	86,317	92,215	97,193	84,926	83,544	86,279	98,758	14.5
Information	41,545	39,329	42,736	39,031	42,190	43,396	43,337	42,408	-2.1
Finance and insurance	37,420	34,085	25,892	26,729	26,852	25,681	23,232	23,166	-0.3
Real estate and rental and leasing	26,394	23,123	23,196	12,369	10,701	9,473	10,315	9,304	-9.8
Professional and technical services	39,678	44,916	59,453	59,913	61,827	65,613	50,780	46,392	-8.6
Management of companies and enterprises	87,344	89,249	86,985	85,214	56,390	87,275	85,493	87,851	2.8
Administrative and waste services	25,755	27,969	34,369	39,082	37,012	39,979	33,852	35,179	3.9
Educational services	0	2,672	4,084	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	35,689	33,498	36,615	27,796	31,962	26,390	28,907	28,320	-2.0
Accommodation and food services	25,013	34,280	31,273	25,678	24,175	25,908	26,222	25,076	-4.4
Other services, except public administration	31,373	29,292	28,812	28,069	29,557	30,454	31,453	32,275	2.6
Government and government enterprises	65,815	65,695	66,217	69,586	71,385	71,973	72,391	71,045	-1.9
Total	**51,338**	**52,833**	**52,347**	**55,685**	**58,725**	**57,269**	**56,731**	**55,785**	**-1.7**

Diagram III.20.6 shows real average earnings per job for Carbon County from 1990 to 2017. Over this period the average earning per job for Carbon County was 45,093 dollars, which was lower than the statewide average of 46,885 dollars over the same period.

Diagram III.20.6
Real Average Earnings Per Job
Carbon County

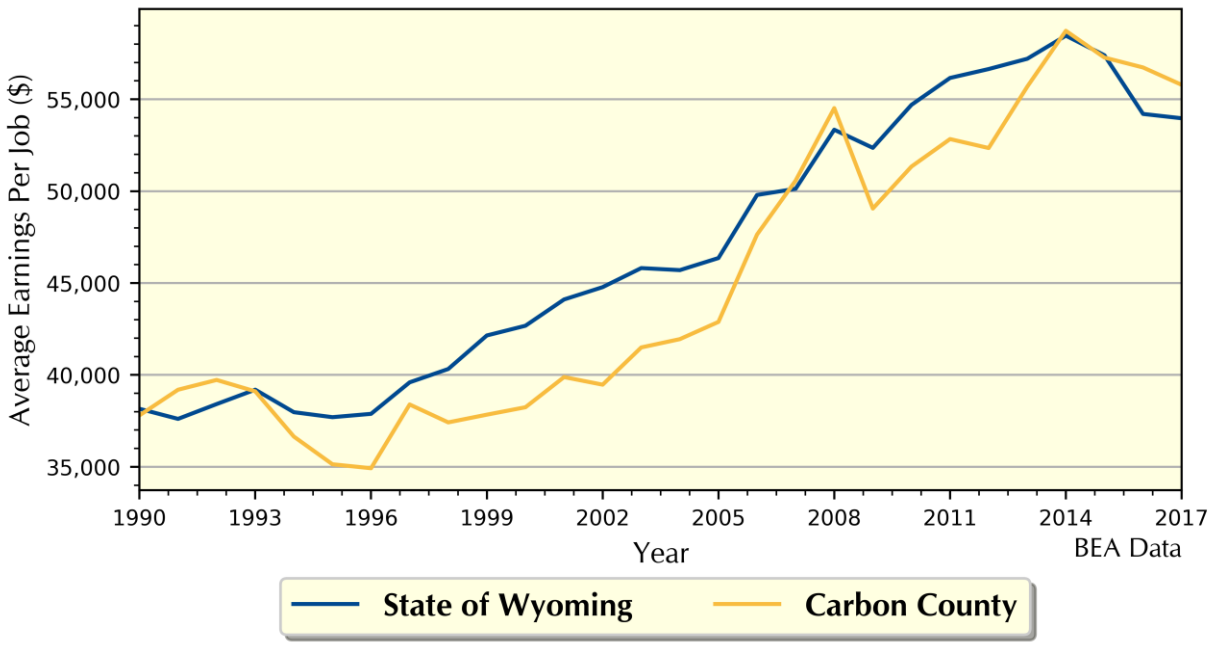
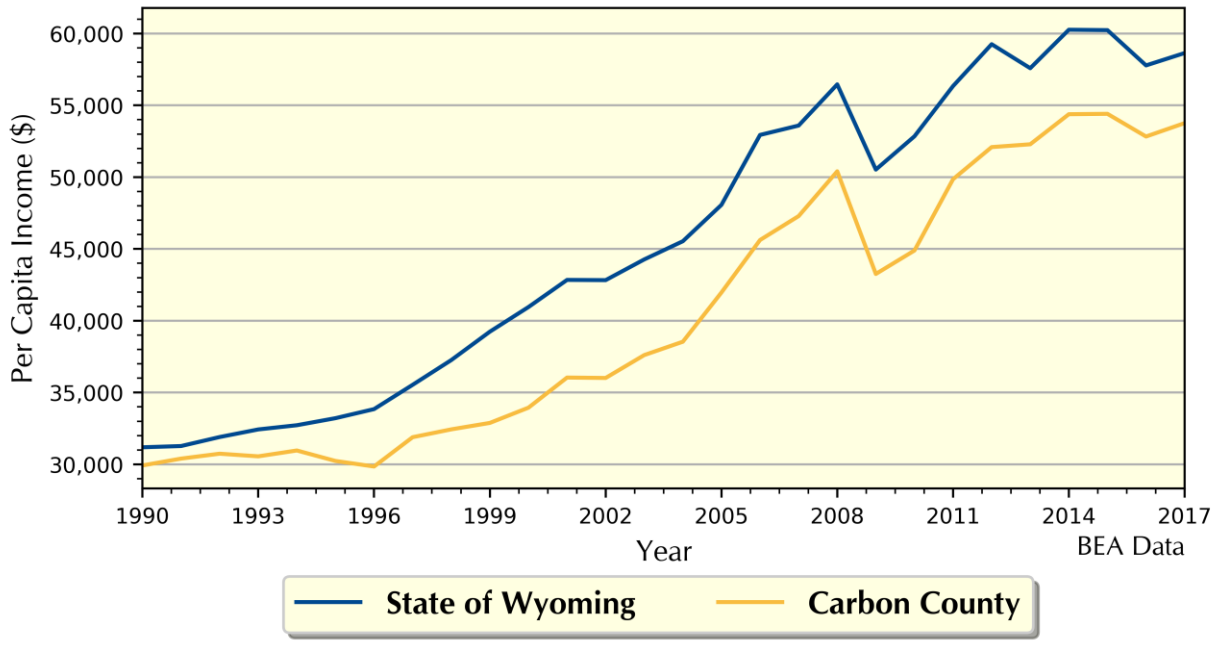


Diagram III.20.7 shows real per capita income for the Carbon County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Carbon County was 40,539 dollars, which was lower than the statewide average of 45,699 dollars over the same period.

Diagram III.20.7
Real Per Capita Income
Carbon 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 1,863 in 2010 to 1723.0 in 2017, with the poverty rate reaching 11.9 percent in 2017. This compared to a state poverty rate of 10.8 percent and a national rate of 13.4 percent in 2017. Table III.20.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.20.8 on the following page.

The rate of poverty for Carbon County is shown in Table III.20.18. In 2017, there were an estimated 1,147 people (13.8 percent) living in poverty, compared to 13.7 percent living in poverty in 2000. In 2017, some 14.3 percent of those in poverty were under age 6 and 5.4 percent were 65 or older.

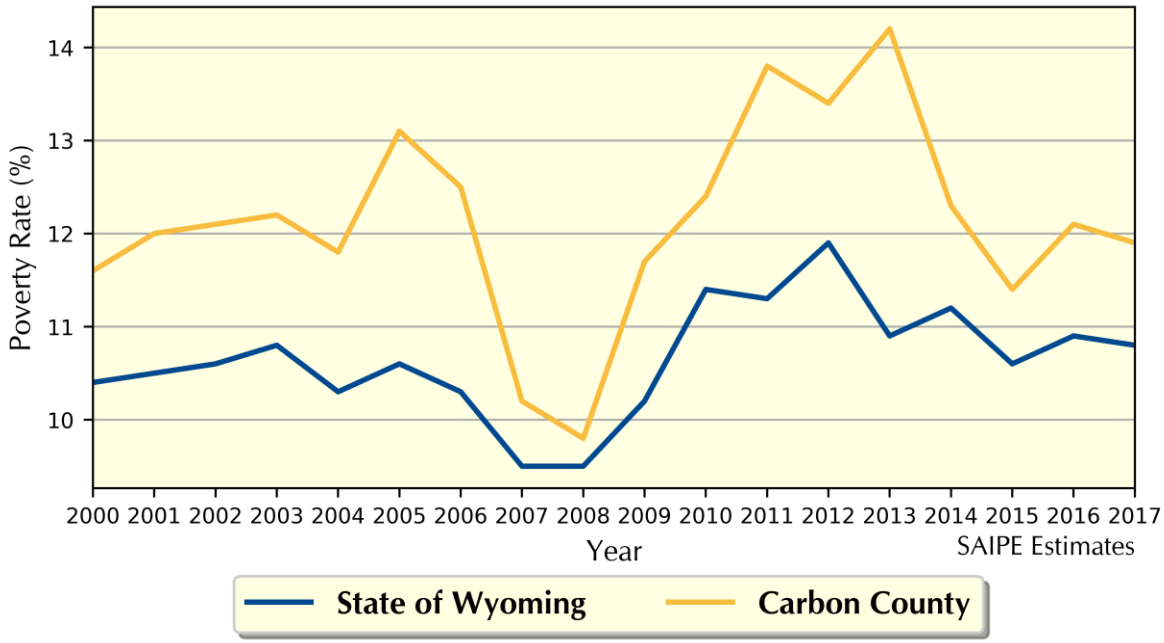
Table III.20.17
Persons in Poverty
Carbon County
2000–2017 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	1,682	11.6%
2001	1,757	12.0%
2002	1,765	12.1%
2003	1,766	12.2%
2004	1,714	11.8%
2005	1,894	13.1%
2006	1,804	12.5%
2007	1,484	10.2%
2008	1,450	9.8%
2009	1,754	11.7%
2010	1,863	12.4%
2011	2,069	13.8%
2012	1,988	13.4%
2013	2,118	14.2%
2014	1,851	12.3%
2015	1,682	11.4%
2016	1,787	12.1%
2017	1,723	11.9%

Table III.20.18
Poverty by Age
City of Rawlins
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	161	14.5%	164	14.3%
6 to 17	247	22.2%	227	19.8%
18 to 64	554	49.7%	694	60.5%
65 or Older	152	13.6%	62	5.4%
Total	**1,114**	**100.0%**	**1,147**	**100.0%**
Poverty Rate	**13.7%**	**.**	**13.8%**	**.**

Diagram III.20.8
Poverty Rates
Carbon 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 Rawlins decreased from 6 authorizations in 2017 to 1 in 2018.

The real value of single-family building permits decreased from 126,428 dollars in 2016 to 134,898 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.20.19, as well as in Diagram III.20.9 and Diagram III.20.10.

Table III.20.19
Building Permits and Valuation
City of Rawlins
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	43	8	0	0	51	128,134	0
1981	36	0	0	96	132	95,395	71,888
1982	13	2	0	0	15	61,196	0
1983	11	10	0	0	21	66,162	0
1984	6	0	0	0	6	152,685	0
1985	2	0	0	0	2	181,028	0
1986	2	0	0	0	2	90,029	0
1987	4	0	0	0	4	116,970	0
1988	6	0	0	0	6	154,455	0
1989	4	0	0	0	4	138,646	0
1990	1	0	0	0	1	112,691	0
1991	0	0	0	0	0	0	0
1992	1	0	0	0	1	32,792	0
1993	1	0	0	0	1	185,778	0
1994	2	0	0	0	2	160,594	0
1995	0	0	0	0	0	0	0
1996	8	0	0	0	8	153,846	0
1997	5	0	0	0	5	128,470	0
1998	3	10	0	36	49	90,420	77,551
1999	5	0	0	0	5	87,672	0
2000	3	0	0	0	3	168,717	0
2001	5	0	0	0	5	127,542	0
2002	2	0	0	0	2	134,141	0
2003	3	0	0	0	3	149,307	0
2004	10	0	0	0	10	184,499	0
2005	11	0	0	0	11	197,345	0
2006	11	0	0	0	11	191,564	0
2007	46	0	0	0	46	142,330	0
2008	16	0	0	0	16	177,440	0
2009	3	0	0	0	3	205,770	0
2010	0	0	0	0	0	0	0
2011	6	0	0	0	6	141,669	0
2012	13	0	0	0	13	191,641	0
2013	10	0	0	0	10	190,310	0
2014	4	0	0	0	4	215,985	0
2015	8	0	0	0	8	183,359	0
2016	6	0	0	0	6	126,428	0
2017	6	0	0	0	6	134,898	0
2018	1	0	0	0	1	38,410	0

Diagram III.20.9
Single-Family Permits
City of Rawlins

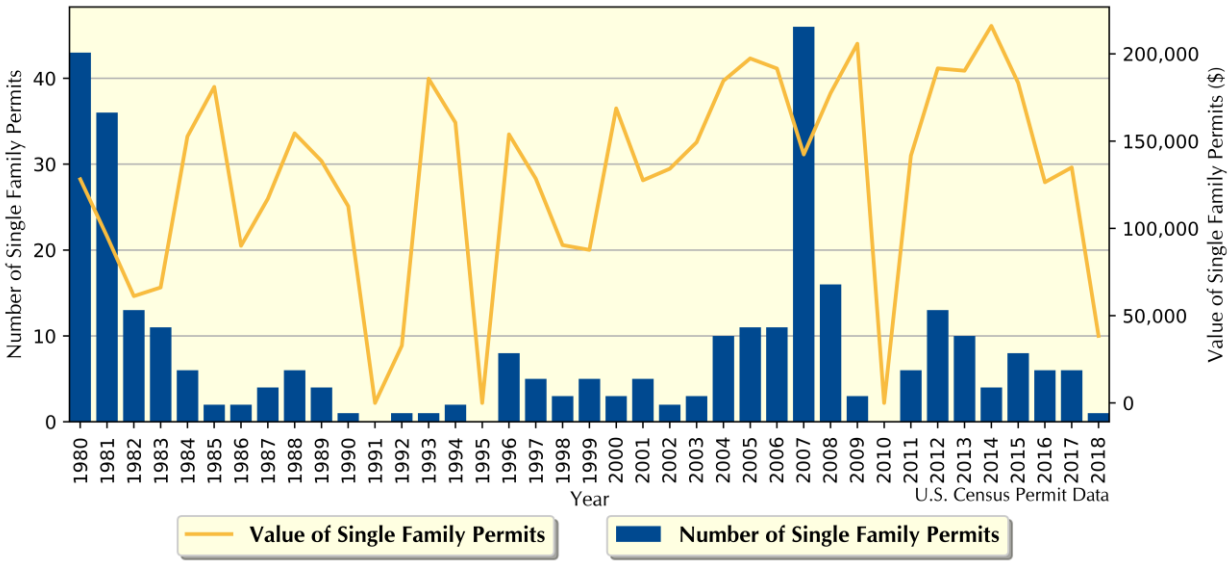
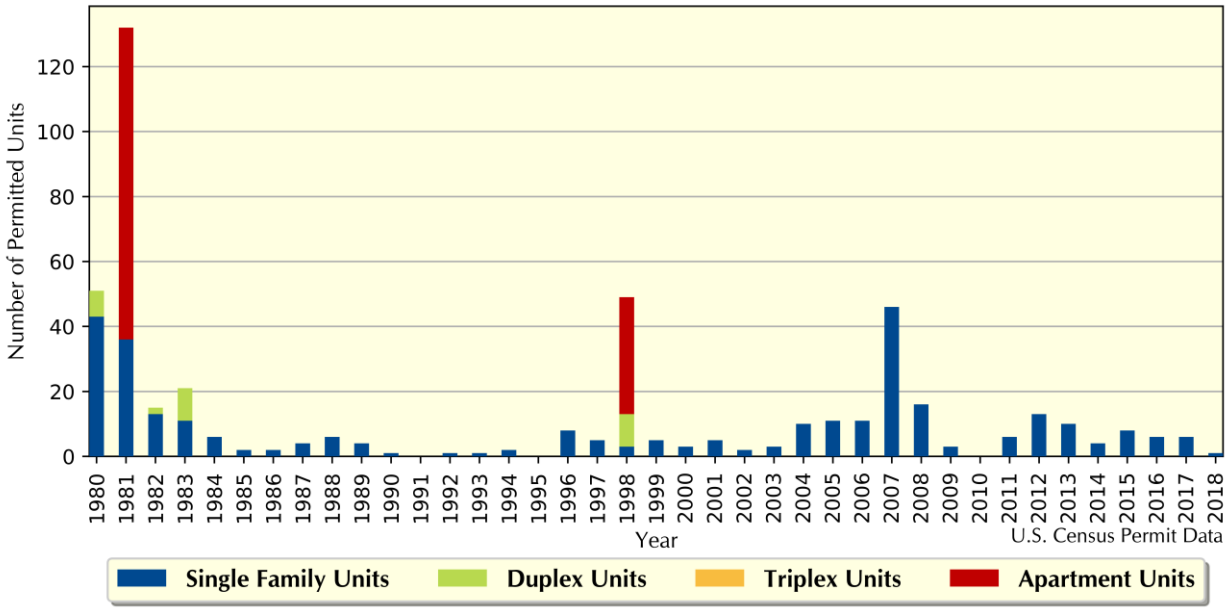


Diagram III.20.10
Total Permits by Unit Type
City of Rawlins



Housing Characteristics

Households by type and tenure are shown in Table III.20.20. Family households represented 66.4 percent of households, while non-family households accounted for 33.6 percent. These changed from 64.1 percent and 35.9 percent, respectively.

Table III.20.20
Household Type by Tenure
City of Rawlins
2010 Census SF1 & 2017 Five-Year ACS Data

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	2,206	64.1%	2,247	66.4%
Married-Couple Family	1,661	75.3%	1,611	71.7%
Owner-Occupied	1,357	81.7%	1,393	86.5%
Renter-Occupied	304	18.3%	218	13.5%
Other Family	545	24.7%	636	24.3%
Male Householder, No Spouse Present	193	35.4%	215	30.3%
Owner-Occupied	112	58.0%	114	53.0%
Renter-Occupied	81	42.0%	101	47.0%
Female Householder, No Spouse Present	352	64.6%	421	55.3%
Owner-Occupied	175	49.7%	244	58.0%
Renter-Occupied	177	50.3%	177	42.0%
Non-Family Households	1,237	35.9%	1,137	33.6%
Owner-Occupied	702	56.8%	579	50.9%
Renter-Occupied	535	43.2%	558	49.1%
Total	**3,443**	**100.0%**	**3,384**	**100.0%**

Table III.20.21 below shows housing units by type in 2010 and 2017. In 2010, there were 3,872 housing units, compared with 4,058 in 2017. Single-family units accounted for 69.0 percent of units in 2017, compared to 66.9 in 2010. Apartment units accounted for 12.6 percent in 2017, compared to 14.2 percent in 2010.

Table III.20.21
Housing Units by Type
City of Rawlins
2010 & 2017 Five-Year ACS Data

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,589	66.9%	2,798	69.0%
Duplex	82	2.1%	68	1.7%
Tri- or Four-Plex	244	6.3%	113	2.8%
Apartment	550	14.2%	512	12.6%
Mobile Home	407	10.5%	567	14.0%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	**3,872**	**100.0%**	**4,058**	**100.0%**

Table III.20.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 4,058 housing units. An estimated 68.9 percent were owner-occupied, and 16.6 percent were vacant.

Table III.20.22
Housing Units by Tenure
City of Rawlins
2010 Census & 2017 Five-Year ACS Data

Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,443	86.9%	3,384	83.4%
Owner-Occupied	2,346	68.1%	2,330	68.9%
Renter-Occupied	1,097	31.9%	1,054	31.1%
Vacant Housing Units	517	13.1%	674	16.6%
Total Housing Units	**3,960**	**100.0%**	**4,058**	**100.0%**

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.20.23. Households earning more than 100,000 dollars per year represented 24.5 percent of households in 2017, compared to 18.8 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 8.7 percent of households in 2017, compared to 6.7 percent in 2000.

Table III.20.23
Households by Income
City of Rawlins
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	222	6.7%	295	8.7%
$15,000 to $19,999	171	5.1%	84	2.5%
$20,000 to $24,999	134	4.0%	227	6.7%
$25,000 to $34,999	260	7.8%	258	7.6%
$35,000 to $49,999	605	18.1%	485	14.3%
$50,000 to $74,999	636	19.1%	769	22.7%
$75,000 to $99,999	680	20.4%	438	12.9%
$100,000 or More	626	18.8%	828	24.5%
Total	**3,334**	**100.0%**	**3,384**	**100.0%**

Table III.20.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 10.0 percent of households in 2010 and 11.1 percent of households in 2017. Housing units built in 1939 or earlier represented 22.1 percent of households in 2017 and 15.5 percent of households in 2010.

Table III.20.24
Households by Year Home Built
City of Rawlins
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	516	15.5%	747	22.1%
1940 to 1949	206	6.2%	264	7.8%
1950 to 1959	627	18.8%	538	15.9%
1960 to 1969	284	8.5%	339	10.0%
1970 to 1979	840	25.2%	598	17.7%
1980 to 1989	364	10.9%	269	7.9%
1990 to 1999	165	4.9%	190	5.6%
2000 to 2009	332	10.0%	376	11.1%
2010 or Later	.	.	63	1.9%
Total	**3,334**	**100.0%**	**3,384**	**100.0%**

The distribution of unit types by race are shown in Table III.20.25. An estimated 74.5 percent of white households occupy single-family homes, while 22.1 percent of black households do. Some 10.4 percent of white households occupied apartments, while 61.0 percent of black households do. An estimated 100.0 percent of Asian, and 56.5 percent of American Indian households occupy single-family homes.

Table III.20.25
Distribution of Units in Structure by Race
City of Rawlins
2017 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	74.5%	22.1%	56.5%	100.0%	0%	66.2%	100.0%
Duplex	1.8%	16.9%	0%	0%	0%	0%	0%
Tri- or Four-Plex	2.3%	0%	0%	0%	0%	0%	0%
Apartment	10.4%	61.0%	0%	0%	0%	8.5%	0%
Mobile Home	11.1%	0%	43.5%	0%	0%	25.4%	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.20.26. By 2017, for rent units accounted for 32.8 percent of vacant units, while for sale units accounted for 6.4 percent. "Other" vacant units accounted for 52.4 percent of vacant units, representing a total of 353 "other" vacant units.

Table III.20.26
Disposition of Vacant Housing Units
City of Rawlins
2010 Census & 2017 Five-Year ACS Data

Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	219	42.4%	221	32.8%
For Sale	73	14.1%	43	6.4%
Rented Not Occupied	7	1.4%	0	0%
Sold Not Occupied	25	4.8%	0	0%
For Seasonal, Recreational, or Occasional Use	36	7.0%	0	0%
For Migrant Workers	23	4.4%	57	8.5%
Other Vacant	134	25.9%	353	52.4%
Total	**517**	**100.0%**	**674**	**100.0%**

Table III.20.27, below shows the number of households in the county by number of bedrooms and tenure. There were 106 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 6.7 percent of total households in City of Rawlins. In City of Rawlins the 1,552 households with three bedrooms accounted for 32.3 percent of all households,and there were only 140 five-bedroom or more households, which accounted for 15.1 percent of all households.

Table III.20.27
Households by Number of Bedrooms
City of Rawlins
2017 5-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	10	106	171	100.0
One	54	106	273	4.2
Two	603	502	1,309	6.7
Three	1,075	255	1,552	32.3
Four	480	59	613	38.2
Five or more	108	26	140	15.1
Total	**3,384**	**1,054**	**4,058**	**100.0**

The age of a structure influences its value. As shown in Table III.20.28, structures built in 1939 or earlier had a median value of, 147,200 while structures built between 1950 and 1959 had a median value of 150,900 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 330,400 and, 0 respectively. The total median value in City of Rawlins was 153,800.

Table III.20.28 Owner Occupied Median Value by Year Structure Built City of Rawlins 2017 5-Year ACS Data	
Year Structure Built	**Median Value**
1939 or earlier	147,200
1940 to 1949	104,200
1950 to 1959	150,900
1960 to 1969	175,300
1970 to 1979	193,500
1980 to 1989	120,800
1990 to 1999	0
2000 to 2009	196,000
2010 to 2013	330,400
2014 or later	0
Median Value	**153,800**

Household mortgage status is reported in Table III.20.29. In, City of Rawlins households with a mortgage accounted for 63.5 percent of all households or 1,480 housing units, and the remaining 58.9 percent or 1,373 units had no mortgage. Of those units with a mortgage, 85 had either a second mortgage or home equity loan, 22 had both a second mortgage and home equity loan, and 1,373 or 58.9 percent had no second mortgage or no home equity loan.

Table III.20.29 Mortgage Status City of Rawlins 2017 5-Year ACS Data		
Mortgage Status	**City of Rawlins**	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,480	63.5
With either a second mortgage or home equity loan, but not both	85	3.6
Second mortgage only	23	1.0
Home equity loan only	62	2.7
Both second mortgage and home equity loan	22	0.9
No second mortgage and no home equity loan	1,373	58.9
Housing units without a mortgage	850	36.5
Total	2,330	100.0%

Table III.20.30 lists the City of Rawlins median rent as $773 and the median home value as $153,800.

Table III.20.30 Median Rent City of Rawlins 2017 5-Year ACS Data	
Place	**Rent**
Median Rent	$773
Median Home Value	$153,800

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.20.31. In 2017, an estimated 3.1 percent of households were overcrowded, and an additional 0.9 percent were severely overcrowded.

Table III.20.31
Overcrowding and Severe Overcrowding
City of Rawlins
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	2,251	98.9%	26	1.1%	0	0%	2,277
2017 Five-Year ACS	2,295	98.5%	25	1.1%	10	0.4%	2,330
Renter							
2010 Five-Year ACS	933	88.3%	109	10.3%	15	1.4%	1,057
2017 Five-Year ACS	954	90.5%	80	7.6%	20	1.9%	1,054
Total							
2010 Five-Year ACS	3,184	95.5%	135	4.0%	15	0.4%	3,334
2017 Five-Year ACS	3,249	96.0%	105	3.1%	30	0.9%	3,384

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

Table III.20.32
Households with Incomplete Plumbing Facilities
City of Rawlins
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	3,334	3,384
Lacking Complete Plumbing Facilities	0	0
Total Households	**3,334**	**3,384**
Percent Lacking	**0%**	**0%**

There were 18 households lacking complete kitchen facilities in 2017, compared to 0 households in 2010. This was a change from 0 percent of households in 2010 to 0.5 percent in 2017.

Table III.20.33
Households with Incomplete Kitchen Facilities
City of Rawlins
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	3,334	3,366
Lacking Complete Kitchen Facilities	0	18
Total Households	**3,334**	**3,384**
Percent Lacking	**0%**	**0.5%**

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 Rawlins 12.5 percent of households had a cost burden and 7.6 percent had a severe cost burden. Some 14.2 percent of renters were cost burdened, and 10.3 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 6.4 percent and a severe cost burden rate of 3.5 percent. Owner occupied households with a mortgage had a cost burden rate of 14.8 percent, and severe cost burden at 7.9 percent.

Table III.20.34
Cost Burden and Severe Cost Burden by Tenure
City of Rawlins
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	1,249	84.2%	123	8.3%	101	6.8%	10	0.7%	1,483
2017 Five-Year ACS	1,144	77.3%	219	14.8%	117	7.9%	0	0%	1,480
Owner Without a Mortgage									
2010 Five-Year ACS	733	92.3%	36	4.5%	25	3.1%	0	0%	794
2017 Five-Year ACS	766	90.1%	54	6.4%	30	3.5%	0	0%	850
Renter									
2010 Five-Year ACS	728	68.9%	145	13.7%	62	5.9%	122	11.5%	1,057
2017 Five-Year ACS	682	64.7%	150	14.2%	109	10.3%	113	10.7%	1,054
Total									
2010 Five-Year ACS	2,710	81.3%	304	9.1%	188	5.6%	132	4.0%	3,334
2017 Five-Year ACS	2,592	76.6%	423	12.5%	256	7.6%	113	3.3%	3,384

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.20.35 shows that the HUD estimated MFI for Carbon County was $74,500 in 2018. This compared to Wyoming's MFI of $79,600. Diagram III.20.11, illustrates the estimated MFI for 2000 through 2018 in Carbon County.

Table III.20.35
Median Family Income
Carbon County
2000–2018 HUD MFI

Year	MFI	State of Wyoming MFI
2000	44,800	44,700
2001	44,800	45,500
2002	44,900	47,200
2003	48,200	51,600
2004	50,300	54,500
2005	50,600	55,250
2006	53,700	58,800
2007	53,400	58,800
2008	55,600	59,450
2009	58,800	63,900
2010	60,800	66,100
2011	63,400	66,800
2012	64,300	67,700
2013	69,300	70,000
2014	72,500	71,400
2015	73,000	72,400
2016	67,100	73,300
2017	71,500	74,700
2018	74,500	79,600

Table III.20.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 200 owner-occupied and 205 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 190 owner-occupied 100 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 2,500 households without a housing problem.

Diagram III.20.11
Estimated Median Family Income
Carbon County vs. Wyoming
HUD Data: 2000 - 2019

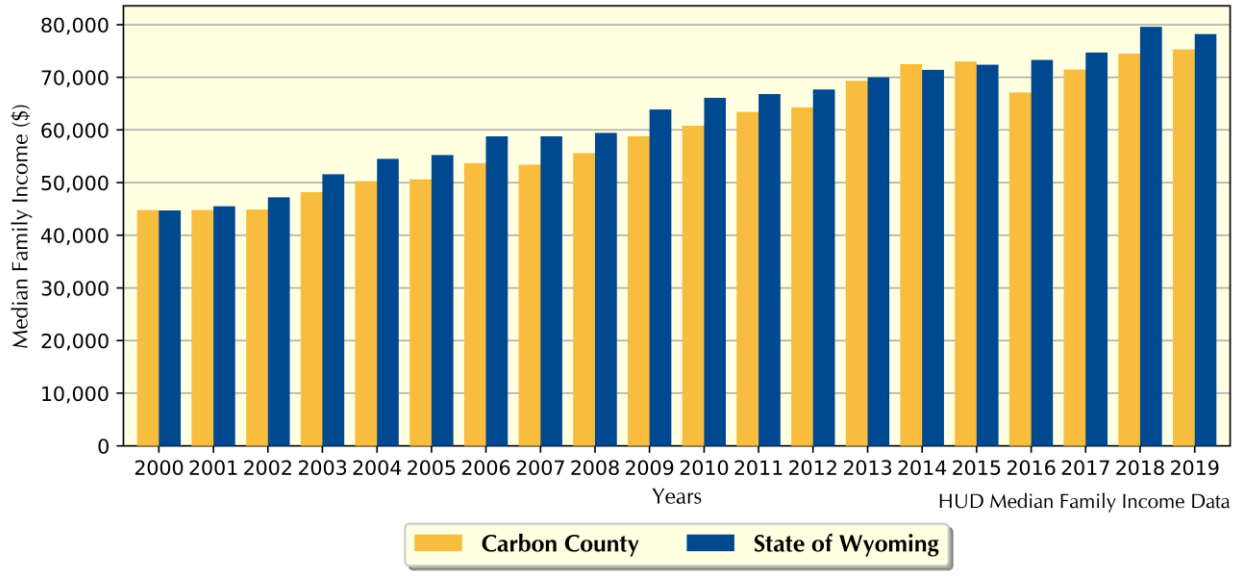


Table III.20.36
Housing Problems by Income and Tenure
City of Rawlins
2010–2018 HUD CHAS Data

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	10	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	15	10	4	29
Housing cost burden greater than 50% of income (and none of the above problems)	150	40	0	0	0	190
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	15	40	45	60	40	200
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	30	90	300	195	1,135	1,750
Total	**195**	**170**	**360**	**265**	**1,189**	**2,179**
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	4	0	0	4
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	10	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	20	30	30	0	10	90
Housing cost burden greater than 50% of income (and none of the above problems)	100	0	0	0	0	100
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	30	75	100	0	0	205
Zero/negative income (and none of the above problems)	10	0	0	0	0	10
Has none of the 4 housing problems	75	30	275	70	300	750
Total	**235**	**135**	**409**	**70**	**320**	**1,169**
Total						
Lacking complete plumbing or kitchen facilities	0	0	4	0	0	4
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	20	20
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	20	30	45	10	14	119
Housing cost burden greater than 50% of income (and none of the above problems)	250	40	0	0	0	290
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	45	115	145	60	40	405
Zero/negative income (and none of the above problems)	10	0	0	0	0	10
Has none of the 4 housing problems	105	120	575	265	1,435	2,500
Total	**430**	**305**	**769**	**335**	**1,509**	**3,348**

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.20.37 presents some basic statistics about the completed surveys.

Table III.20.37
Survey of Rental Properties
City of Rawlins
2019 Survey of Rental Properties

Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	22	467	16.5	77

Table III.20.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 55 single-family units in City of Rawlins, with 5 of them available. This translates into a vacancy rate of 9.1 percent in City of Rawlins, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 314 apartment units reported in the survey, with 53 of them available, which resulted in a vacancy rate of 16.9 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

Table III.20.38
Rental Vacancy Survey by Type
City of Rawlins
2019 Survey of Rental Properties

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	55	5	9.1%
Apartments	314	53	16.9%
Mobile Homes	5	0	0%
"Other" Units	19	1	5.3%
Don't Know	71	18	25.4%
Total	**467**	**77**	**16.5%**

Table III.20.39, reports units by bedroom size. As can be seen there were 170 two bedroom apartment units and 29 three bedroom units. Overall, the 195 two bedroom units accounted for 41.8 percent of all units, and the 64 three bedroom units accounted for 13.7 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 165 units listed as "Don't Know". Additional details for additional unit types are reported.

Table III.20.39
Rental Units by Bedroom Size
City of Rawlins
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	6	0	0	.	6
One	7	19	0	0	.	28
Two	20	170	1	3	.	195
Three	17	29	4	14	.	64
Four	7	0	0	2	.	9
Don't Know	4	90	0	0	71	165
Total	**55**	**314**	**5**	**19**	**71**	**467**

Table III.20.40 displays the vacancy rate of single-family units by the number of bedrooms. Two-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table III.20.41 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 11.2 percent.

Table III.20.40
Single-Family Units by Bedroom Size
City of Rawlins
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	7	2	28.6%
Two	20	0	0%
Three	17	2	11.8%
Four	7	1	14.3%
Don't know	4	0	0%
Total	**55**	**5**	**9.1%**

Table III.20.41
Apartment Units by Bedroom Size
City of Rawlins
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	6	3	50.0%
One	19	2	10.5%
Two	170	19	11.2%
Three	29	4	13.8%
Four	0	0	0%
Don't know	90	25	27.8%
Total	**314**	**53**	**16.9%**

Average market-rate rents by unit type are shown in Table III.20.42. 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.20.42
Average Market Rate Rents by Bedroom Size
City of Rawlins
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$.	$600	$.	$.	$600
One	$594	$641	$.	$.	$618
Two	$825	$721	$650	$450	$758
Three	$988	$822	$750	$510	$875
Four	$1,100	$.	$.	$550	$963
Total	**$879.9**	**$707.1**	**$700.0**	**$701.7**	**$774.3**

Table III.20.43 shows vacancy rates for single-family units by average rental rates for City of Rawlins. The most common rent for single-family units was between 1,000 and 1,250 dollars and the units in this price range had a vacancy rate of 8.9 percent.

Table III.20.43 Single-Family Market Rate Rents by Vacancy Status
City of Rawlins
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	5	1	20.0%
$750 to $999	45	4	8.9%
$1,000 to $1,249	1	0	0%
$1,250 to $1,499	0	0	0%
Above $1,500	0	0	0%
Missing	4	0	0%
Total	**55**	**5**	**9.1%**

The average rent and availability of apartment units is displayed in Table III.20.44. 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 14.8 percent.

Table III.20.44
Apartment Market Rate Rents by Vacancy Status
City of Rawlins
2019 Survey of Rental Properties

Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than $500	0	0	0%
$500 to $749	271	40	14.8%
$750 to $999	15	1	6.7%
$1,000 to $1,249	0	0	0%
$1,250 to $1,499	0	0	0%
Above $1,500	0	0	0%
Missing	28	12	42.9%
Total	**314**	**53**	**16.9%**

Respondents were asked if utilities are included in the rent and as shown in Table III.20.45, 14 respondents, or 70.0 percent, included some sort of utility in the rent.

Table III.20.45
Are there any utilities included with the rent?
City of Rawlins
2019 Survey of Rental Properties

Period	Respondent
Yes	14
No	6
% Offering Utilities	**70.0%**

The type of utility included in the rent is shown in Table III.20.46. There were 0 respondents who included electricity, 16 respondents who included natural gas, 411 respondents who included water and sewer and 411 respondents included trash collection in the rent.

Table III.20.46
Which utilities are included with the rent?
City of Rawlins
2019 Survey of Rental Properties

Type of Utility Provided	Respondent
Electricity	0
Natural Gas	16
Water/Sewer	411
Trash Collection	411

Perceived Need for Housing Units

Table III.20.47 shows the number of survey respondents who keep a waiting list. As can be seen 8 respondents said they keep a waitlist, with an estimated 16 number of persons on the wait list.

Table III.20.47
Do you keep a waiting list?
City of Rawlins
2019A Survey of Rental Properties

Period	Respondent
Yes	8
No	12
Waitlist Size	**16**

Table III.20.48 shows the condition of rental units by unit type for City of Rawlins. 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 407 units were in good condition, or 87.2 percent and 42 units, or 9.0 percent, being in average condition. Details by unit type and condition are displayed.

Table III.20.48
Condition by Unit Type
City of Rawlins
2019A Survey of Rental Properties

Conditions	Units	Percent of Total
Poor	0	0%
Fair	1	0.2%
Average	42	9.0%
Good	407	87.2%
Excellent	10	2.1%
Don't Know	0	0%
Total	**467**	**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.20.49, 1 respondent 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.20.49
If you had the opportunity to own/manage more units, how many would you prefer
City of Rawlins
2019A Survey of Rental Properties

Unit Type	Respondents citing more units
Single family units	1
Duplex Units	0
Apartments	1
Mobile homes	0
Other	0
All types	2
Total	**4**

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).

Table III.20.50
Households with Housing Problems by Income
City of Rawlins
2011-2015 HUD CHAS Data

Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	165	155	320
30.1-50% HAMFI	80	105	185
50.1-80% HAMFI	65	134	199
80.1-95% HAMFI	70	0	70
95 – 115% HAMFI	45	10.0	55
115.1% HAMFI or more	10	10.0	20
Total	435	414	849
Without Housing Problems			
30% HAMFI or less	29	75	104
30.1-50% HAMFI	90	35	125
50.1-80% HAMFI	305	275	580
80.1-95% HAMFI	140	70	210
95 – 115% HAMFI	305	75	380
115.1% HAMFI or more	885	225	1,110
Total	1,754	755	2,509
Not Computed			
30% HAMFI or less	0	10.0	10
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	10.0	10
Total			
30% HAMFI or less	194	240	434
30.1-50% HAMFI	170	140	310
50.1-80% HAMFI	370	409	779
80.1-95% HAMFI	210	70	280
95 – 115% HAMFI	350	85	435
115.1% HAMFI or more	895	235	1,130
Total	**2,189**	**1,179**	**3,368**

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.20.50 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

horizon. As can be seen there were a total of 435 owner occupied and 414 renter occupied households experiencing a housing problem.

Table III.20.51 shows the total estimated housing by tenure for City of Rawlins. As can be seen, in 2030 there are estimated to be a total of 2,318 owner and 1,119 renter occupied households or a total of 3,437 households. By 2050 there are estimated to be 2,467 owner, 1,182 renter for a total of 3,649 households in City of Rawlins.

Table III.20.51
Total Estimated Housing Forecast
City of Rawlins
Strong Growth Scenario

Year	Owner	Renter	Total
2017	2,219	1,061	3,280
2020	2,178	1,058	3,236
2025	2,252	1,090	3,342
2030	2,318	1,119	3,437
2035	2,373	1,143	3,516
2040	2,414	1,162	3,576
2045	2,445	1,174	3,619
2050	2,467	1,182	3,649

Table III.20.52, below shows the incremental housing demand for City of Rawlins. 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 99 owner-occupied and 58 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 Rawlins will see an additional 369 households, of which 47 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 84 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.20.52
Incremental Housing Demand Forecast
City of Rawlins
Strong Growth Scenario

Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	0	0	3.0	9	14	17	20	22
30.1-50%	0	0	3.0	8	12	15	18	19
50.1-80%	0	0	6	17	26	33	38	42
80.1-95%	0	0	3.0	9	15	19	22	24
95.1-115%	0	0	5	16	25	31	36	40
115+%	0	0	13	40	63	80	92	101
Total	**0**	**0**	**33**	**99**	**154**	**195**	**226**	**248**
				Renter				
0-30%	0	0	6	12	17	21	23	25
30.1-50%	0	0	3	7	10	12	13	14
50.1-80%	0	0	10	20	28	35	39	42
80.1-95%	0	0	2.0	3.0	5	6	7	7
95.1-115%	0	0	2.0	4.0	6	7	8	9
115+%	0	0	6	12	16	20	23	24
Total	**0**	**0**	**29**	**58**	**82**	**101**	**113**	**121**
				Total				
0-30%	0	0	9	21	30	38	43	47
30.1-50%	0	0	6	15	22	27	31	34
50.1-80%	0	0	16	37	54	68	77	84
80.1-95%	0	0	5	13	20	25	28	31
95.1-115%	0	0	7	20	31	38	44	48
115+%	0	0	19	52	79	100	115	126
Total	**0**	**0**	**62**	**157**	**236**	**296**	**339**	**369**

Table III.20.53 shows the Incremental Total Housing Need Forecast for City of Rawlins. 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 814 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 689 owner and 494 renter occupied households for a total of 1,183 quality households.

Table III.20.53
Incremental Total Housing Need Forecast
City of Rawlins
Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	167	164	170	176	181	185	187	189
30.1-50%	81	80	84	89	93	96	99	100
50.1-80%	66	65	71	83	92	99	104	108
80.1-95%	71	70	74	80	86	90	93	95
95.1-115%	46	45	51	61	70	77	82	85
115+%	10	10	24	51	73	90	103	112
Total	**441**	**433**	**474**	**540**	**595**	**636**	**667**	**689**
				Renter				
0-30%	139	139	145	151	156	160	162	164
30.1-50%	94	94	98	101	104	106	108	109
50.1-80%	121	120	131	141	149	156	160	163
80.1-95%	0	0	2	3	5	6	7	7
95.1-115%	9.0	9.0	11.0	13	15	16	17	18
115+%	9.0	9	15	21	25	29	32	33
Total	**373**	**372**	**402**	**431**	**455**	**474**	**486**	**494**
				Total				
0-30%	307	303	316	327	337	345	350	353
30.1-50%	176	174	182	190	197	203	207	209
50.1-80%	186	185	202	223	241	254	264	270
80.1-95%	71	70	76	84	91	96	99	102
95.1-115%	55	54	62	75	85	93	99	103
115+%	19	19	38	71	98	119	134	145
Total	**814**	**804**	**876**	**971**	**1,050**	**1,110**	**1,153**	**1,183**

City of Sheridan

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

Population Estimates

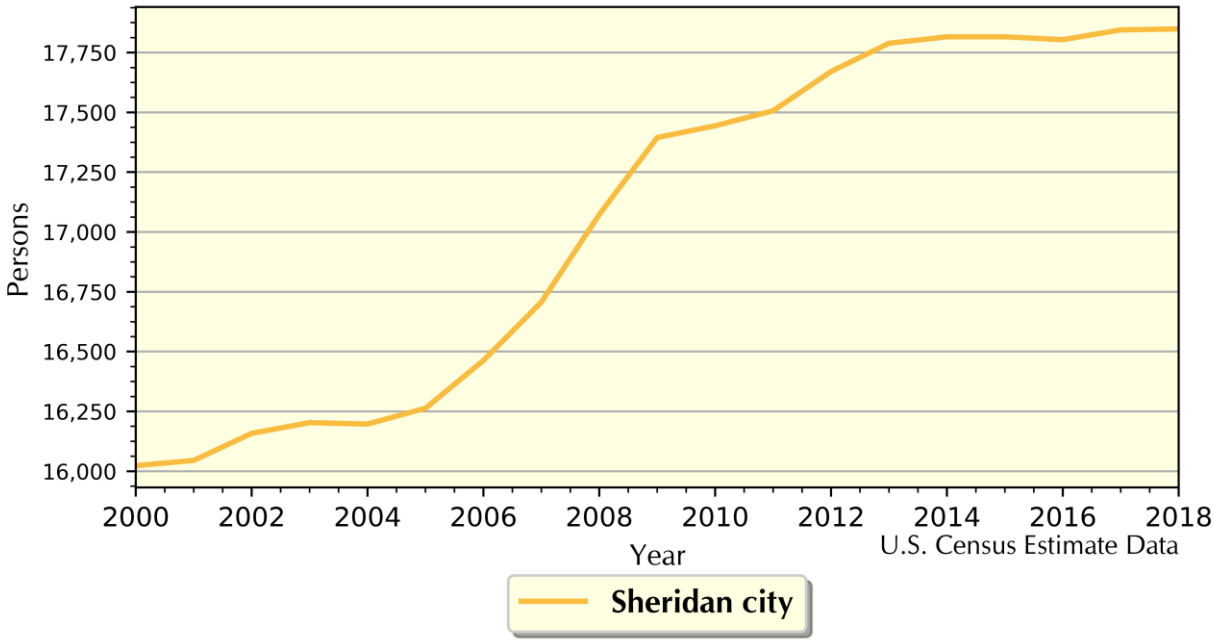
Table III.21.1 shows the population estimates for the City of Sheridan. In 2018, the city's population was 17,849, a 0% change from 2017. The population increased 2.3 percent since 2010, from 17,444 people to 17,849 people in 2018. This data is also displayed in Diagram III.21.1 on the following page.

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 Sheridan. Although a city may span several counties, for the county level data pieces, Sheridan County was selected. For a more in-depth county level view, please refer to Sheridan County in Volume II of this profile.

Table III.21.1
Population Estimates
City of Sheridan
Census Population Estimates

Year	Population	Percent Yearly Change
2000	16,023	.
2001	16,045	0.1%
2002	16,158	0.7%
2003	16,203	0.3%
2004	16,197	0%
2005	16,263	0.4%
2006	16,463	1.2%
2007	16,707	1.5%
2008	17,073	2.2%
2009	17,395	1.9%
2010	17,444	0.3%
2011	17,507	0.4%
2012	17,671	0.9%
2013	17,789	0.7%
2014	17,816	0.2%
2015	17,816	0%
2016	17,804	-0.1%
2017	17,845	0.2%
2018	17,849	0%

Diagram III.21.1
Population Estimates
City of Sheridan



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

Table III.21.2
In-Migration by Age Cohort
City of Sheridan
Wyoming DOT Data

Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
					In				
14-17	1	4	15	10	10	6	9	10	4
18-22	25	48	65	72	73	53	54	50	22
23-25	57	50	53	51	49	46	56	52	21
26-35	64	186	179	175	150	128	152	161	92
36-45	48	134	88	99	132	121	122	121	70
46-55	32	105	80	94	97	104	100	105	62
56-65	36	80	82	89	88	90	92	119	47
66 +	19	40	57	53	56	73	77	75	44
Total	**243**	**647**	**619**	**643**	**655**	**621**	**662**	**693**	**362**

The shaded areas in Diagram III.21.2 and Diagram III.21.3 represents in and out- migration, with the white line depicting net migration. The maximum net migration occurred in 2008 with 359 people entering and the lowest net migration occurred in 2003 with 139 leaving Sheridan County.

Diagram III.21.2
In-Migration
City of Sheridan
2011 – 2019 First Half

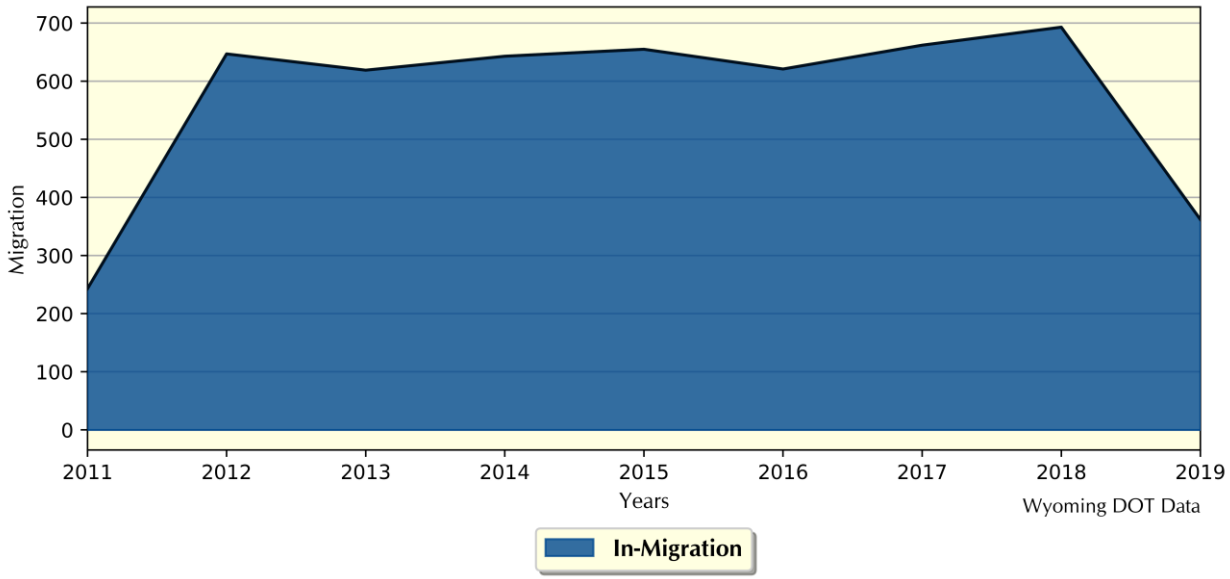


Diagram III.21.3
Migration Trends
Sheridan County
2000 – 2019 First Half

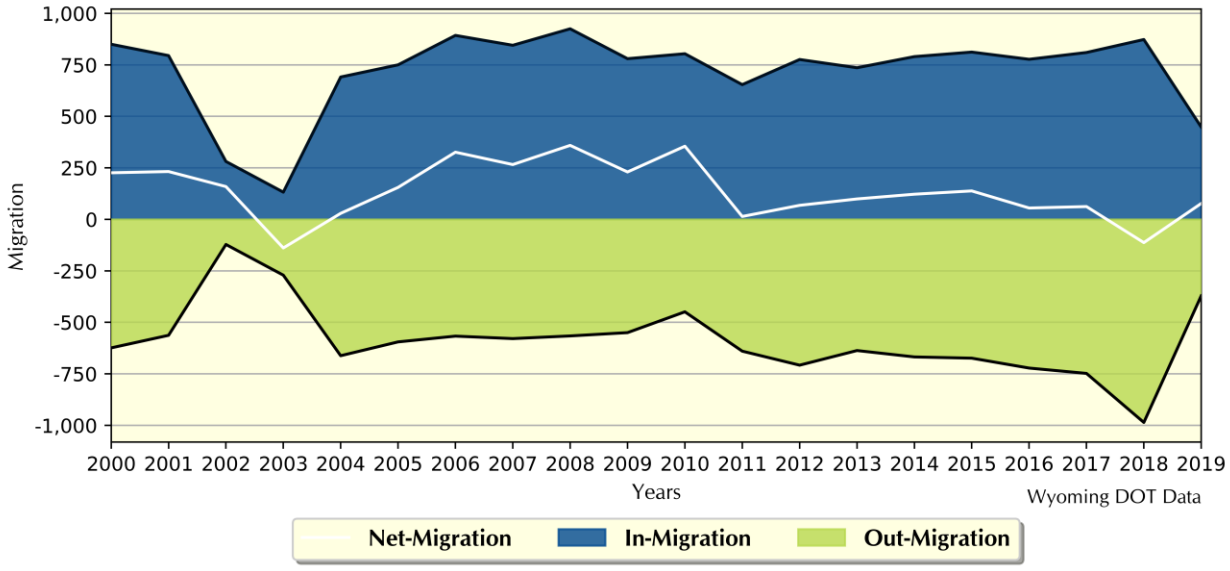


Table III.21.3 shows net-migration for Sheridan County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 46 to 55, with 18.0 persons entering Sheridan County. Those in the age range of 18 to 22 had the lowest levels of net migration, with 9 persons leaving Sheridan County.

Table III.21.3
Net-Migration by Age Range
Sheridan County
Wyoming DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
						Net						
14-17	2	7	6	5	-1	7	8	0	2	6	4	2
18-22	15	-11	34	-9	-26	1	0	10	9	-1	-46	-9
23-25	29	7	12	-3	-11	-10	1	6	-9	-4	-21	-4
26-35	113	88	88	-8	29	36	39	28	-47	16	-73	15
36-45	85	43	80	13	27	-2	20	74	48	29	8	11
46-55	95	89	72	-12	33	15	33	13	19	3	-4	18
56-65	35	5	43	11	25	20	13	12	-2	-4	24	17
66 +	-15	2	20	17	-8	32	8	-5	35	17	-5	27
Total	**359**	**230**	**355**	**14**	**68**	**99**	**122**	**138**	**55**	**62**	**-113**	**77**

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 data[21], 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 Sheridan population by race and ethnicity is shown in Table III.21.4. The white population increased by 2.6 percent, representing 92.5 percent of the population in 2017, compared with the black population, which increased by 150.5 percent and accounted for 1.6 percent of the population. The Hispanic population represented 5.6 percent of the population, which increased from 1,013 to 1,313 people between 2010 and 2017, or by 29.6 percent.

Table III.21.4
Population by Race and Ethnicity
City of Sheridan
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	16,558	94.9%	16,477	92.5%
Black	77	0.4%	286	1.6%
American Indian	176	1.0%	203	1.1%
Asian	153	0.9%	136	0.8%
Native Hawaiian/ Pacific Islander	15	0.1%	0	0%
Other	155	0.9%	267	1.5%
Two or More Races	310	1.8%	447	2.5%
Total	**17,444**	**100.0%**	**17,816**	**100.0%**
Non-Hispanic	16,693	95.7%	16,820	94.4%
Hispanic	751	4.3%	996	5.6%

The change in race and ethnicity between 2010 and 2017 is shown in Table III.21.5. During this time, the total non-Hispanic population was 16,820 persons in 2017. The Hispanic population was 996.

Table III.21.5
Population by Race and Ethnicity
City of Sheridan
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	16,052	96.2%	15,887	94.5%
Black	68	0.4%	254	1.5%
American Indian	158	0.9%	156	0.9%
Asian	153	0.9%	104	0.6%
Native Hawaiian/ Pacific Islander	8	0%	0	0%
Other	5	0%	0	0%
Two or More Races	249	1.5%	419	2.5%
Total Non-Hispanic	**16,693**	**100.0%**	**16,820**	**100.0%**
Hispanic				
White	506	67.4%	590	59.2%
Black	9	1.2%	32	3.2%
American Indian	18	2.4%	47	4.7%
Asian	0	0%	32	3.2%
Native Hawaiian/ Pacific Islander	7	0.9%	0	0%
Other	150	20.0%	267	26.8%
Two or More Races	61	8.1%	28	2.8%
Total Non-Hispanic	**751**	**100.0**	**996**	**100.0%**
Total Population	**17,444**	**100.0%**	**17,816**	**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.21.6, between 2000 and 2010, the institutionalized population changed 75.5 percent in City of Sheridan, from 155 people in 2000 to 272 in 2010. The non-institutionalized population changed 151.6%, from 192 in 2000 to 483 in 2010.

Table III.21.6
Group Quarters Population
City of Sheridan
2000 & 2010 Census SF1 Data

Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	36	23.2%	96	35.3%	166.7%
Juvenile Facilities	.	.	6	2.2%	.
Nursing Homes	112	72.3%	170	62.5%	51.8%
Other Institutions	7	4.5%	0	0%	-100.0%
Total	**155**	**100.0%**	**272**	**100.0%**	**75.5%**
Non-Institutionalized					
College Dormitories	149	77.6%	357	73.9%	139.6%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	43	22.4%	126	26.1%	193.0%
Total	**192**	**100.0%**	**483**	**100.0%**	**151.6%**
Group Quarters Population	**347**	**100.0%**	**755**	**100.0%**	**117.6%**

Foreign Born Populations

The number of foreign born persons is shown in Table III.21.7. An estimated 0.7 percent of the population was born in Mexico, some 0.6 percent were born in Kenya, and another 0.3 percent were born in Philippines .

Table III.21.7
Place of Birth for the Foreign-Born Population
City of Sheridan
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	132	0.7%
#2 country of origin	Kenya	108	0.6%
#3 country of origin	Philippines	52	0.3%
#4 country of origin	Canada	42	0.2%
#5 country of origin	Russia	32	0.2%
#6 country of origin	Iran	28	0.2%
#7 country of origin	Cambodia	19	0.1%
#8 country of origin	France	17	0.1%
#9 country of origin	Peru	16	0.1%
#10 country of origin	China excluding Hong Kong and Taiwan	14	0.1%

Limited English Proficiency and the language spoken at home are shown in Table III.21.8. An estimated 0.5 percent (79 people) of the population speaks Spanish at home, followed by 0.1 percent (20 people) speaking Other Indo-European languages

Table III.21.8
Limited English Proficiency and Language Spoken at Home
City of Sheridan
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	79	0.5%
#2 LEP Language	Other Indo-European languages	20	0.1%
#3 LEP Language	Russian, Polish, or other Slavic languages	20	0.1%
#4 LEP Language	Tagalog	15	0.1%
#5 LEP Language	Chinese	14	0.1%
#6 LEP Language	French, Haitian, or Cajun	8	0%
#7 LEP Language	Korean	2	0%
#8 LEP Language	Other and unspecified languages	1	0%
#9 LEP Language	Arabic	0	0%
#10 LEP Language	German or other West Germanic languages	0	0%

Disability

Disability by age, as estimated by the 2017 ACS, is shown in Table III.21.9. The disability rate for females was 15.8 percent, compared to 15.6 percent for males. The disability rate grew precipitously higher with age, with 60.9 percent of those over 75 experiencing a disability.

Table III.21.9
Disability by Age
City of Sheridan
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	0.8%	84	5.7%	97	3.2%
18 to 34	147	7.4%	124	5.8%	271	6.6%
35 to 64	443	14.6%	547	16.3%	990	15.5%
65 to 74	266	39.0%	212	25.7%	478	31.7%
75 or Older	427	69.0%	493	55.3%	920	60.9%
Total	**1,296**	**15.6%**	**1,460**	**15.8%**	**2,756**	**15.7%**

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.21.10. Some 8.8 percent have an ambulatory disability, 6.9 percent have an independent living disability, and 3.3 percent have a self-care disability.

Table III.21.10
Total Disabilities Tallied: Aged 5 and Older
City of Sheridan
2017 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	911	5.2%
Vision disability	563	3.2%
Cognitive disability	769	4.6%
Ambulatory disability	1,453	8.8%
Self-Care disability	549	3.3%
Independent living disability	931	6.9%

Education and Employment

Education and employment data from the City of Sheridan 2017 Five-Year ACS is presented in Table III.21.11, Table III.21.12, and Table III.21.13. In 2017, 8,848 people were in the labor force, including 8,523 employed and 325 unemployed people. The unemployment rate for City of Sheridan was estimated at 3.7 percent in 2017.

Table III.21.11
Employment, Labor Force and Unemployment
City of Sheridan
2017 Five-Year ACS Data

Employment Status	2017 Five-Year ACS
Employed	8,523
Unemployed	325
Labor Force	**8,848**
Unemployment Rate	3.7%

Table III.21.12 and Table III.21.13 show educational attainment in City of Sheridan. In 2017, 94.6 percent of households had a high school education or greater, including 26.1 percent with a high school diploma or equivalent, 40.2 percent with some college, 17.6 percent with a Bachelor's Degree, and 10.5 percent with a graduate or professional degree.

Table III.21.12
High School or Greater Education
City of Sheridan
2017 Five-Year ACS Data

Education Level	Households
High School or Greater	7,474
Total Households	7,897
Percent High School or Above	**94.6%**

Table III.21.13
Educational Attainment
City of Sheridan
2017 Five-Year ACS Data

Education Level	Population	Percent
Less Than High School	772	5.6%
High School or Equivalent	3,595	26.1%
Some College or Associates Degree	5,542	40.2%
Bachelor's Degree	2,428	17.6%
Graduate or Professional Degree	1,444	10.5%
Total Population Above 18 years	**13,781**	**100.0%**

ECONOMICS

Labor Force

Table III.21.14 shows the labor force statistics for Sheridan city from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.8 percent. The highest level of unemployment occurred during 2010 rising to a rate of 7.3 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 Sheridan city increased from 3.9 percent in 2017 to 4.0 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.21.14
Labor Force Statistics
Sheridan City
1990 - 2018 BLS Data

Year	City of Sheridan				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	672	11,441	12,113	5.5%	5.3%
1991	741	11,384	12,125	6.1%	5.2%
1992	723	11,804	12,527	5.8%	5.6%
1993	598	12,559	13,157	4.5%	5.3%
1994	644	12,710	13,354	4.8%	5.0%
1995	649	13,031	13,680	4.7%	4.8%
1996	640	12,947	13,587	4.7%	4.9%
1997	674	12,816	13,490	5.0%	4.8%
1998	689	12,919	13,608	5.1%	4.7%
1999	640	13,084	13,724	4.7%	4.6%
2000	598	14,153	14,751	4.1%	3.9%
2001	577	14,071	14,648	3.9%	3.8%
2002	596	14,301	14,897	4.0%	4.0%
2003	666	14,458	15,124	4.4%	4.3%
2004	578	14,458	15,036	3.8%	3.8%
2005	567	14,481	15,048	3.8%	3.6%
2006	485	14,868	15,353	3.2%	3.2%
2007	443	15,211	15,654	2.8%	2.8%
2008	495	15,566	16,061	3.1%	3.1%
2009	1,120	15,388	16,508	6.8%	6.3%
2010	1,181	14,951	16,132	7.3%	6.4%
2011	1,111	14,951	16,062	6.9%	5.8%
2012	987	14,916	15,903	6.2%	5.3%
2013	869	14,923	15,792	5.5%	4.7%
2014	735	15,150	15,885	4.6%	4.1%
2015	680	15,265	15,945	4.3%	4.3%
2016	762	15,377	16,139	4.7%	5.3%
2017	615	15,180	15,795	3.9%	4.2%
2018	631	14,962	15,593	4.0%	4.1%

Diagram III.21.4 shows the employment and labor force for Sheridan city. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 14,962 persons, with the labor force reaching 15,593, indicating there were a total of 631 unemployed persons.

Diagram III.21.4
Employment and Labor Force
Sheridan City
1990 – 2017 BLS Data

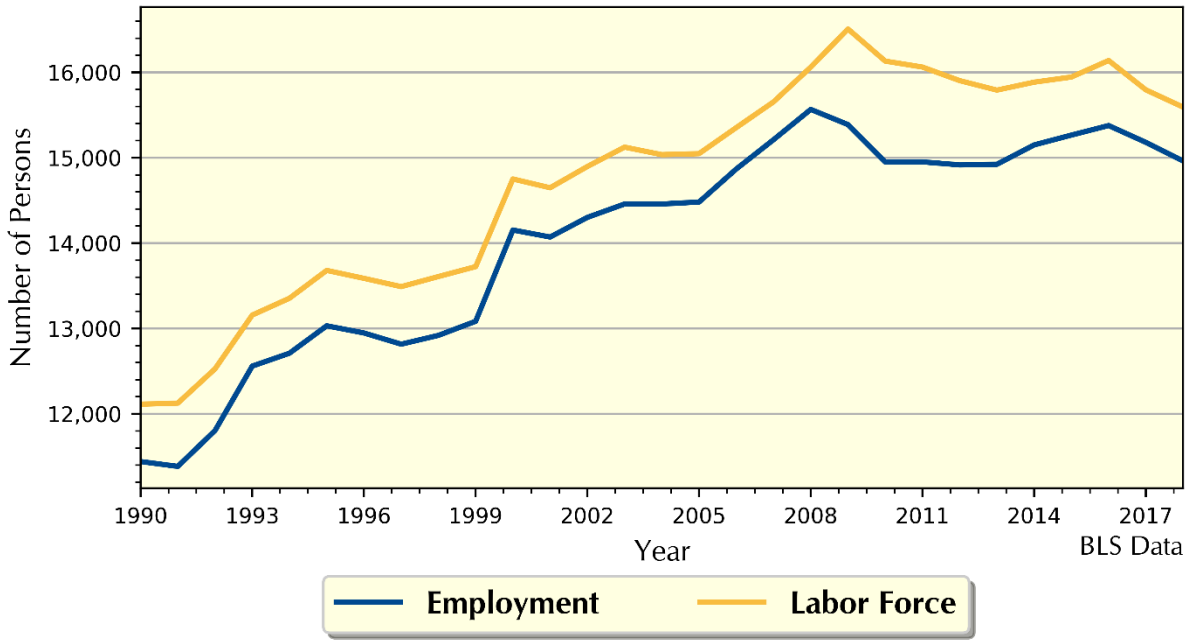
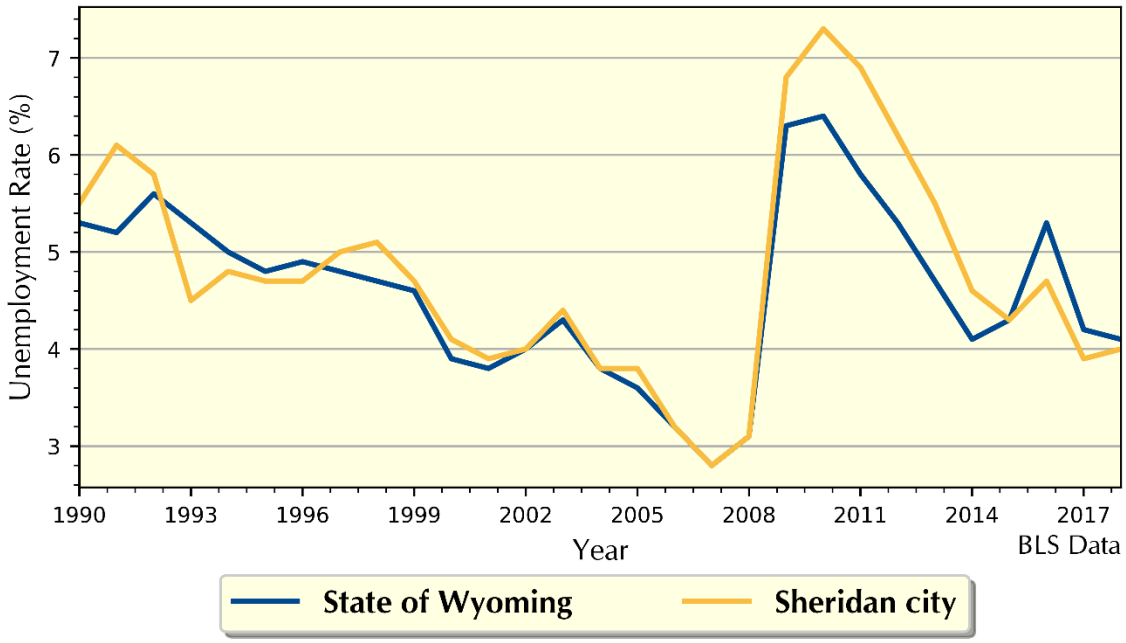


Diagram III.21.5 shows the unemployment rate for both the State and Sheridan city. During the 1990's the average rate for Sheridan city was 5.1 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.0 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 5.3 percent. Over the course of the entire period the Sheridan city had an average unemployment rate that higher than the State, 4.8 percent for Sheridan city, versus 4.6 statewide.

Diagram III.21.5
Annual Unemployment Rate
Sheridan City



County Level Earnings and Employment

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies. Table III.21.15 shows the total employment by industry for the Sheridan County. The most recent estimates show the government and government enterprises industry was the largest employer in Sheridan County, with employment reaching 3,730 jobs in 2017. Between 2016 and 2017 the manufacturing industry saw the largest percentage increase, rising by 11.7 percent to 666 jobs.

Table III.21.15
Employment by Industry
Sheridan County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	762	809	833	826	830	841	843	866	2.7
Forestry, fishing, related activities, and other	234	238	242	252	255	245	243	232.0	-4.5
Mining	677	617	731	673	681	662	697	706	1.3
Utilities	67	62	62	62	61	0	0	0	0
Construction	1,662	1,515	1,471	1,606	1,765	1,632	1,649	1,652	0.2
Manufacturing	358	418	493	542	593	601	596	666	11.7
Wholesale trade	426	422	438	421	445	471	459	424	-7.6
Retail trade	2,155	2,148	2,075	2,133	2,140	2,215	2,155	2,145	-0.5
Transportation and warehousing	725	756	715	690	653	0	0	0	0
Information	210	209	209	207	200	218	217	221	1.8
Finance and insurance	913	972	998	1,021	979	994	1,041	1,088	4.5
Real estate and rental and leasing	1,211	1,206	1,214	1,272	1,329	1,371	1,445	1,484	2.7
Professional and technical services	1,100	1,055	1,078	1,060	1,096	1,156	1,143	1,127	-1.4
Management of companies and enterprises	37	40	47	37	32	33	45	49	8.9
Administrative and waste services	575	604	636	633	617	655	647	645	-0.3
Educational services	167	160	142	155	167	176	0	191	0
Health care and social assistance	1,725	1,758	1,747	1,713	1,710	1,732	0	1,748	0
Arts, entertainment, and recreation	479	476	442	444	485	460	498	484	-2.8
Accommodation and food services	1,601	1,564	1,574	1,615	1,739	1,779	1,748	1,713	-2.0
Other services, except public administration	928	977	1,026	1,043	1,040	1,060	1,115	1,124	0.8
Government and government enterprises	3,583	3,544	3,547	3,573	3,592	3,643	3,724	3,730	0.2
Total	**19,595**	**19,550**	**19,720**	**19,978**	**20,409**	**20,660**	**20,892**	**20,947**	**0.3**

Table III.21.16 shows the real average earnings per job by industry for Sheridan County. In 2017, the government and government enterprises industry had the highest average earnings reaching 76,925 dollars. Between 2016 and 2017 the finance and insurance industry saw the largest percentage increase, rising by 12.8 percent to 25,289 dollars.

Table III.21.16
Real Earnings Per Job by Industry
Sheridan County
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	781	12,873	2,022	9,782	15,926	17,233	7,917	6,554	-17.2
Forestry, fishing, related activities, and other	40,713	31,731	28,938	29,596	28,528	27,217	26,757	24,322	-9.1
Mining	47,979	63,794	44,637	40,917	41,752	41,928	42,959	32,011	-25.5
Utilities	131,443	131,714	113,432	119,769	121,332	0	0	0	0
Construction	58,224	52,891	60,364	60,384	63,051	61,484	56,324	55,515	-1.4
Manufacturing	46,107	45,880	51,166	46,944	49,213	50,993	46,853	48,449	3.4
Wholesale trade	52,335	52,037	54,969	56,035	52,573	53,402	55,296	55,503	0.4
Retail trade	29,946	28,669	30,440	31,080	32,165	31,274	30,857	30,390	-1.5
Transportation and warehousing	79,877	77,036	88,705	84,854	101,408	0	0	0	0
Information	61,445	58,236	57,940	55,143	56,484	50,351	47,682	48,872	2.5
Finance and insurance	32,532	32,722	30,753	29,412	26,052	20,029	22,423	25,289	12.8
Real estate and rental and leasing	8,981	12,956	14,660	16,246	16,685	15,478	12,758	9,177	-28.1
Professional and technical services	56,476	56,910	57,154	55,628	53,896	53,141	52,668	52,887	0.4
Management of companies and enterprises	65,247	107,858	164,524	53,831	78,183	66,365	62,520	59,686	-4.5
Administrative and waste services	34,197	29,786	33,732	33,063	37,196	37,361	34,151	34,317	0.5
Educational services	25,295	25,291	28,957	24,328	23,536	23,815	0	26,545	0
Health care and social assistance	52,484	51,161	51,876	50,021	47,899	45,188	0	43,013	0
Arts, entertainment, and recreation	13,794	11,387	13,132	14,179	15,734	15,245	14,061	13,949	-0.8
Accommodation and food services	19,926	22,008	23,158	20,994	19,371	21,741	22,147	21,656	-2.2
Other services, except public administration	42,257	37,610	34,958	32,344	33,239	35,642	33,514	32,739	-2.3
Government and government enterprises	71,887	71,394	72,659	75,513	76,168	77,646	77,905	76,925	-1.3
Total	**44,764**	**44,610**	**45,386**	**44,977**	**45,767**	**45,683**	**44,788**	**43,852**	**-2.1**

Diagram III.21.6 shows real average earnings per job for Sheridan County from 1990 to 2017. Over this period the average earning per job for Sheridan County was 40,207 dollars, which was lower than the statewide average of 46,885 dollars over the same period.

Diagram III.21.6
Real Average Earnings Per Job
Sheridan County

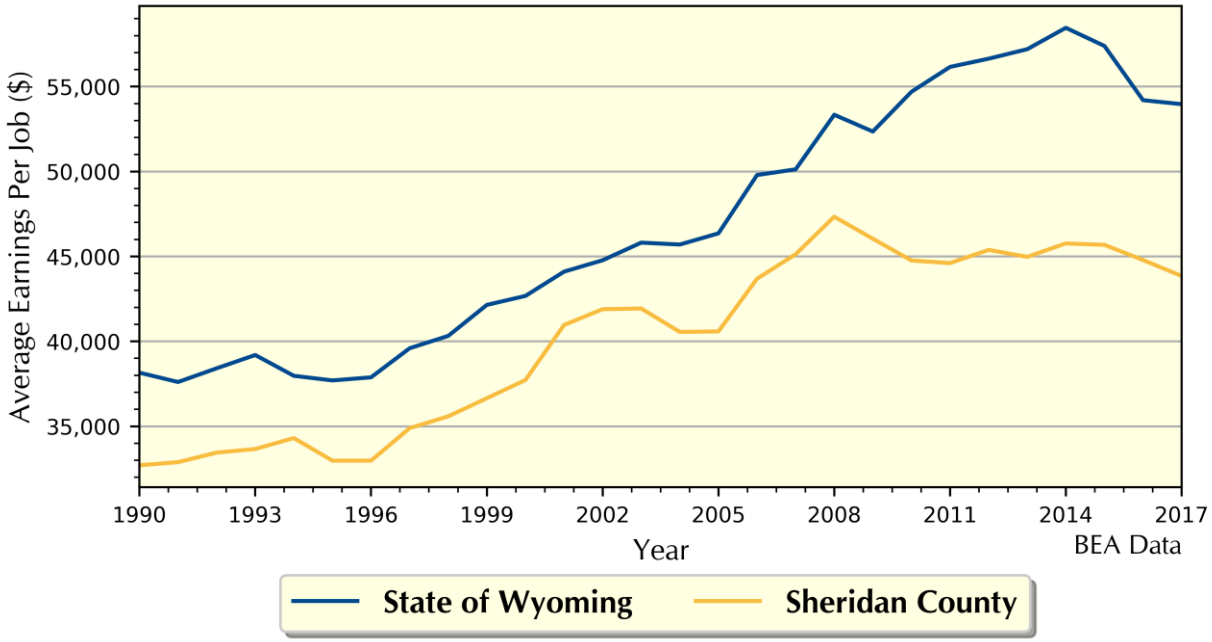
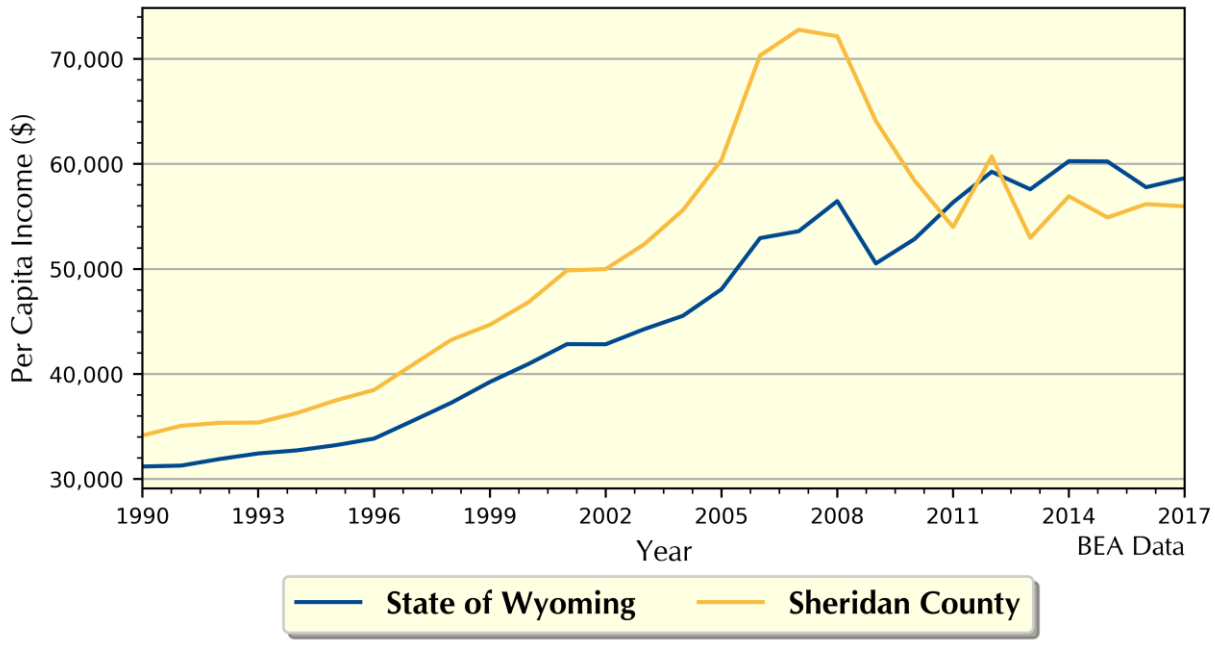


Diagram III.21.7 shows real per capita income for the Sheridan County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Sheridan County was 50,907 dollars, which was higher than the statewide average of 45,699 dollars over the same period.

Diagram III.21.7
Real Per Capita Income
Sheridan County



Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 2,885 in 2010 to 2673.0 in 2017, with the poverty rate reaching 9.1 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.21.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.21.8 on the following page.

The rate of poverty for Sheridan County is shown in Table III.21.18. In 2017, there were an estimated 1,345 people (7.8 percent) living in poverty, compared to 11.2 percent living in poverty in 2000. In 2017, some 2.3 percent of those in poverty were under age 6 and 17.8 percent were 65 or older.

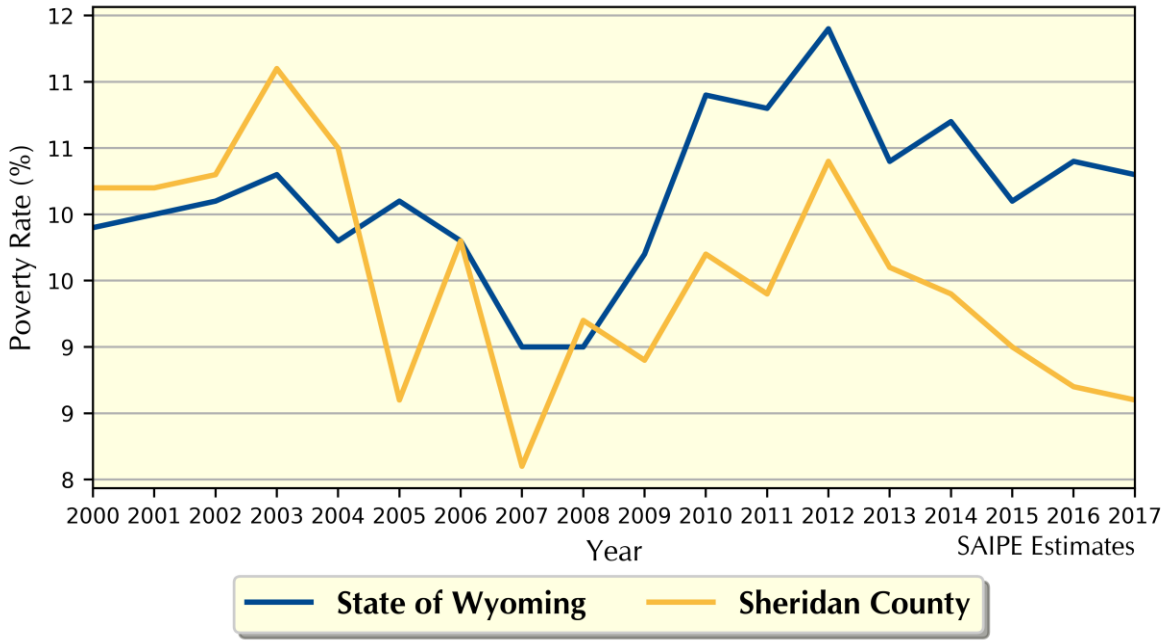
Table III.21.17
Persons in Poverty
Sheridan County
2000–2017 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	2,788	10.7%
2001	2,832	10.7%
2002	2,867	10.8%
2003	3,073	11.6%
2004	2,934	11.0%
2005	2,426	9.1%
2006	2,758	10.3%
2007	2,353	8.6%
2008	2,694	9.7%
2009	2,673	9.4%
2010	2,885	10.2%
2011	2,811	9.9%
2012	3,141	10.9%
2013	2,944	10.1%
2014	2,890	9.9%
2015	2,777	9.5%
2016	2,691	9.2%
2017	2,673	9.1%

Table III.21.18
Poverty by Age
City of Sheridan
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	245	14.1%	31	2.3%
6 to 17	377	21.8%	223	16.6%
18 to 64	945	54.5%	851	63.3%
65 or Older	166	9.6%	240	17.8%
Total	**1,733**	**100.0%**	**1,345**	**100.0%**
Poverty Rate	**11.2%**	**.**	**7.8%**	**.**

Diagram III.21.8
Poverty Rates
Sheridan 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 Sheridan increased from 45 authorizations in 2017 to 63 in 2018.

The real value of single-family building permits increased from 229,256 dollars in 2016 to 211,769 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.21.19, as well as in Diagram III.21.9 and Diagram III.21.10.

Table III.21.19
Building Permits and Valuation
City of Sheridan
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	84	36	12	48	180	130,418	53,074
1981	45	32	0	6	83	103,995	74,522
1982	95	8	3	0	106	89,417	0
1983	113	0	0	42	155	113,465	37,637
1984	65	0	4	0	69	107,276	0
1985	11	0	0	31	42	113,492	67,542
1986	1	0	0	0	1	243,474	0
1987	4	0	0	0	4	86,003	0
1988	3	0	0	0	3	95,168	0
1989	3	0	0	0	3	124,594	0
1990	7	0	0	0	7	128,492	0
1991	18	0	0	0	18	99,991	0
1992	33	0	0	0	33	133,406	0
1993	34	0	0	0	34	141,178	0
1994	58	4	10	16	88	145,755	65,829
1995	37	0	20	0	57	145,159	0
1996	74	22	0	10	106	115,950	66,365
1997	38	6	0	6	50	148,604	86,071
1998	38	2	0	5	45	186,130	102,134
1999	28	2	0	5	35	166,734	100,672
2000	40	4	0	0	44	169,246	0
2001	36	4	0	8	48	164,759	66,567
2002	40	6	0	0	46	162,365	0
2003	143	0	12	60	215	91,187	79,672
2004	97	2	14	0	113	126,341	0
2005	65	4	0	0	69	150,073	0
2006	267	2	4	0	273	78,087	0
2007	221	2	4	0	227	119,180	0
2008	92	12	6	0	110	199,301	0
2009	48	0	0	0	48	175,053	0
2010	49	0	4	0	53	150,721	0
2011	44	2	7	48	101	183,235	106,953
2012	71	4	4	0	79	193,323	0
2013	61	2	0	0	63	206,212	0
2014	43	10	0	0	53	232,322	0
2015	45	10	3	0	58	210,024	0
2016	38	8	4	0	50	229,256	0
2017	45	14	0	8	67	211,769	76,695
2018	63	14	3	0	80	221,202	0

Diagram III.21.9
Single-Family Permits
City of Sheridan

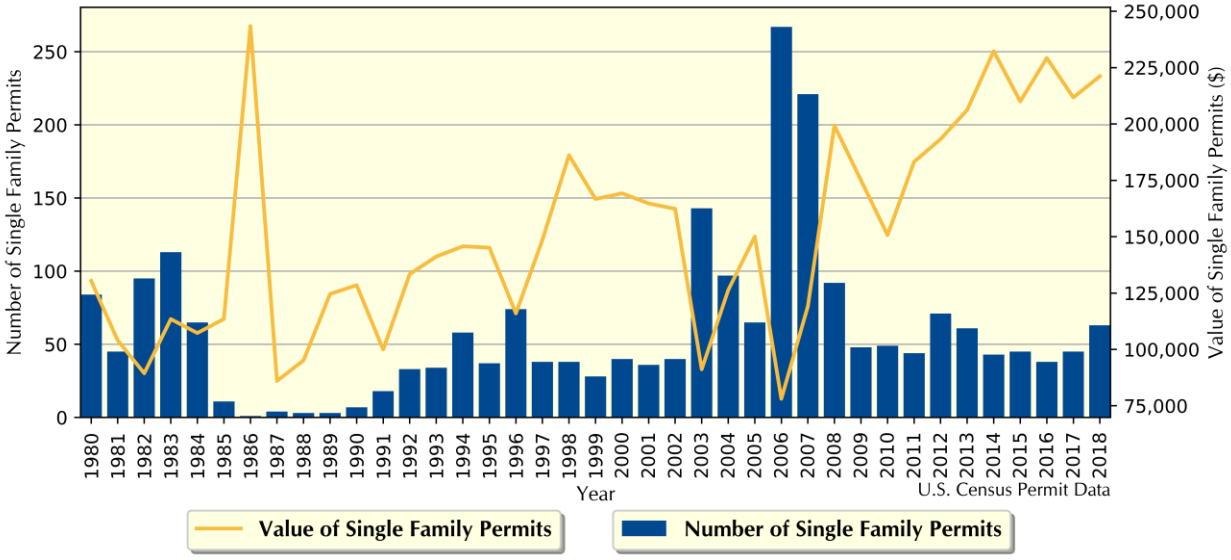
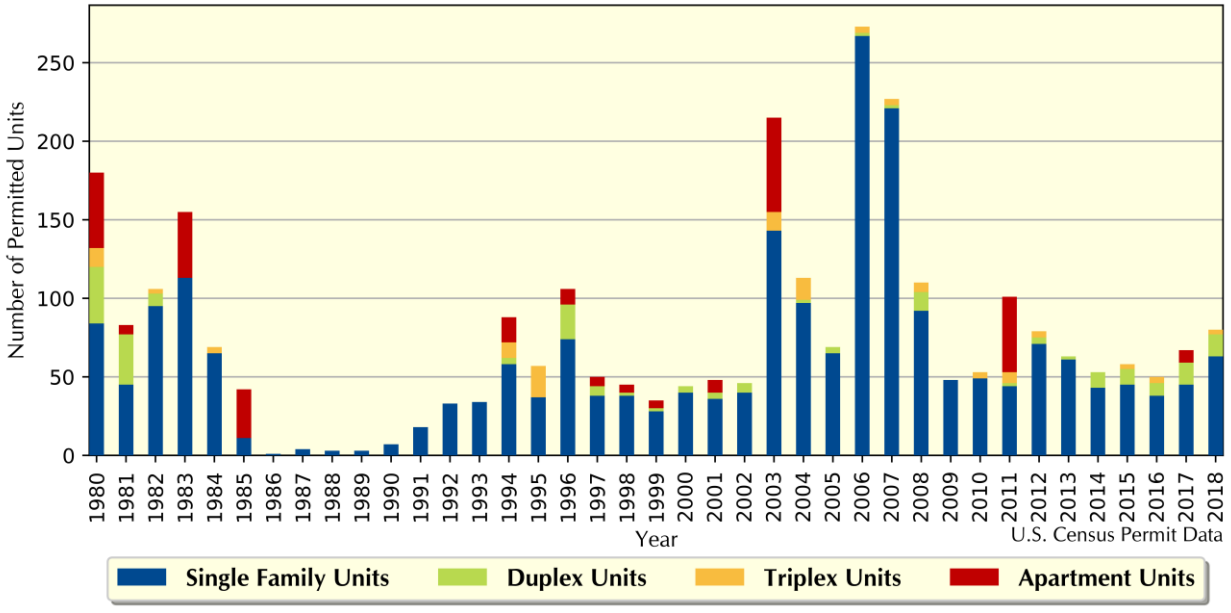


Diagram III.21.10
Total Permits by Unit Type
City of Sheridan



Housing Characteristics

Households by type and tenure are shown in Table III.21.20. Family households represented 56.7 percent of households, while non-family households accounted for 43.3 percent. These changed from 55.9 percent and 44.1 percent, respectively.

Table III.21.20
Household Type by Tenure
City of Sheridan
2010 Census SF1 & 2017 Five-Year ACS Data

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	4,296	55.9%	4,477	56.7%
Married-Couple Family	3,229	75.2%	3,668	81.9%
Owner-Occupied	2,676	82.9%	2,957	80.6%
Renter-Occupied	553	17.1%	711	19.4%
Other Family	1,067	24.8%	809	23.8%
Male Householder, No Spouse Present	331	31.0%	240	40.9%
Owner-Occupied	168	50.8%	96	40.0%
Renter-Occupied	163	49.2%	144	60.0%
Female Householder, No Spouse Present	736	69.0%	569	91.0%
Owner-Occupied	357	48.5%	309	54.3%
Renter-Occupied	379	51.5%	260	45.7%
Non-Family Households	3,384	44.1%	3,420	43.3%
Owner-Occupied	1,663	49.1%	1,492	43.6%
Renter-Occupied	1,721	50.9%	1,928	56.4%
Total	**7,680**	**100.0%**	**7,897**	**100.0%**

Table III.21.21 below shows housing units by type in 2010 and 2017. In 2010, there were 7,926 housing units, compared with 8,469 in 2017. Single-family units accounted for 72.2 percent of units in 2017, compared to 68.1 in 2010. Apartment units accounted for 13.5 percent in 2017, compared to 11.8 percent in 2010.

Table III.21.21
Housing Units by Type
City of Sheridan
2010 & 2017 Five-Year ACS Data

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	5,398	68.1%	6,118	72.2%
Duplex	252	3.2%	192	2.3%
Tri- or Four-Plex	604	7.6%	508	6.0%
Apartment	938	11.8%	1,140	13.5%
Mobile Home	734	9.3%	511	6.0%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	**7,926**	**100.0%**	**8,469**	**100.0%**

Table III.21.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 8,469 housing units. An estimated 61.5 percent were owner-occupied, and 6.8 percent were vacant.

Table III.21.22
Housing Units by Tenure
City of Sheridan
2010 Census & 2017 Five-Year ACS Data

Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	7,680	93.1%	7,897	93.2%
Owner-Occupied	4,864	63.3%	4,854	61.5%
Renter-Occupied	2,816	36.7%	3,043	38.5%
Vacant Housing Units	573	6.9%	572	6.8%
Total Housing Units	**8,253**	**100.0%**	**8,469**	**100.0%**

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.21.23. Households earning more than 100,000 dollars per year represented 19.9 percent of households in 2017, compared to 10.2 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 10.8 percent of households in 2017, compared to 14.4 percent in 2000.

Table III.21.23
Households by Income
City of Sheridan
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	1,070	14.4%	849	10.8%
$15,000 to $19,999	414	5.6%	488	6.2%
$20,000 to $24,999	411	5.5%	392	5.0%
$25,000 to $34,999	997	13.4%	823	10.4%
$35,000 to $49,999	1,304	17.5%	1,155	14.6%
$50,000 to $74,999	1,444	19.4%	1,736	22.0%
$75,000 to $99,999	1,044	14.0%	881	11.2%
$100,000 or More	762	10.2%	1,573	19.9%
Total	**7,446**	**100.0%**	**7,897**	**100.0%**

Table III.21.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 10.3 percent of households in 2010 and 12.7 percent of households in 2017. Housing units built in 1939 or earlier represented 20.3 percent of households in 2017 and 20.9 percent of households in 2010.

Table III.21.24
Households by Year Home Built
City of Sheridan
2010 & 2017 Five-Year ACS Data

Year Built	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,554	20.9%	1,606	20.3%
1940 to 1949	431	5.8%	524	6.6%
1950 to 1959	892	12.0%	599	7.6%
1960 to 1969	497	6.7%	412	5.2%
1970 to 1979	1,676	22.5%	1,291	16.3%
1980 to 1989	1,065	14.3%	1,049	13.3%
1990 to 1999	564	7.6%	1,111	14.1%
2000 to 2009	767	10.3%	1,003	12.7%
2010 or Later	.	.	302	3.8%
Total	**7,446**	**100.0%**	**7,897**	**100.0%**

The distribution of unit types by race are shown in Table III.21.25. An estimated 72.0 percent of white households occupy single-family homes, while 0 percent of black households do. Some 12.8 percent of white households occupied apartments, while 0 percent of black households do. An estimated 100.0 percent of Asian, and 58.8 percent of American Indian households occupy single-family homes.

Table III.21.25
Distribution of Units in Structure by Race
City of Sheridan
2017 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	72.0%	0%	58.8%	100.0%	0%	100.0%	59.3%
Duplex	2.1%	45.7%	0%	0%	0%	0%	0%
Tri- or Four-Plex	6.2%	54.3%	0%	0%	0%	0%	0%
Apartment	12.8%	0%	41.2%	0%	0%	0%	40.7%
Mobile Home	6.8%	0%	0%	0%	0%	0%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

The disposition of vacant units between 2010 and 2017 are shown in Table III.21.26. By 2017, for rent units accounted for 15.6 percent of vacant units, while for sale units accounted for 2.4 percent. "Other" vacant units accounted for 50.7 percent of vacant units, representing a total of 290 "other" vacant units.

Table III.21.26
Disposition of Vacant Housing Units
City of Sheridan
2010 Census & 2017 Five-Year ACS Data

Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	238	41.5%	89	15.6%
For Sale	91	15.9%	14	2.4%
Rented Not Occupied	13	2.3%	0	0%
Sold Not Occupied	23	4.0%	0	0%
For Seasonal, Recreational, or Occasional Use	58	10.1%	179	31.3%
For Migrant Workers	1	0.2%	0	0%
Other Vacant	149	26.0%	290	50.7%
Total	**573**	**100.0%**	**572**	**100.0%**

Table III.21.27, below shows the number of households in the county by number of bedrooms and tenure. There were 152 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 10.9 percent of total households in City of Sheridan. In City of Sheridan the 2,879 households with three bedrooms accounted for 29.9 percent of all households,and there were only 458 five-bedroom or more households, which accounted for 18.0 percent of all households.

Table III.21.27
Households by Number of Bedrooms
City of Sheridan
2017 5-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	5	152	157	100.0
One	131	749	925	1.9
Two	1,101	1,218	2,528	10.9
Three	2,058	582	2,879	29.9
Four	1,235	208	1,522	34.0
Five or more	324	134	458	18.0
Total	**7,897**	**3,043**	**8,469**	**100.0**

The age of a structure influences its value. As shown in Table III.21.28, structures built in 1939 or earlier had a median value of, 166,200 while structures built between 1950 and 1959 had a median value of 229,600 and those built between 1990 to 1999 had a median value of 224,800. 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 241,100 and, 348,500 respectively. The total median value in City of Sheridan was 211,500.

Table III.21.28 Owner Occupied Median Value by Year Structure Built City of Sheridan 2017 5-Year ACS Data	
Year Structure Built	**Median Value**
1939 or earlier	166,200
1940 to 1949	173,400
1950 to 1959	229,600
1960 to 1969	208,400
1970 to 1979	205,800
1980 to 1989	251,600
1990 to 1999	224,800
2000 to 2009	278,500
2010 to 2013	241,100
2014 or later	348,500
Median Value	**211,500**

Household mortgage status is reported in Table III.21.29. In, City of Sheridan households with a mortgage accounted for 61.5 percent of all households or 2,984 housing units, and the remaining 54.9 percent or 2,663 units had no mortgage. Of those units with a mortgage, 321 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 2,663 or 54.9 percent had no second mortgage or no home equity loan.

Table III.21.29 Mortgage Status City of Sheridan 2017 5-Year ACS Data		
Mortgage Status	**City of Sheridan**	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	2,984	61.5
With either a second mortgage or home equity loan, but not both	321	6.6
Second mortgage only	104	2.1
Home equity loan only	217	4.5
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	2,663	54.9
Housing units without a mortgage	1,870	38.5
Total	4,854	100.0%

Table III.21.30 lists the City of Sheridan median rent as $673 and the median home value as $211,500.

Table III.21.30 Median Rent City of Sheridan 2017 5-Year ACS Data	
Place	**Rent**
Median Rent	$673
Median Home Value	$211,500

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.21.31. In 2017, an estimated 0.4 percent of households were overcrowded, and an additional 0.1 percent were severely overcrowded.

Table III.21.31
Overcrowding and Severe Overcrowding
City of Sheridan
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	4,717	99.2%	39	0.8%	0	0%	4,756
2017 Five-Year ACS	4,819	99.3%	30	0.6%	5	0.1%	4,854
Renter							
2010 Five-Year ACS	2,581	95.9%	41	1.5%	68	2.5%	2,690
2017 Five-Year ACS	3,043	100.0%	0	0%	0	0%	3,043
Total							
2010 Five-Year ACS	7,298	98.0%	80	1.1%	68	0.9%	7,446
2017 Five-Year ACS	7,862	99.6%	30	0.4%	5	0.1%	7,897

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 56 households with incomplete plumbing facilities in 2017, representing 0.7 percent of households in City of Sheridan. This is compared to 0.8 percent of households lacking complete plumbing facilities in 2010.

Table III.21.32
Households with Incomplete Plumbing Facilities
City of Sheridan
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	7,389	7,841
Lacking Complete Plumbing Facilities	57	56
Total Households	**7,446**	**7,897**
Percent Lacking	**0.8%**	**0.7%**

There were 72 households lacking complete kitchen facilities in 2017, compared to 68 households in 2010. This was a change from 0.9 percent of households in 2010 to 0.9 percent in 2017.

Table III.21.33
Households with Incomplete Kitchen Facilities
City of Sheridan
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	7,378	7,825
Lacking Complete Kitchen Facilities	68	72
Total Households	**7,446**	**7,897**
Percent Lacking	**0.9%**	**0.9%**

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 Sheridan 16.8 percent of households had a cost burden and 9.5 percent had a severe cost burden. Some 24.2 percent of renters were cost burdened, and 16.7 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 6.0 percent and a severe cost burden rate of 2.9 percent. Owner occupied households with a mortgage had a cost burden rate of 16.0 percent, and severe cost burden at 6.4 percent.

Table III.21.34
Cost Burden and Severe Cost Burden by Tenure
City of Sheridan
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	1,951	65.5%	680	22.8%	339	11.4%	7	0.2%	2,977
2017 Five-Year ACS	2,301	77.1%	476	16.0%	192	6.4%	15	0.5%	2,984
Owner Without a Mortgage									
2010 Five-Year ACS	1,590	89.4%	72	4.0%	111	6.2%	6	0.3%	1,779
2017 Five-Year ACS	1,678	89.7%	113	6.0%	54	2.9%	25	1.3%	1,870
Renter									
2010 Five-Year ACS	1,385	51.5%	461	17.1%	597	22.2%	247	9.2%	2,690
2017 Five-Year ACS	1,696	55.7%	735	24.2%	507	16.7%	105	3.5%	3,043
Total									
2010 Five-Year ACS	4,926	66.2%	1,213	16.3%	1,047	14.1%	260	3.5%	7,446
2017 Five-Year ACS	5,675	71.9%	1,324	16.8%	753	9.5%	145	1.8%	7,897

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.21.35 shows that the HUD estimated MFI for Sheridan County was $74,900 in 2018. This compared to Wyoming's MFI of $79,600. Diagram III.21.11, illustrates the estimated MFI for 2000 through 2018 in Sheridan County.

Table III.21.35
Median Family Income
Sheridan County
2000–2018 HUD MFI

Year	MFI	State of Wyoming MFI
2000	44,200	44,700
2001	44,400	45,500
2002	45,900	47,200
2003	49,800	51,600
2004	53,100	54,500
2005	53,100	55,250
2006	55,200	58,800
2007	54,900	58,800
2008	56,700	59,450
2009	59,700	63,900
2010	61,500	66,100
2011	62,400	66,800
2012	63,200	67,700
2013	65,900	70,000
2014	68,700	71,400
2015	70,700	72,400
2016	69,500	73,300
2017	74,500	74,700
2018	74,900	79,600

Table III.21.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 450 owner-occupied and 560 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 240 owner-occupied 490 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 5,760 households without a housing problem.

Diagram III.21.11
Estimated Median Family Income
Sheridan County vs. Wyoming
HUD Data: 2000 - 2019

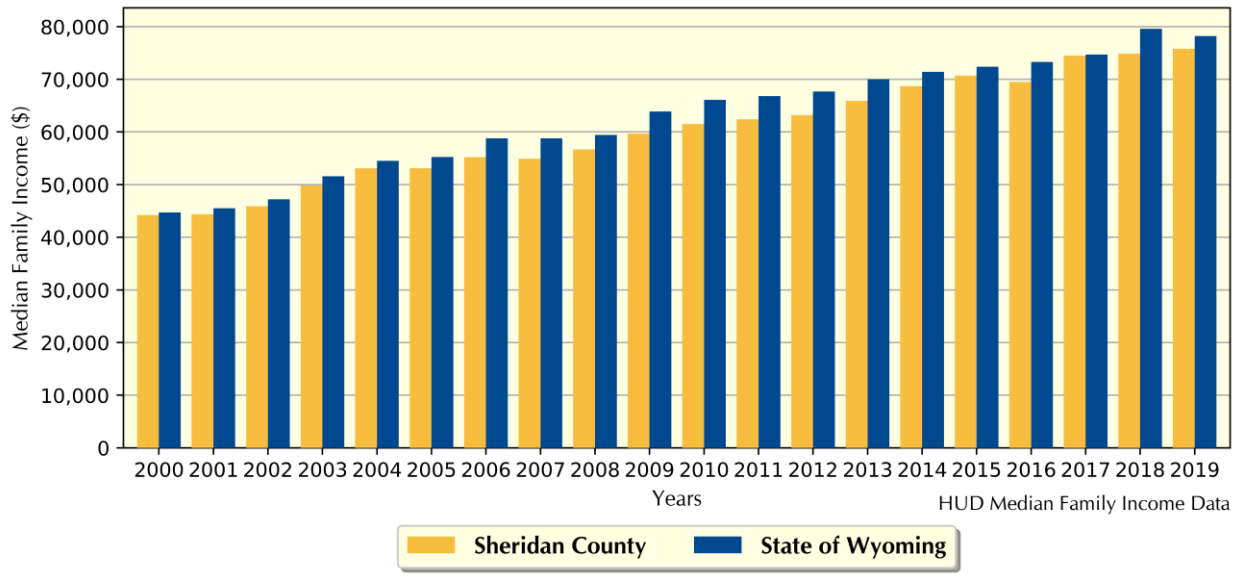


Table III.21.36
Housing Problems by Income and Tenure
City of Sheridan
2010–2018 HUD CHAS Data

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	35	35
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	4	0	25	29
Housing cost burden greater than 50% of income (and none of the above problems)	130	50	50	0	10	240
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	90	90	150	55	65	450
Zero/negative income (and none of the above problems)	20	0	0	0	0	20
Has none of the 4 housing problems	95	295	755	465	2,320	3,930
Total	**335**	**435**	**959**	**520**	**2,455**	**4,704**
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	50	10	0	4	0	64
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)	55	20	0	0	35	110
Housing cost burden greater than 50% of income (and none of the above problems)	405	35	50	0	0	490
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	80	335	125	10	10	560
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
Has none of the 4 housing problems	240	230	580	275	505	1,830
Total	**834**	**630**	**755**	**289**	**550**	**3,058**
Total						
Lacking complete plumbing or kitchen facilities	50	10	0	4	35	99
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)	55	20	4	0	60	139
Housing cost burden greater than 50% of income (and none of the above problems)	535	85	100	0	10	730
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	170	425	275	65	75	1,010
Zero/negative income (and none of the above problems)	24	0	0	0	0	24
Has none of the 4 housing problems	335	525	1,335	740	2,825	5,760
Total	**1,169**	**1,065**	**1,714**	**809**	**3,005**	**7,762**

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.21.37 presents some basic statistics about the completed surveys.

Table III.21.37
Survey of Rental Properties
City of Sheridan
2019 Survey of Rental Properties

Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	64	1,677	2.1	36

Table III.21.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 129 single-family units in City of Sheridan, with 2 of them available. This translates into a vacancy rate of 1.6 percent in City of Sheridan, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 932 apartment units reported in the survey, with 20 of them available, which resulted in a vacancy rate of 2.1 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

Table III.21.38
Rental Vacancy Survey by Type
City of Sheridan
2019 Survey of Rental Properties

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	129	2	1.6%
Apartments	932	20	2.1%
Mobile Homes	57	0	0%
"Other" Units	2	0	0%
Don't Know	484	12	2.5%
Total	**1,677**	**36**	**2.1%**

Table III.21.39, reports units by bedroom size. As can be seen there were 326 two bedroom apartment units and 146 three bedroom units. Overall, the 389 two bedroom units accounted for 23.2 percent of all units, and the 194 three bedroom units accounted for 11.6 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 722 units listed as "Don't Know". Additional details for additional unit types are reported.

Table III.21.39
Rental Units by Bedroom Size
City of Sheridan
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	1	15	0	0	.	17
One	25	297	1	0	.	333
Two	23	326	9	2	.	389
Three	30	146	1	0	.	194
Four	11	11	0	0	.	22
Don't Know	39	137	46	0	484	722
Total	**129**	**932**	**57**	**2**	**484**	**1,677**

Table III.21.40 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.21.41 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 2.8 percent.

Table III.21.40
Single-Family Units by Bedroom Size
City of Sheridan
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	1	0	0%
One	25	0	0%
Two	23	1	4.3%
Three	30	0	0%
Four	11	1	9.1%
Don't know	39	0	0%
Total	**129**	**2**	**1.6%**

Table III.21.41
Apartment Units by Bedroom Size
City of Sheridan
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	15	0	0%
One	297	7	2.4%
Two	326	9	2.8%
Three	146	2	1.4%
Four	11	0	0%
Don't know	137	2	1.5%
Total	**932**	**20**	**2.1%**

Average market-rate rents by unit type are shown in Table III.21.42. 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.21.42
Average Market Rate Rents by Bedroom Size
City of Sheridan
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$.	$455	$.	$.	$462
One	$676	$618	$.	$.	$639
Two	$883	$802	$.	$1,750	$824
Three	$1,154	$869	$.	$.	$1,076
Four	$1,411	$805	$.	$.	$1,335
Total	**$1022.5**	**$746.3**	**$725.0**	**$1750.0**	**$913.2**

Table III.21.43 shows the average rental rates for assisted units by bedroom size and unit type. Since assistance is often based on income of the resident or other case by case determinations average assisted rents can vary across bedroom size.

Table III.21.43
Average Assisted Rate Rents by Bedroom Size
City of Sheridan
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$0	$0	$0	$0	$0
One	$0	$599.0	$0	$0	$599.0
Two	$0	$572.0	$0	$0	$527.2
Three	$0	$620.0	$0	$0	$612.7
Four	$0	$405.0	$0	$0	$405.0
Total	**$1600.0**	**$503.1**	**$0**	**$0**	**$659.8**

Table III.21.44 shows vacancy rates for single-family units by average rental rates for City of Sheridan. The most common rent for single-family units was between 1,250 amd 1,500 dollars and the units in this price range had a vacancy rate of 1.4 percent.

Table III.21.44
Single-Family Market Rate Rents by Vacancy Status
City of Sheridan
2019 Survey of Rental Properties

Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than $500	3	0	0%
$500 to $749	7	0	0%
$750 to $999	40	1	2.5%
$1,000 to $1,249	69	1	1.4%
$1,250 to $1,499	1	0	0%
Above $1,500	9	0	0%
Missing	0	0	0%
Total	3	0	**1.6%**

The average rent and availability of apartment units is displayed in Table III.21.45. The most common rent for apartment rents was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 3.9 percent.

Table III.21.45
Apartment Market Rate Rents by Vacancy Status
City of Sheridan
2019 Survey of Rental Properties

Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than $500	8	0	0%
$500 to $749	281	11	3.9%
$750 to $999	170	0	0%
$1,000 to $1,249	2	0	0%
$1,250 to $1,499	0	0	0%
Above $1,500	0	0	0%
Missing	471	9	1.9%
Total	**932**	**20**	**2.1%**

Respondents were asked if utilities are included in the rent and as shown in Table III.21.46, 39 respondents, or 67.2 percent, included some sort of utility in the rent.

Table III.21.46
Are there any utilities included with the rent?
City of Sheridan
2019 Survey of Rental Properties

Period	Respondent
Yes	39
No	19
% Offering Utilities	**67.2%**

The type of utility included in the rent is shown in Table III.21.47. There were 637 respondents who included electricity, 638 respondents who included natural gas, 1,303 respondents who included water and sewer and 1,275 respondents included trash collection in the rent.

Table III.21.47
Which utilities are included with the rent?
City of Sheridan
2019 Survey of Rental Properties

Type of Utility Provided	Respondent
Electricity	637
Natural Gas	638
Water/Sewer	1,303
Trash Collection	1,275

Perceived Need for Housing Units

Table III.21.48 shows the number of survey respondents who keep a waiting list. As can be seen 21 respondents said they keep a waitlist, with an estimated 164 number of persons on the wait list.

Table III.21.48
Do you keep a waiting list?
City of Sheridan
2019A Survey of Rental Properties

Period	Respondent
Yes	21
No	36
Waitlist Size	**164**

Table III.21.49 shows the condition of rental units by unit type for City of Sheridan. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported 1,105 units were in good condition, or 65.9 percent and 134 units, or 8.0 percent, being in average condition. Details by unit type and condition are displayed.

Table III.21.49
Condition by Unit Type
City of Sheridan
2019A Survey of Rental Properties

Conditions	Units	Percent of Total
Poor	0	0%
Fair	9	0.5%
Average	134	8.0%
Good	1,105	65.9%
Excellent	171	10.2%
Don't Know	0	0%
Total	**1,677**	**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.21.50, 4 respondents said they would prefer more single family units, 1 respondent wanted more apartment units, and 14 respondents indicated they would prefer more units of any type.

Table III.21.50
If you had the opportunity to own/manage more units, how many would you prefer
City of Sheridan
2019A Survey of Rental Properties

Unit Type	Respondents citing more units
Single family units	4
Duplex Units	0
Apartments	1
Mobile homes	0
Other	0
All types	14
Total	**19**

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).

Table III.21.51
Households with Housing Problems by Income
City of Sheridan
2011-2015 HUD CHAS Data

Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	220	595	815
30.1-50% HAMFI	145	400	545
50.1-80% HAMFI	210	175	385
80.1-95% HAMFI	55	15.0	70
95 – 115% HAMFI	60	45.0	105
115.1% HAMFI or more	75	0	75
Total	765	1,230	1,995
Without Housing Problems			
30% HAMFI or less	95	240	335
30.1-50% HAMFI	295	230	525
50.1-80% HAMFI	755	575	1,330
80.1-95% HAMFI	380	255	635
95 – 115% HAMFI	460	205	665
115.1% HAMFI or more	1,945	325	2,270
Total	3,930	1,830	5,760
Not Computed			
30% HAMFI or less	20.0	4.0	24
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	20.0	4.0	24
Total			
30% HAMFI or less	335	839	1,174
30.1-50% HAMFI	440	630	1,070
50.1-80% HAMFI	965	750	1,715
80.1-95% HAMFI	435	270	705
95 – 115% HAMFI	520	250	770
115.1% HAMFI or more	2,020	325	2,345
Total	**4,715**	**3,064**	**7,779**

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

horizon. As can be seen there were a total of 765 owner occupied and 1,230 renter occupied households experiencing a housing problem.

Table III.21.52 shows the total estimated housing by tenure for City of Sheridan. As can be seen, in 2030 there are estimated to be a total of 5,527 owner and 3,184 renter occupied households or a total of 8,711 households. By 2050 there are estimated to be 6,152 owner, 3,506 renter for a total of 9,658 households in City of Sheridan.

Table III.21.52
Total Estimated Housing Forecast
City of Sheridan
Strong Growth Scenario

Year	Owner	Renter	Total
2017	5,000	2,921	7,921
2020	5,120	2,970	8,090
2025	5,327	3,079	8,406
2030	5,527	3,184	8,711
2035	5,711	3,281	8,992
2040	5,873	3,367	9,240
2045	6,018	3,441	9,459
2050	6,152	3,506	9,658

Table III.21.53, below shows the incremental housing demand for City of Sheridan. 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 527 owner-occupied and 263 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 Sheridan will see an additional 1,737 households, of which 242 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 379 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.21.53
Incremental Housing Demand Forecast
City of Sheridan
Strong Growth Scenario

Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	0	9.0	23.0	37	51	62	72	82
30.1-50%	0	11.0	31.0	49	66	81	95	108
50.1-80%	0	25.0	67	108	146	179	208	236
80.1-95%	0	11.0	30.0	49	66	81	94	106
95.1-115%	0	13.0	36	58	78	96	112	127
115+%	0	51	140	226	305	374	436	494
Total	**0**	**120**	**327**	**527**	**711**	**873**	**1,018**	**1,152**
				Renter				
0-30%	0	13.0	43	72	99	122	142	160
30.1-50%	0	10.0	32	54	74	92	107	120
50.1-80%	0	12.0	39	64	88	109	127	143
80.1-95%	0	4.0	14.0	23.0	32	39	46	52
95.1-115%	0	4.0	13.0	21.0	29	36	42	48
115+%	0	5.0	17	28	38	47	55	62
Total	**0**	**49**	**158**	**263**	**360**	**446**	**520**	**585**
				Total				
0-30%	0	22.0	66	109	149	184	215	242
30.1-50%	0	21.0	63	103	140	173	202	228
50.1-80%	0	37	106	172	234	288	336	379
80.1-95%	0	15.0	44	72	97	120	140	158
95.1-115%	0	17.0	49	80	108	133	155	175
115+%	0	57	157	254	343	421	491	556
Total	**0**	**169**	**485**	**790**	**1,071**	**1,319**	**1,538**	**1,737**

Table III.21.54 shows the Incremental Total Housing Need Forecast for City of Sheridan. The incremental total housing need forecast is calculated by adding the incremental housing demand forecast with current un-met housing need. Un-met housing need is defined as any household experiencing a housing problem as defined by HUD. The total housing need shows the broadest measure of future housing need because it takes into account future housing demand as well as the current need among existing housing stock. Total housing need does not necessarily mean the constructions of new units. Unmet housing needs can be alleviated through the rehabilitation of existing units or by focusing on creating more affordable housing options.

In 2017, the base year, the total housing need set at the 1,984 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 1,963 owner and 1,758 renter occupied households for a total of 3,721 quality households.

Table III.21.54 Incremental Total Housing Need Forecast City of Sheridan Strong Growth Scenario								
Income (% of MFI)	**2016**	**2020**	**2025**	**2030**	**2035**	**2040**	**2045**	**2050**
				Owner				
0-30%	233	242	257	271	284	295	306	315
30.1-50%	154	165	184	203	220	235	249	261
50.1-80%	223	247	290	331	368	401	431	458
80.1-95%	58	69	88	107	124	139	152	165
95.1-115%	64	77	100	122	142	160	176	191
115+%	80	131	220	305	384	454	516	573
Total	**811**	**931**	**1,138**	**1,338**	**1,522**	**1,684**	**1,829**	**1,963**
				Renter				
0-30%	567	581	610	639	666	689	710	727
30.1-50%	381	391	414	435	455	473	488	502
50.1-80%	167	179	206	231	255	276	294	310
80.1-95%	14.0	19.0	28	37	46	54	60	66
95.1-115%	43.0	47.0	56.0	64	72	79	85	91
115+%	0	5	17	28	38	47	55	62
Total	**1,173**	**1,222**	**1,331**	**1,436**	**1,533**	**1,619**	**1,693**	**1,758**
				Total				
0-30%	801	822	867	910	950	985	1,015	1,043
30.1-50%	535	556	598	638	675	708	737	763
50.1-80%	390	426	495	562	623	677	725	768
80.1-95%	73	88	117	144	170	192	212	230
95.1-115%	107	124	155	186	214	239	261	281
115+%	80	136	236	333	422	501	571	635
Total	**1,984**	**2,153**	**2,469**	**2,774**	**3,055**	**3,303**	**3,522**	**3,721**

City of Sundance

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

Population Estimates

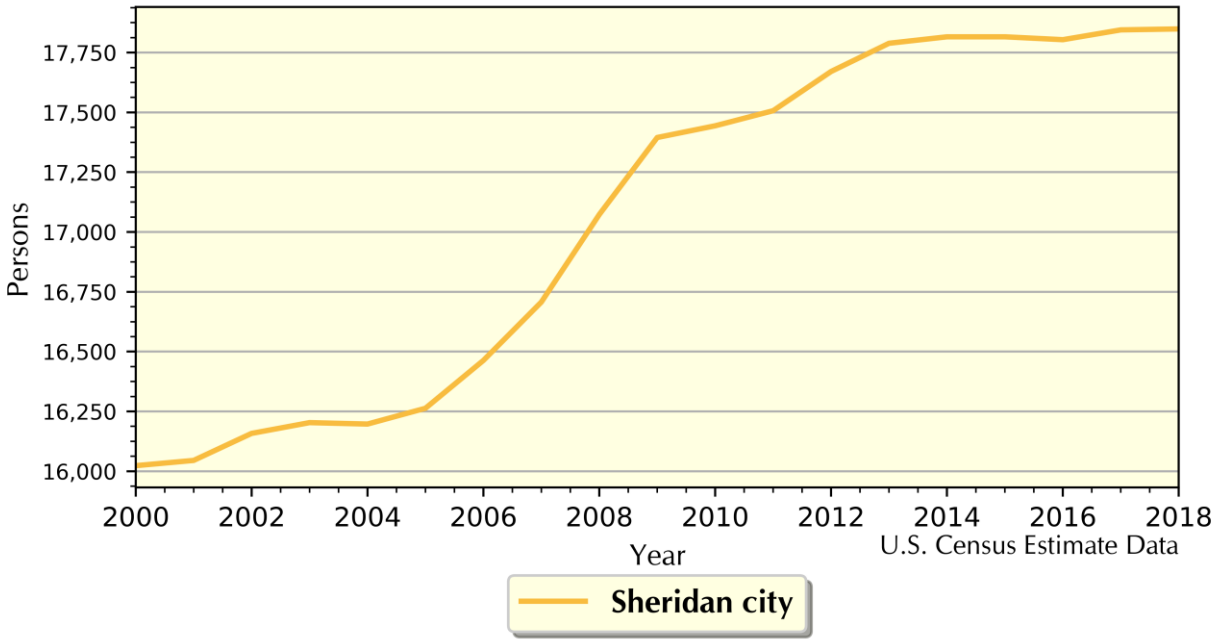
Table III.22.1 shows the population estimates for the City of Sundance. In 2018, the city's population was 1,274, a 0.5% change from 2017. The population increased 7.8 percent since 2010, from 1,182 people to 1,274 people in 2018. This data is also displayed in Diagram III.22.1 on the following page.

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 Sundance. Although a city may span several counties, for the county level data pieces, Crook County was selected. For a more in-depth county level view, please refer to Crook County in Volume II of this profile.

Table III.22.1
Population Estimates
City of Sundance
Census Population Estimates

Year	Population	Percent Yearly Change
2000	1,257	.
2001	1,196	-4.9%
2002	1,194	-0.2%
2003	1,175	-1.6%
2004	1,160	-1.3%
2005	1,154	-0.5%
2006	1,146	-0.7%
2007	1,177	2.7%
2008	1,185	0.7%
2009	1,181	-0.3%
2010	1,182	0.1%
2011	1,191	0.8%
2012	1,207	1.3%
2013	1,213	0.5%
2014	1,233	1.6%
2015	1,266	2.7%
2016	1,279	1.0%
2017	1,268	-0.9%
2018	1,274	0.5%

Diagram III.22.1
Population Estimates
City of Sundance



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

Table III.22.2
In-Migration by Age Cohort
City of Sundance
Wyoming DOT Data

Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
					In				
14-17	0	1	3	1	1	0	1	0	0
18-22	5	6	10	4	4	3	5	8	1
23-25	9	5	6	4	5	2	3	7	1
26-35	11	16	16	25	15	11	18	12	9
36-45	6	13	6	10	15	7	10	7	3
46-55	3	8	16	15	12	14	10	2	6
56-65	7	17	12	11	13	10	23	14	9
66 +	3	5	4	5	4	11	12	9	3
Total	**35**	**71**	**73**	**75**	**69**	**58**	**82**	**59**	**32**

The shaded areas in Diagram III.22.2 and Diagram III.22.3 represents in and out- migration, with the white line depicting net migration. The maximum net migration occurred in 2008 with 133 people entering and the lowest net migration occurred in 2018 with 40 leaving Crook County.

Diagram III.22.2
In-Migration
City of Sundance
2011 – 2019 First Half

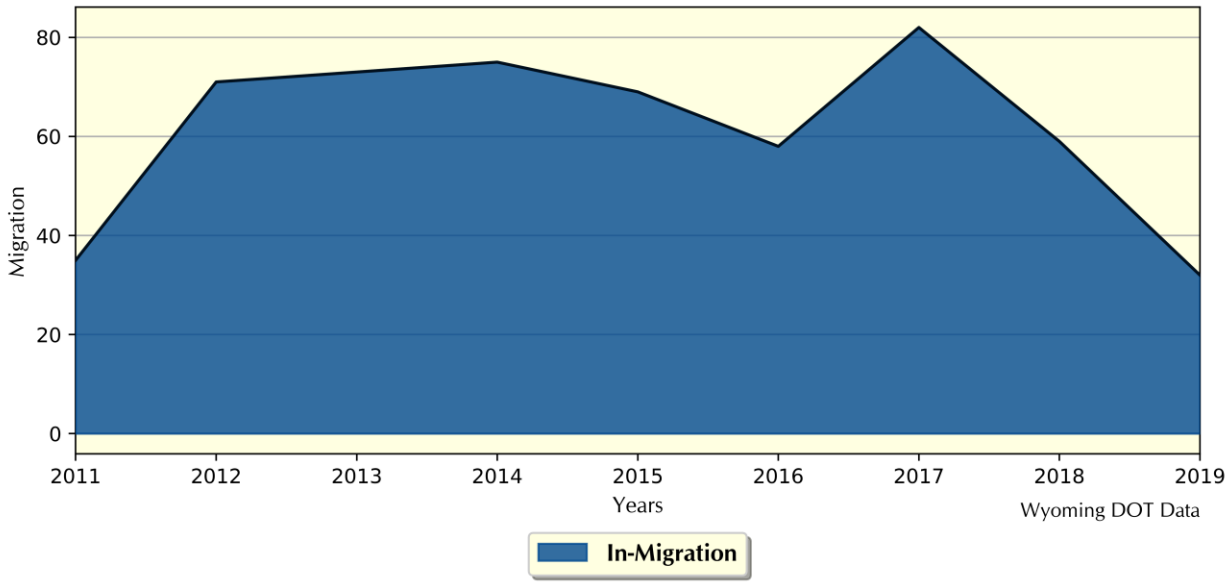


Diagram III.22.3
Migration Trends
Crook County
2000 – 2019 First Half

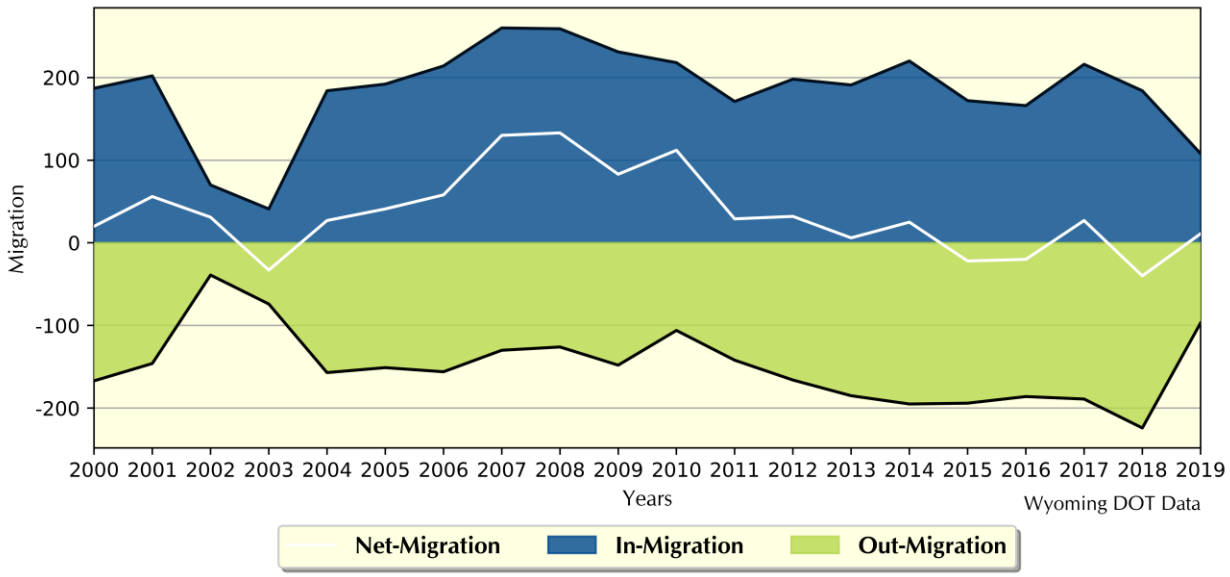


Table III.22.3 shows net-migration for Crook County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 36 to 45, with 8.0 persons entering Crook County. Those in the age range of 23 to 25 had the lowest levels of net migration, with 4 persons leaving Crook County.

Table III.22.3
Net-Migration by Age Range
Crook County
Wyoming DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
						Net						
14-17	5	3	3	0	1	0	4	1	-1	0	3	-1
18-22	16	14	14	3	-5	12	4	-10	-14	2	-1	3
23-25	12	3	11	-5	1	-7	-3	-6	-4	-12	-2	-4
26-35	25	17	32	13	14	6	2	13	-5	8	-7	6
36-45	39	20	10	12	8	0	5	-3	-6	4	-12	8
46-55	27	18	19	0	5	14	20	3	5	3	-10	7
56-65	10	6	17	2	9	-8	3	-1	8	10	-4	-3
66 +	-1	2	6	4	-1	-11	-10	-19	-3	12	-7	-5
Total	**133**	**83**	**112**	**29**	**32**	**6**	**25**	**-22**	**-20**	**27**	**-40**	**11**

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 data[22], 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 Sundance population by race and ethnicity is shown in Table III.22.4. The white population increased by 3.6 percent, representing 93.9 percent of the population in 2017, compared with the black population, which increased by 417.6 percent and accounted for 0 percent of the population. The Hispanic population represented 0 percent of the population, which increased from 141 to 179 people between 2010 and 2017, or by 27.0 percent.

Table III.22.4
Population by Race and Ethnicity
City of Sundance
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	1,156	97.8%	1,375	93.9%
Black	2	0.2%	0	0%
American Indian	9	0.8%	1	0.1%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	5	0.4%	0	0%
Two or More Races	10	0.8%	88	6.0%
Total	**1,182**	**100.0%**	**1,464**	**100.0%**
Non-Hispanic	1,168	98.8%	1,464	100.0%
Hispanic	14	1.2%	0	0%

The change in race and ethnicity between 2010 and 2017 is shown in Table III.22.5. During this time, the total non-Hispanic population was 1,464 persons in 2017. The Hispanic population was 0.

Table III.22.5
Population by Race and Ethnicity
City of Sundance
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	1,149	98.4%	1,375	93.9%
Black	2	0.2%	0	0%
American Indian	9	0.8%	1	0.1%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	0	0%	0	0%
Two or More Races	8	0.7%	88	6.0%
Total Non-Hispanic	**1,168**	**100.0%**	**1,464**	**100.0%**
Hispanic				
White	7	50.0%	0	0%
Black	0	0%	0	0%
American Indian	0	0%	0	0%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	5	35.7%	0	0%
Two or More Races	2	14.3%	0	0%
Total Non-Hispanic	**14**	**100.0**	**0**	**100.0%**
Total Population	**1,182**	**100.0%**	**1,464**	**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.22.6, between 2000 and 2010, the institutionalized population changed -24.4 percent in City of Sundance, from 45 people in 2000 to 34 in 2010. The non-institutionalized population changed -100.0%, from 1 in 2000 to 0 in 2010.

Table III.22.6
Group Quarters Population
City of Sundance
2000 & 2010 Census SF1 Data

Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	4	8.9%	4	11.8%	0%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	41	91.1%	30	88.2%	-26.8%
Other Institutions	0	0%	0	0%	0%
Total	**45**	**100.0%**	**34**	**100.0%**	**-24.4%**
Non-Institutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	1	100.0%	0	0%	-100.0%
Total	**1**	**100.0%**	**0**	**100.0%**	**-100.0%**
Group Quarters Population	**46**	**100.0%**	**34**	**100.0%**	**-26.1%**

Foreign Born Populations

The number of foreign born persons is shown in Table III.22.7. An estimated 0.2 percent of the population was born in France, some 0 percent were born in Afghanistan, and another 0 percent were born in Africa n.e.c .

Table III.22.7
Place of Birth for the Foreign-Born Population
City of Sundance
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	France	3	0.2%
#2 country of origin	Afghanistan	0	0%
#3 country of origin	Africa n.e.c	0	0%
#4 country of origin	Albania	0	0%
#5 country of origin	Argentina	0	0%
#6 country of origin	Armenia	0	0%
#7 country of origin	Asia n.e.c	0	0%
#8 country of origin	Australia	0	0%
#9 country of origin	Austria	0	0%
#10 country of origin	Azores Islands	0	0%

Limited English Proficiency and the language spoken at home are shown in Table III.22.8. An estimated 0.2 percent (3 people) of the population speaks French, Haitian, or Cajun at home, followed by 0 percent (0 people) speaking Arabic

Table III.22.8
Limited English Proficiency and Language Spoken at Home
City of Sundance
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	French, Haitian, or Cajun	3	0.2%
#2 LEP Language	Arabic	0	0%
#3 LEP Language	Chinese	0	0%
#4 LEP Language	German or other West Germanic languages	0	0%
#5 LEP Language	Korean	0	0%
#6 LEP Language	Other Asian and Pacific Island languages	0	0%
#7 LEP Language	Other Indo-European languages	0	0%
#8 LEP Language	Other and unspecified languages	0	0%
#9 LEP Language	Russian, Polish, or other Slavic languages	0	0%
#10 LEP Language	Spanish	0	0%

Disability

Disability by age, as estimated by the 2017 ACS, is shown in Table III.22.9. The disability rate for females was 11.6 percent, compared to 13.6 percent for males. The disability rate grew precipitously higher with age, with 60.6 percent of those over 75 experiencing a disability.

Table III.22.9
Disability by Age
City of Sundance
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	0	0%	7	5.1%	7	2.4%
18 to 34	7	6.3%	0	0%	7	2.8%
35 to 64	30	12.0%	19	8.0%	49	10.1%
65 to 74	24	26.7%	9	16.4%	33	22.8%
75 or Older	30	90.9%	50	50.5%	80	60.6%
Total	**91**	**13.6%**	**85**	**11.6%**	**176**	**12.6%**

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.22.10. Some 4.6 percent have an ambulatory disability, 1.5 percent have an independent living disability, and 0.8 percent have a self-care disability.

Table III.22.10
Total Disabilities Tallied: Aged 5 and Older
City of Sundance
2017 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	76	5.4%
Vision disability	46	3.3%
Cognitive disability	34	2.6%
Ambulatory disability	60	4.6%
Self-Care disability	10	0.8%
Independent living disability	15	1.5%

Education and Employment

Education and employment data from the City of Sundance 2017 Five-Year ACS is presented in Table III.22.11, Table III.22.12, and Table III.22.13. In 2017, 637 people were in the labor force, including 620 employed and 17 unemployed people. The unemployment rate for City of Sundance was estimated at 2.7 percent in 2017.

Table III.22.11
Employment, Labor Force and Unemployment
City of Sundance
2017 Five-Year ACS Data

Employment Status	2017 Five-Year ACS
Employed	620
Unemployed	17
Labor Force	**637**
Unemployment Rate	2.7%

Table III.22.12 and Table III.22.13 show educational attainment in City of Sundance. In 2017, 97.1 percent of households had a high school education or greater, including 33.1 percent with a high school diploma or equivalent, 36.1 percent with some college, 10.4 percent with a Bachelor's Degree, and 12.5 percent with a graduate or professional degree.

Table III.22.12
High School or Greater Education
City of Sundance
2017 Five-Year ACS Data

Education Level	Households
High School or Greater	568
Total Households	585
Percent High School or Above	**97.1%**

Table III.22.13
Educational Attainment
City of Sundance
2017 Five-Year ACS Data

Education Level	Population	Percent
Less Than High School	85	7.9%
High School or Equivalent	355	33.1%
Some College or Associates Degree	388	36.1%
Bachelor's Degree	112	10.4%
Graduate or Professional Degree	134	12.5%
Total Population Above 18 years	**1,074**	**100.0%**

ECONOMICS

Labor Force

Table III.22.14 shows the labor force statistics for Crook County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.7 percent. The highest level of unemployment occurred during 2009 rising to a rate of 5.7 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 Crook County decreased from 3.5 percent in 2017 to 3.2 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.22.14
Labor Force Statistics
Crook County
1990 - 2018 BLS Data

Year	City of Sundance				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	84	2,592	2,676	3.1%	5.3%
1991	80	2,607	2,687	3.0%	5.2%
1992	88	2,664	2,752	3.2%	5.6%
1993	107	2,788	2,895	3.7%	5.3%
1994	109	2,769	2,878	3.8%	5.0%
1995	125	2,923	3,048	4.1%	4.8%
1996	136	2,914	3,050	4.5%	4.9%
1997	135	2,843	2,978	4.5%	4.8%
1998	156	2,823	2,979	5.2%	4.7%
1999	147	2,922	3,069	4.8%	4.6%
2000	118	3,054	3,172	3.7%	3.9%
2001	108	3,001	3,109	3.5%	3.8%
2002	111	2,963	3,074	3.6%	4.0%
2003	130	2,998	3,128	4.2%	4.3%
2004	122	3,089	3,211	3.8%	3.8%
2005	112	3,141	3,253	3.4%	3.6%
2006	94	3,260	3,354	2.8%	3.2%
2007	93	3,303	3,396	2.7%	2.8%
2008	101	3,379	3,480	2.9%	3.1%
2009	205	3,391	3,596	5.7%	6.3%
2010	195	3,715	3,910	5.0%	6.4%
2011	189	3,696	3,885	4.9%	5.8%
2012	186	3,628	3,814	4.9%	5.3%
2013	164	3,527	3,691	4.4%	4.7%
2014	144	3,563	3,707	3.9%	4.1%
2015	130	3,581	3,711	3.5%	4.3%
2016	172	3,570	3,742	4.6%	5.3%
2017	129	3,554	3,683	3.5%	4.2%
2018	119	3,577	3,696	3.2%	4.1%

Diagram III.22.4 shows the employment and labor force for Crook County. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 3,577 persons, with the labor force reaching 3,696, indicating there were a total of 119 unemployed persons.

Diagram III.22.4
Employment and Labor Force
Crook County
1990 – 2017 BLS Data

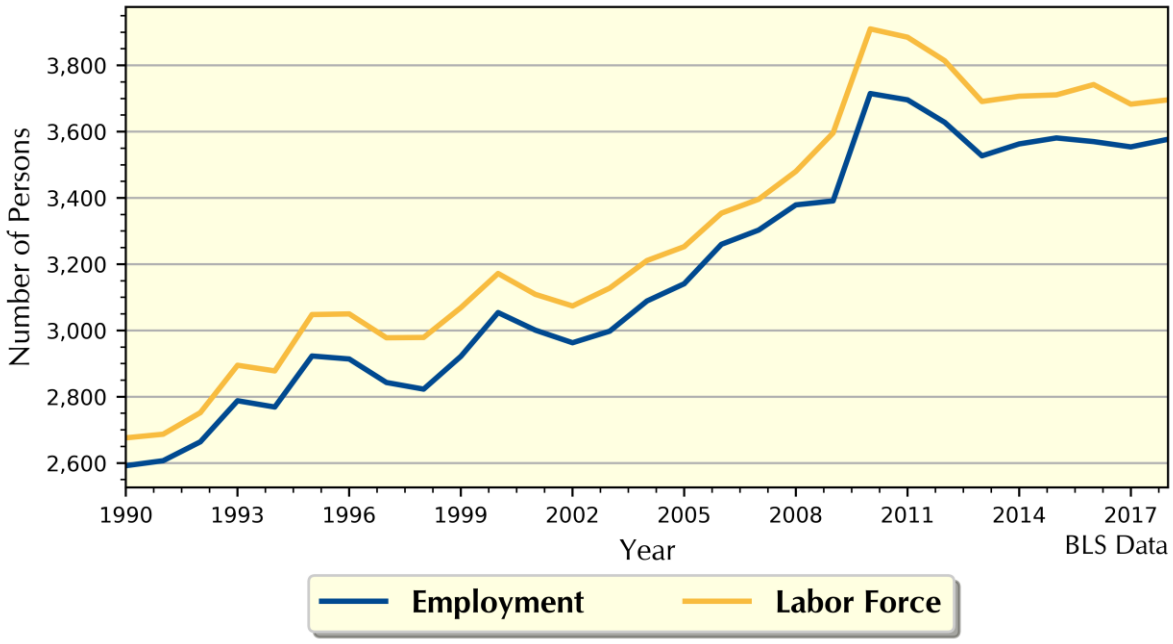
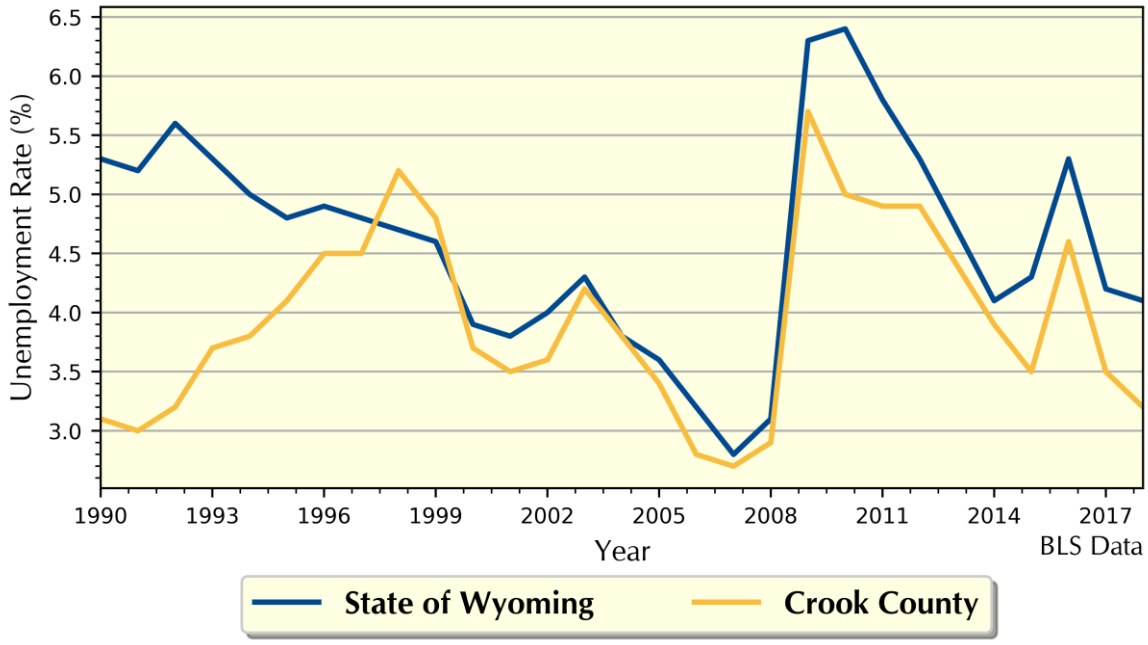


Diagram III.22.5 shows the unemployment rate for both the State and Crook County. During the 1990's the average rate for Crook County was 4.0 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.6 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 4.2 percent. Over the course of the entire period the Crook County had an average unemployment rate that lower than the State, 4.0 percent for Crook County, versus 4.6 statewide.

Diagram III.22.5
Annual Unemployment Rate
Crook 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.22.15 shows the total employment by industry for the Crook County. The most recent estimates show the government and government enterprises industry was the largest employer in Crook County, with employment reaching 750 jobs in 2017. Between 2016 and 2017 the manufacturing industry saw the largest percentage increase, rising by 9.7 percent to 249 jobs.

Table III.22.15
Employment by Industry
Crook County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	511	536	548	547	549	563	564	578	2.5
Forestry, fishing, related activities, and other	127	142	156	146	165	142	161	157.0	-2.5
Mining	387	402	492	481	486	472	468	491	4.9
Utilities	0	0	0	0	0	0	0	0	0
Construction	369	347	329	330	376	398	386	353	-8.5
Manufacturing	208	198	198	207	204	220	227	249	9.7
Wholesale trade	0	0	0	0	0	85	0	0	0
Retail trade	326	326	331	315	358	378	372	361	-3.0
Transportation and warehousing	136	140	142	147	0	0	172	175	1.7
Information	0	0	0	0	25	0	0	0	0
Finance and insurance	0	0	185	175	129	143	176	183	4.0
Real estate and rental and leasing	0	0	244	237	230	221	0	234	0
Professional and technical services	133	123	110	108	117	136	134	136	1.5
Management of companies and enterprises	3	3	3	0	0	0	0	0	0
Administrative and waste services	66	64	69	0	0	0	0	0	0
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	75	71	73	67	0	66	73	76	4.1
Accommodation and food services	278	307	298	302	0	311	319	338	6.0
Other services, except public administration	169	0	0	158	0	0	0	179	0
Government and government enterprises	769	762	771	757	754	746	763	750	-1.7
Total	**4,291**	**4,397**	**4,484**	**4,395**	**4,477**	**4,525**	**4,636**	**4,682**	**1.0**

Table III.22.16 shows the real average earnings per job by industry for Crook County. In 2017, the transportation and warehousing industry had the highest average earnings reaching 84,379 dollars. Between 2016 and 2017 the retail trade industry saw the largest percentage increase, rising by 11.6 percent to 23,259 dollars.

Table III.22.16
Real Earnings Per Job by Industry
Crook County
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	-1,856	14,323	-1,761	5,053	21,909	14,119	7,819	7,178	-8.2
Forestry, fishing, related activities, and other	20,094	18,253	17,428	19,780	21,834	20,527	19,973	20,107	0.7
Mining	53,413	67,552	59,190	59,909	58,865	52,016	42,584	41,618	-2.3
Utilities	0	0	0	0	0	0	0	0	0
Construction	42,818	46,202	60,700	65,836	67,119	62,569	54,413	51,472	-5.4
Manufacturing	52,439	53,141	61,901	62,700	64,535	59,350	58,866	60,974	3.6
Wholesale trade	0	0	0	0	0	54,343	0	0	0
Retail trade	25,806	25,688	26,957	28,722	25,316	22,275	20,834	23,259	11.6
Transportation and warehousing	40,088	48,174	57,044	80,115	0	0	85,298	84,379	-1.1
Information	0	0	0	0	54,338	0	0	0	0
Finance and insurance	0	0	26,332	26,296	31,130	26,748	23,427	23,922	2.1
Real estate and rental and leasing	0	0	10,387	12,881	10,827	8,542	0	5,297	0
Professional and technical services	41,467	30,283	34,923	38,461	41,466	48,116	44,502	46,829	5.2
Management of companies and enterprises	194,862	108,374	110,020	0	0	0	0	0	0
Administrative and waste services	34,055	24,328	20,142	0	0	0	0	0	0
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	30,167	26,318	20,414	19,948	0	20,462	18,285	18,743	2.5
Accommodation and food services	15,207	15,585	12,983	12,152	0	17,149	16,793	15,799	-5.9
Other services, except public administration	24,486	0	0	33,390	0	0	0	27,227	0
Government and government enterprises	57,309	56,264	56,611	60,220	61,361	63,532	63,626	64,471	1.3
Total	**35,548**	**38,005**	**37,877**	**41,448**	**43,584**	**41,367**	**38,132**	**37,531**	**-1.6**

Diagram III.22.6 shows real average earnings per job for Crook County from 1990 to 2017. Over this period the average earning per job for Crook County was 34,575 dollars, which was lower than the statewide average of 46,885 dollars over the same period.

Diagram III.22.6
Real Average Earnings Per Job
Crook County

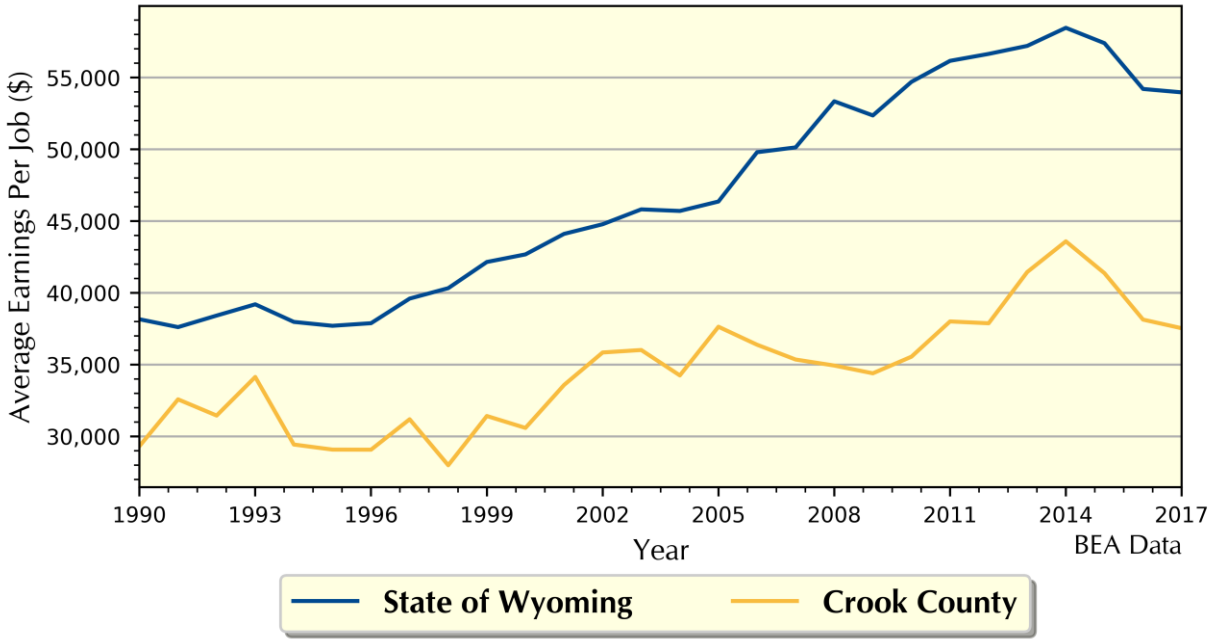
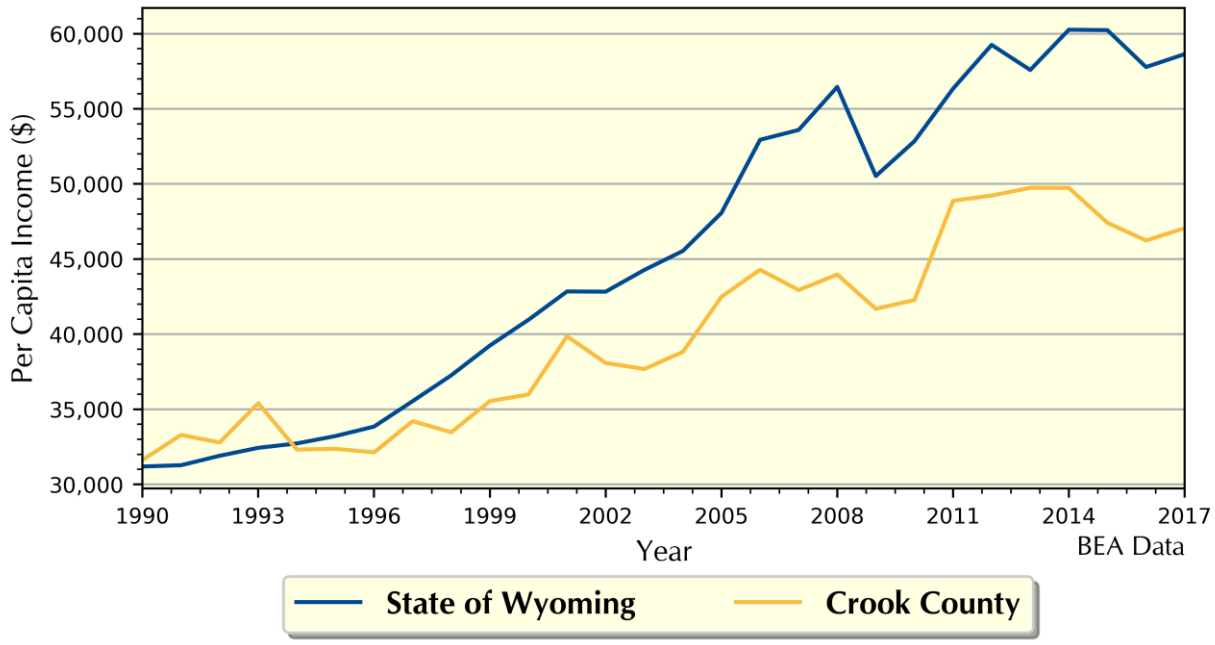


Diagram III.22.7 shows real per capita income for the Crook County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Crook County was 39,980 dollars, which was lower than the statewide average of 45,699 dollars over the same period.

Diagram III.22.7
Real Per Capita Income
Crook 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 581 in 2010 to 565.0 in 2017, with the poverty rate reaching 7.7 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.22.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.22.8 on the following page.

The rate of poverty for Crook County is shown in Table III.22.18. In 2017, there were an estimated 75 people (5.3 percent) living in poverty, compared to 6.4 percent living in poverty in 2000. In 2017, some 0 percent of those in poverty were under age 6 and 49.3 percent were 65 or older.

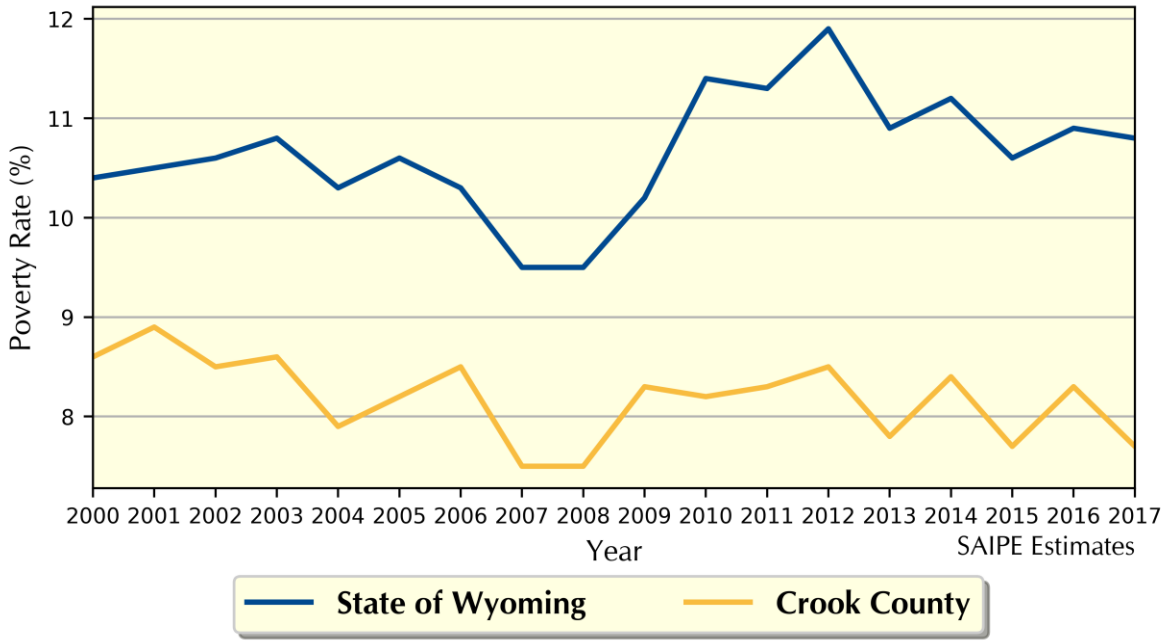
Table III.22.17
Persons in Poverty
Crook County
2000–2017 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	492	8.6%
2001	515	8.9%
2002	502	8.5%
2003	507	8.6%
2004	485	7.9%
2005	495	8.2%
2006	522	8.5%
2007	463	7.5%
2008	476	7.5%
2009	544	8.3%
2010	581	8.2%
2011	586	8.3%
2012	605	8.5%
2013	557	7.8%
2014	602	8.4%
2015	568	7.7%
2016	613	8.3%
2017	565	7.7%

Table III.22.18
Poverty by Age
City of Sundance
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	4	5.6%	0	0%
6 to 17	15	21.1%	0	0%
18 to 64	33	46.5%	38	50.7%
65 or Older	19	26.8%	37	49.3%
Total	**71**	**100.0%**	**75**	**100.0%**
Poverty Rate	**6.4%**	**.**	**5.3%**	**.**

Diagram III.22.8
Poverty Rates
Crook 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 Sundance decreased from 3 authorizations in 2017 to 1 in 2018.

The real value of single-family building permits decreased from 244,868 dollars in 2016 to 272,284 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.22.19, as well as in Diagram III.22.9 and Diagram III.22.10.

Table III.22.19
Building Permits and Valuation
City of Sundance
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	3	0	0	0	3	142,298	0
1981	2	0	0	0	2	121,660	0
1982	2	0	0	0	2	98,854	0
1983	3	0	0	0	3	95,495	0
1984	5	0	0	0	5	53,840	0
1985	8	0	0	0	8	33,121	0
1986	3	0	0	0	3	120,960	0
1987	2	0	0	0	2	96,749	0
1988	12	0	0	0	12	69,938	0
1989	0	0	0	0	0	0	0
1990	0	0	0	0	0	0	0
1991	3	0	0	0	3	74,627	0
1992	2	0	0	0	2	97,557	0
1993	5	0	0	0	5	74,952	0
1994	8	0	4	0	12	72,497	0
1995	7	0	0	0	7	82,717	0
1996	2	0	0	0	2	105,581	0
1997	1	0	0	0	1	133,452	0
1998	7	0	0	0	7	124,209	0
1999	4	0	0	0	4	211,374	0
2000	0	0	0	0	0	0	0
2001	1	0	0	15	16	110,665	52,464
2002	1	0	0	0	1	108,947	0
2003	3	0	0	0	3	158,221	0
2004	1	0	0	0	1	91,134	0
2005	0	0	0	0	0	0	0
2006	8	0	0	0	8	190,970	0
2007	12	0	0	0	12	164,893	0
2008	2	0	0	0	2	239,991	0
2009	5	0	4	0	9	141,977	0
2010	1	0	0	0	1	459,400	0
2011	10	0	0	0	10	140,623	0
2012	3	0	0	0	3	137,984	0
2013	4	0	0	0	4	247,613	0
2014	1	0	0	0	1	114,979	0
2015	2	0	0	0	2	263,352	0
2016	2	0	0	0	2	244,868	0
2017	3	0	0	0	3	272,284	0
2018	1	0	0	0	1	134,000	0

Diagram III.22.9
Single-Family Permits
City of Sundance

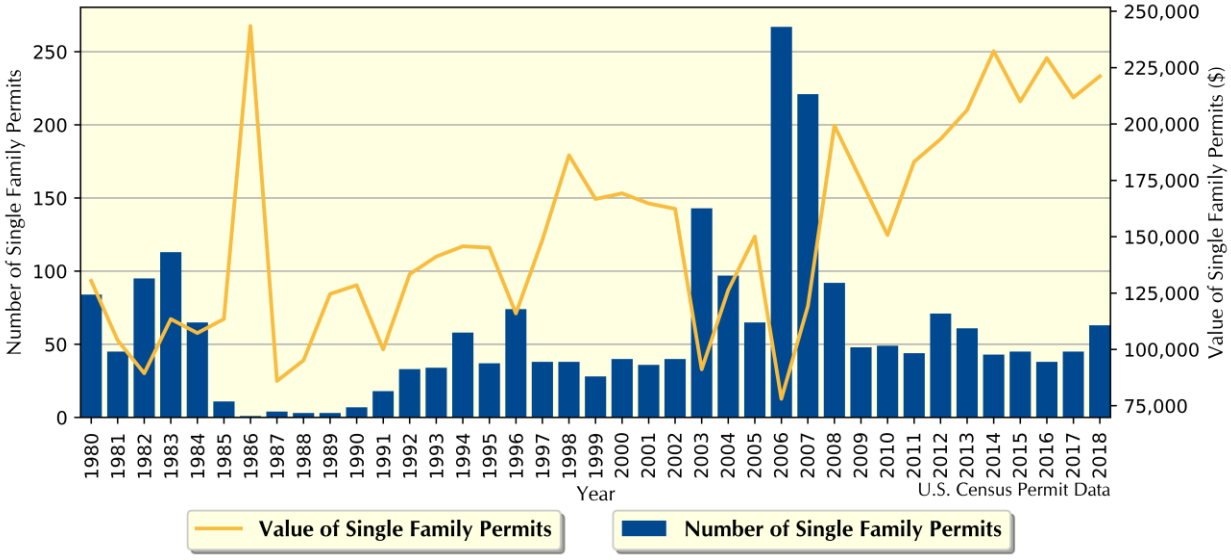
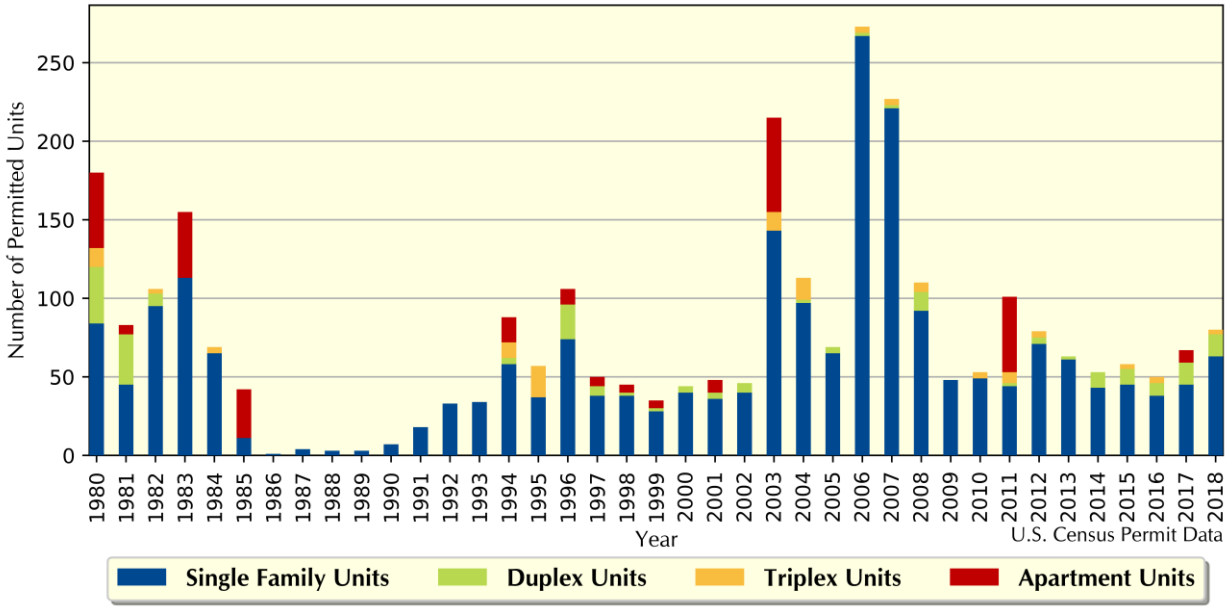


Diagram III.22.10
Total Permits by Unit Type
City of Sundance



Housing Characteristics

Households by type and tenure are shown in Table III.22.20. Family households represented 64.3 percent of households, while non-family households accounted for 35.7 percent. These changed from 61.3 percent and 38.7 percent, respectively.

Table III.22.20
Household Type by Tenure
City of Sundance
2010 Census SF1 & 2017 Five-Year ACS Data

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	326	61.3%	376	64.3%
Married-Couple Family	274	84.0%	352	93.6%
Owner-Occupied	249	90.9%	289	82.1%
Renter-Occupied	25	9.1%	63	17.9%
Other Family	52	16.0%	24	13.8%
Male Householder, No Spouse Present	8	15.4%	4	33.3%
Owner-Occupied	6	75.0%	4	100.0%
Renter-Occupied	2	25.0%	0	0%
Female Householder, No Spouse Present	44	84.6%	20	183.3%
Owner-Occupied	25	56.8%	20	100.0%
Renter-Occupied	19	43.2%	0	0%
Non-Family Households	206	38.7%	209	35.7%
Owner-Occupied	125	60.7%	141	67.5%
Renter-Occupied	81	39.3%	68	32.5%
Total	**532**	**100.0%**	**585**	**100.0%**

Table III.22.21 below shows housing units by type in 2010 and 2017. In 2010, there were 668 housing units, compared with 643 in 2017. Single-family units accounted for 81.2 percent of units in 2017, compared to 74.0 in 2010. Apartment units accounted for 4.5 percent in 2017, compared to 4.9 percent in 2010.

Table III.22.21
Housing Units by Type
City of Sundance
2010 & 2017 Five-Year ACS Data

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	494	74.0%	522	81.2%
Duplex	0	0%	0	0%
Tri- or Four-Plex	3	0.4%	25	3.9%
Apartment	33	4.9%	29	4.5%
Mobile Home	138	20.7%	67	10.4%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	**668**	**100.0%**	**643**	**100.0%**

Table III.22.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 643 housing units. An estimated 77.6 percent were owner-occupied, and 9.0 percent were vacant.

Table III.22.22
Housing Units by Tenure
City of Sundance
2010 Census & 2017 Five-Year ACS Data

Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	532	87.8%	585	91.0%
Owner-Occupied	405	76.1%	454	77.6%
Renter-Occupied	127	23.9%	131	22.4%
Vacant Housing Units	74	12.2%	58	9.0%
Total Housing Units	**606**	**100.0%**	**643**	**100.0%**

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.22.23. Households earning more than 100,000 dollars per year represented 23.4 percent of households in 2017, compared to 7.5 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 12.0 percent of households in 2017, compared to 11.8 percent in 2000.

Table III.22.23
Households by Income
City of Sundance
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	68	11.8%	70	12.0%
$15,000 to $19,999	35	6.1%	23	3.9%
$20,000 to $24,999	9	1.6%	23	3.9%
$25,000 to $34,999	91	15.8%	61	10.4%
$35,000 to $49,999	120	20.9%	55	9.4%
$50,000 to $74,999	153	26.6%	110	18.8%
$75,000 to $99,999	56	9.7%	106	18.1%
$100,000 or More	43	7.5%	137	23.4%
Total	**575**	**100.0%**	**585**	**100.0%**

Table III.22.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 5.7 percent of households in 2010 and 17.4 percent of households in 2017. Housing units built in 1939 or earlier represented 18.3 percent of households in 2017 and 13.2 percent of households in 2010.

Table III.22.24
Households by Year Home Built
City of Sundance
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	76	13.2%	107	18.3%
1940 to 1949	50	8.7%	29	5.0%
1950 to 1959	77	13.4%	36	6.2%
1960 to 1969	63	11.0%	79	13.5%
1970 to 1979	155	27.0%	135	23.1%
1980 to 1989	33	5.7%	18	3.1%
1990 to 1999	88	15.3%	79	13.5%
2000 to 2009	33	5.7%	102	17.4%
2010 or Later	.	.	0	0%
Total	**575**	**100.0%**	**585**	**100.0%**

The distribution of unit types by race are shown in Table III.22.25. An estimated 81.7 percent of white households occupy single-family homes, while 0 percent of black households do. Some 4.1 percent of white households occupied apartments, while 0 percent of black households do. An estimated 0 percent of Asian, and 0 percent of American Indian households occupy single-family homes.

Table III.22.25
Distribution of Units in Structure by Race
City of Sundance
2017 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	81.7%	0%	0%	0%	0%	0%	100.0%
Duplex	0%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	4.4%	0%	0%	0%	0%	0%	0%
Apartment	4.1%	0%	0%	0%	0%	0%	0%
Mobile Home	9.8%	0%	0%	0%	0%	0%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

The disposition of vacant units between 2010 and 2017 are shown in Table III.22.26. By 2017, for rent units accounted for 19.0 percent of vacant units, while for sale units accounted for 15.5 percent. "Other" vacant units accounted for 65.5 percent of vacant units, representing a total of 38 "other" vacant units.

Table III.22.26
Disposition of Vacant Housing Units
City of Sundance
2010 Census & 2017 Five-Year ACS Data

Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	16	21.6%	11	19.0%
For Sale	5	6.8%	9	15.5%
Rented Not Occupied	2	2.7%	0	0%
Sold Not Occupied	4	5.4%	0	0%
For Seasonal, Recreational, or Occasional Use	21	28.4%	0	0%
For Migrant Workers	0	0%	0	0%
Other Vacant	26	35.1%	38	65.5%
Total	**74**	**100.0%**	**58**	**100.0%**

Table III.22.27, 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 8.9 percent of total households in City of Sundance. In City of Sundance the 214 households with three bedrooms accounted for 22.1 percent of all households,and there were only 49 five-bedroom or more households, which accounted for 28.1 percent of all households.

Table III.22.27
Households by Number of Bedrooms
City of Sundance
2017 5-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	0	0	100.0
One	12	39	57	0
Two	70	44	142	8.9
Three	153	37	214	22.1
Four	170	11	181	33.3
Five or more	49	0	49	28.1
Total	**585**	**131**	**643**	**100.0**

The age of a structure influences its value. As shown in Table III.22.28, structures built in 1939 or earlier had a median value of, 177,800 while structures built between 1950 and 1959 had a median value of 99,600 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 Sundance was 197,000.

Table III.22.28
Owner Occupied Median Value by Year Structure Built
City of Sundance
2017 5-Year ACS Data

Year Structure Built	Median Value
1939 or earlier	177,800
1940 to 1949	275,000
1950 to 1959	99,600
1960 to 1969	167,200
1970 to 1979	167,300
1980 to 1989	0
1990 to 1999	0
2000 to 2009	238,600
2010 to 2013	0
2014 or later	0
Median Value	**197,000**

Household mortgage status is reported in Table III.22.29. In, City of Sundance households with a mortgage accounted for 44.3 percent of all households or 201 housing units, and the remaining 42.5 percent or 193 units had no mortgage. Of those units with a mortgage, 8 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 193 or 42.5 percent had no second mortgage or no home equity loan.

Table III.22.29
Mortgage Status
City of Sundance
2017 5-Year ACS Data

Mortgage Status	City of Sundance	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	201	44.3
With either a second mortgage or home equity loan, but not both	8	1.8
Second mortgage only	0	0
Home equity loan only	8	1.8
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	193	42.5
Housing units without a mortgage	253	55.7
Total	454	100.0%

Table III.22.30 lists the City of Sundance median rent as $577 and the median home value as $197,000.

Table III.22.30
Median Rent
City of Sundance
2017 5-Year ACS Data

Place	Rent
Median Rent	$577
Median Home Value	$197,000

Housing Problems

The Census identified the following four housing problems in the CHAS data. Households are considered to have housing problems if they have one of more of the four problems.

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. Household is overcrowded; and
4. Household is cost burdened.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table III.22.31. In 2017, an estimated 0 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table III.22.31
Overcrowding and Severe Overcrowding
City of Sundance
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	446	100.0%	0	0%	0	0%	446
2017 Five-Year ACS	454	100.0%	0	0%	0	0%	454
Renter							
2010 Five-Year ACS	129	100.0%	0	0%	0	0%	129
2017 Five-Year ACS	131	100.0%	0	0%	0	0%	131
Total							
2010 Five-Year ACS	575	100.0%	0	0%	0	0%	575
2017 Five-Year ACS	585	100.0%	0	0%	0	0%	585

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 Sundance. This is compared to 0.3 percent of households lacking complete plumbing facilities in 2010.

Table III.22.32
Households with Incomplete Plumbing Facilities
City of Sundance
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	573	585
Lacking Complete Plumbing Facilities	2	0
Total Households	**575**	**585**
Percent Lacking	**0.3%**	**0%**

There were 16 households lacking complete kitchen facilities in 2017, compared to 2 households in 2010. This was a change from 0.3 percent of households in 2010 to 2.7 percent in 2017.

Table III.22.33
Households with Incomplete Kitchen Facilities
City of Sundance
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	573	569
Lacking Complete Kitchen Facilities	2	16
Total Households	**575**	**585**
Percent Lacking	**0.3%**	**2.7%**

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 Sundance 10.8 percent of households had a cost burden and 5.8 percent had a severe cost burden. Some 13.7 percent of renters were cost burdened, and 12.2 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 16.2 percent and a severe cost burden rate of 4.0 percent. Owner occupied households with a mortgage had a cost burden rate of 2.0 percent, and severe cost burden at 4.0 percent.

Table III.22.34
Cost Burden and Severe Cost Burden by Tenure
City of Sundance
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	190	78.5%	47	19.4%	5	2.1%	0	0%	242
2017 Five-Year ACS	189	94.0%	4	2.0%	8	4.0%	0	0%	201
Owner Without a Mortgage									
2010 Five-Year ACS	164	80.4%	40	19.6%	0	0%	0	0%	204
2017 Five-Year ACS	195	77.1%	41	16.2%	10	4.0%	7	2.8%	253
Renter									
2010 Five-Year ACS	73	56.6%	18	14.0%	24	18.6%	14	10.9%	129
2017 Five-Year ACS	83	63.4%	18	13.7%	16	12.2%	14	10.7%	131
Total									
2010 Five-Year ACS	427	74.3%	105	18.3%	29	5.0%	14	2.4%	575
2017 Five-Year ACS	467	79.8%	63	10.8%	34	5.8%	21	3.6%	585

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.22.35 shows that the HUD estimated MFI for Crook County was $71,700 in 2018. This compared to Wyoming's MFI of $79,600. Diagram III.22.11, illustrates the estimated MFI for 2000 through 2018 in Crook County.

Table III.22.35
Median Family Income
Crook County
2000–2018 HUD MFI

Year	MFI	State of Wyoming MFI
2000	40,600	44,700
2001	40,600	45,500
2002	40,600	47,200
2003	48,800	51,600
2004	52,600	54,500
2005	52,600	55,250
2006	55,300	58,800
2007	55,000	58,800
2008	56,500	59,450
2009	60,200	63,900
2010	62,300	66,100
2011	54,400	66,800
2012	55,100	67,700
2013	59,300	70,000
2014	57,000	71,400
2015	60,300	72,400
2016	62,500	73,300
2017	68,100	74,700
2018	71,700	79,600

Table III.22.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 39 owner-occupied and 0 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 25 owner-occupied 0 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 500 households without a housing problem.

Diagram III.22.11
Estimated Median Family Income
Crook County vs. Wyoming
HUD Data: 2000 - 2019

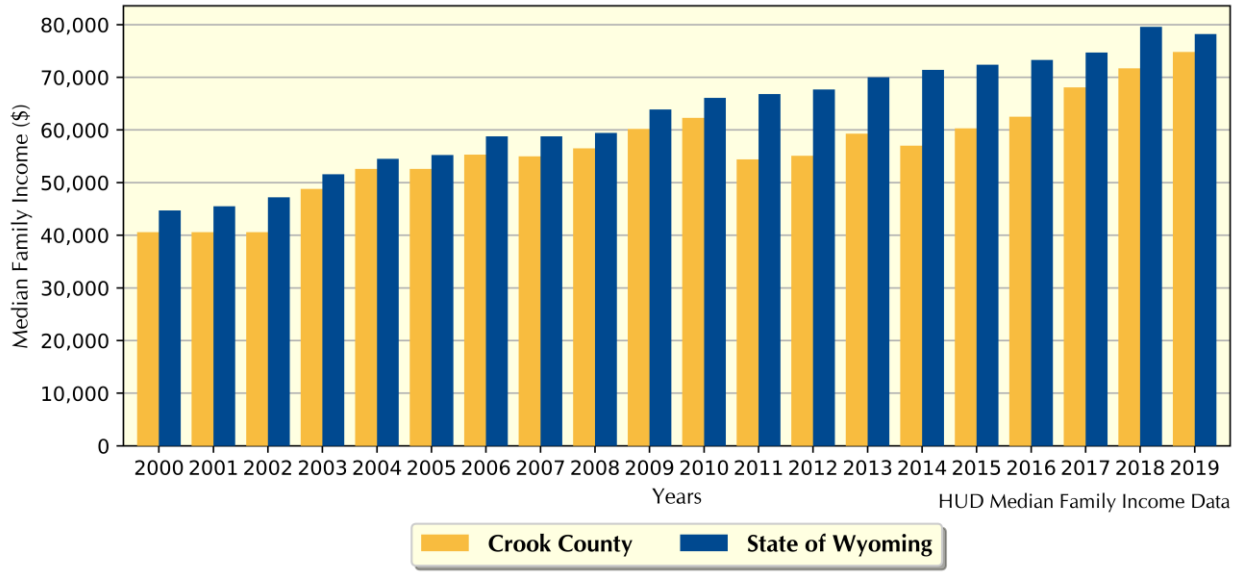


Table III.22.36
Housing Problems by Income and Tenure
City of Sundance
2010–2018 HUD CHAS Data

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	4	0	0	0	10	14
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)	10	15	0	0	0	25
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	25	0	4	10	0	39
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	15	35	65	45	205	365
Total	**54**	**50**	**69**	**55**	**215**	**443**
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	15	0	0	0	0	15
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	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)	0	0	0	0	0	0
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	0	0	0	0	0	0
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	0	15	45	15	60	135
Total	**15**	**15**	**45**	**15**	**60**	**150**
Total						
Lacking complete plumbing or kitchen facilities	19	0	0	0	10	29
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)	10	15	0	0	0	25
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	25	0	4	10	0	39
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	15	50	110	60	265	500
Total	**69**	**65**	**114**	**70**	**275**	**593**

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.22.37 presents some basic statistics about the completed surveys.

Table III.22.37
Survey of Rental Properties
City of Sundance
2019 Survey of Rental Properties

Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	9	39	0	0

Table III.22.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 6 single-family units in City of Sundance, with 0 of them available. This translates into a vacancy rate of 0 percent in City of Sundance, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 27 apartment units reported in the survey, with 0 of them available, which resulted in a vacancy rate of 0 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

Table III.22.38
Rental Vacancy Survey by Type
City of Sundance
2019 Survey of Rental Properties

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	6	0	0%
Apartments	27	0	0%
Mobile Homes	3	0	0%
"Other" Units	0	0	0%
Don't Know	3	0	0%
Total	**39**	**0**	**0%**

Table III.22.39, reports units by bedroom size. As can be seen there were 21 two bedroom apartment units and 2 three bedroom units. Overall, the 25 two bedroom units accounted for 64.1 percent of all units, and the 5 three bedroom units accounted for 12.8 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 3 units listed as "Don't Know". Additional details for additional unit types are reported.

Table III.22.39
Rental Units by Bedroom Size
City of Sundance
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	1	4	0	0	.	5
Two	2	21	2	0	.	25
Three	2	2	1	0	.	5
Four	1	0	0	0	.	1
Don't Know	0	0	0	0	3	3
Total	**6**	**27**	**3**	**0**	**3**	**39**

Table III.22.40 displays the vacancy rate of single-family units by the number of bedrooms. Two-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table III.22.41 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 0 percent.

Table III.22.40
Single-Family Units by Bedroom Size
City of Sundance
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	1	0	0%
Two	2	0	0%
Three	2	0	0%
Four	1	0	0%
Don't know	0	0	0%
Total	**6**	**0**	**0%**

Table III.22.41
Apartment Units by Bedroom Size
City of Sundance
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	4	0	0%
Two	21	0	0%
Three	2	0	0%
Four	0	0	0%
Don't know	0	0	0%
Total	**27**	**0**	**0%**

Average market-rate rents by unit type are shown in Table III.22.42. 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.22.42
Average Market Rate Rents by Bedroom Size
City of Sundance
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$.	$.	$.	$.	$.
One	$550	$538	$.	$.	$542
Two	$650	$600	$550	$.	$600
Three	$1,150	$.	$850	$.	$1,050
Four	$1,400	$.	$.	$.	$1,400
Total	**$1018.8**	**$590.6**	**$700.0**	**$0**	**$785.9**

Table III.22.43 shows vacancy rates for single-family units by average rental rates for City of Sundance. 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.22.43
Single-Family Market Rate Rents by Vacancy Status
City of Sundance
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	2	0	0%
$750 to $999	2	0	0%
$1,000 to $1,249	1	0	0%
$1,250 to $1,499	1	0	0%
Above $1,500	0	0	0%
Missing	0	0	0%
Total	**6**	**0**	**0%**

The average rent and availability of apartment units is displayed in Table III.22.44. 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 0 percent.

Table III.22.44
Apartment Market Rate Rents by Vacancy Status
City of Sundance
2019 Survey of Rental Properties

Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than $500	1	0	0%
$500 to $749	26	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	0	0	0%
Total	**27**	**0**	**0%**

Respondents were asked if utilities are included in the rent and as shown in Table III.22.45, 4 respondents, or 50.0 percent, included some sort of utility in the rent.

Table III.22.45
Are there any utilities included with the rent?
City of Sundance
2019 Survey of Rental Properties

Period	Respondent
Yes	4
No	4
% Offering Utilities	**50.0%**

The type of utility included in the rent is shown in Table III.22.46. There were 0 respondents who included electricity, 0 respondents who included natural gas, 29 respondents who included water and sewer and 29 respondents included trash collection in the rent.

Table III.22.46
Which utilities are included with the rent?
City of Sundance
2019 Survey of Rental Properties

Type of Utility Provided	Respondent
Electricity	0
Natural Gas	0
Water/Sewer	29
Trash Collection	29

Perceived Need for Housing Units

Table III.22.47 shows the number of survey respondents who keep a waiting list. As can be seen 0 respondents said they keep a waitlist, with an estimated 0 number of persons on the wait list.

Table III.22.47Do you keep a waiting list?
City of Sundance
2019A Survey of Rental Properties

Period	Respondent
Yes	0
No	8
Waitlist Size	**0**

Table III.22.48 shows the condition of rental units by unit type for City of Sundance. 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 16 units were in good condition, or 41.0 percent and 2 units, or 5.1 percent, being in average condition. Details by unit type and condition are displayed.

Table III.22.48
Condition by Unit Type
City of Sundance
2019A Survey of Rental Properties

Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	2	5.1%
Good	16	41.0%
Excellent	15	38.5%
Don't Know	0	0%
Total	**39**	**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.22.49, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 0 respondents indicated they would prefer more units of any type.

Table III.22.49
If you had the opportunity to own/manage more units, how many would you prefer
City of Sundance
2019A Survey of Rental Properties

Unit Type	Respondents citing more units
Single family units	0
Duplex Units	0
Apartments	0
Mobile homes	0
Other	0
All types	0
Total	**0**

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).

Table III.22.50
Households with Housing Problems by Income
City of Sundance
2011-2015 HUD CHAS Data

Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	40	15	55
30.1-50% HAMFI	15	0	15
50.1-80% HAMFI	4	0	4
80.1-95% HAMFI	10	0	10
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	10	0	10
Total	79	15	94
Without Housing Problems			
30% HAMFI or less	15	0	15
30.1-50% HAMFI	40	14	54
50.1-80% HAMFI	65	45	110
80.1-95% HAMFI	35	15	50
95 – 115% HAMFI	90	35	125
115.1% HAMFI or more	129	30	159
Total	374	139	513
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	55	15	70
30.1-50% HAMFI	55	14	69
50.1-80% HAMFI	69	45	114
80.1-95% HAMFI	45	15	60
95 – 115% HAMFI	90	35	125
115.1% HAMFI or more	139	30	169
Total	**453**	**154**	**607**

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.22.50 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

horizon. As can be seen there were a total of 79 owner occupied and 15 renter occupied households experiencing a housing problem.

Table III.22.51 shows the total estimated housing by tenure for City of Sundance. As can be seen, in 2030 there are estimated to be a total of 452 owner and 145 renter occupied households or a total of 597 households. By 2050 there are estimated to be 499 owner, 158 renter for a total of 657 households in City of Sundance.

Table III.22.51
Total Estimated Housing Forecast
City of Sundance
Strong Growth Scenario

Year	Owner	Renter	Total
2017	421	132	553
2020	419	135	554
2025	436	140	576
2030	452	145	597
2035	466	149	615
2040	478	153	631
2045	489	156	645
2050	499	158	657

Table III.22.52, below shows the incremental housing demand for City of Sundance. 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 31 owner-occupied and 13 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 Sundance will see an additional 104 households, of which 12 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 19 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.22.52
Incremental Housing Demand Forecast
City of Sundance
Strong Growth Scenario

Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	0	0	2.0	4	5	7	8	9
30.1-50%	0	0	2.0	4	5	7	8	9
50.1-80%	0	0	2	5	7	9	10	12
80.1-95%	0	0	1.0	3	4	6	7	8
95.1-115%	0	0	3	6	9	11	14	15
115+%	0	0	5	10	14	17	21	24
Total	**0**	**0**	**15**	**31**	**45**	**57**	**68**	**78**
				Renter				
0-30%	0	0	1	1	2	2	2	3
30.1-50%	0	0	1	1	2	2	2	2
50.1-80%	0	1.0	2	4	5	6	7	8
80.1-95%	0	0	1.0	1.0	2	2	2	3
95.1-115%	0	1.0	2.0	3.0	4	5	5	6
115+%	0	1.0	2	3	3	4	5	5
Total	**0**	**3**	**8**	**13**	**17**	**21**	**24**	**26**
				Total				
0-30%	0	0	3	5	7	9	11	12
30.1-50%	0	0	3	5	7	9	10	12
50.1-80%	0	1	5	9	12	15	17	19
80.1-95%	0	0	2	4	6	8	9	10
95.1-115%	0	1.0	5	9	13	16	19	21
115+%	0	1	6	12	17	22	26	29
Total	**0**	**3**	**23**	**44**	**62**	**78**	**92**	**104**

Table III.22.53 shows the Incremental Total Housing Need Forecast for City of Sundance. 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 86 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 151 owner and 39 renter occupied households for a total of 190 quality households.

Table III.22.53 Incremental Total Housing Need Forecast City of Sundance Strong Growth Scenario								
Income (% of MFI)	**2016**	**2020**	**2025**	**2030**	**2035**	**2040**	**2045**	**2050**
				Owner				
0-30%	37	37	39	41	43	44	45	47
30.1-50%	14	14	16	18	19	21	22	23
50.1-80%	4	4	6	8	11	12	14	16
80.1-95%	9	9	11	12	14	15	16	17
95.1-115%	0	0	3	6	9	11	14	15
115+%	9	9	14	19	23	27	30	33
Total	**73**	**73**	**88**	**104**	**118**	**130**	**141**	**151**
				Renter				
0-30%	13	13	14	14	15	15	15	15
30.1-50%	0	0	1	1	2	2	2	2
50.1-80%	0	1	2	4	5	6	7	8
80.1-95%	0	0	1	1	2	2	2	3
95.1-115%	0	1.0	2.0	3	4	5	5	6
115+%	0	1	2	3	3	4	5	5
Total	**13**	**16**	**21**	**26**	**30**	**34**	**37**	**39**
				Total				
0-30%	50	50	53	55	57	59	61	62
30.1-50%	14	14	16	19	21	23	24	26
50.1-80%	4	5	8	12	16	19	21	23
80.1-95%	9	10	12	14	15	17	18	20
95.1-115%	0	1	5	9	13	16	19	21
115+%	9	10	15	21	26	31	35	38
Total	**86**	**89**	**109**	**130**	**148**	**164**	**178**	**190**

City of Thermopolis

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

Population Estimates

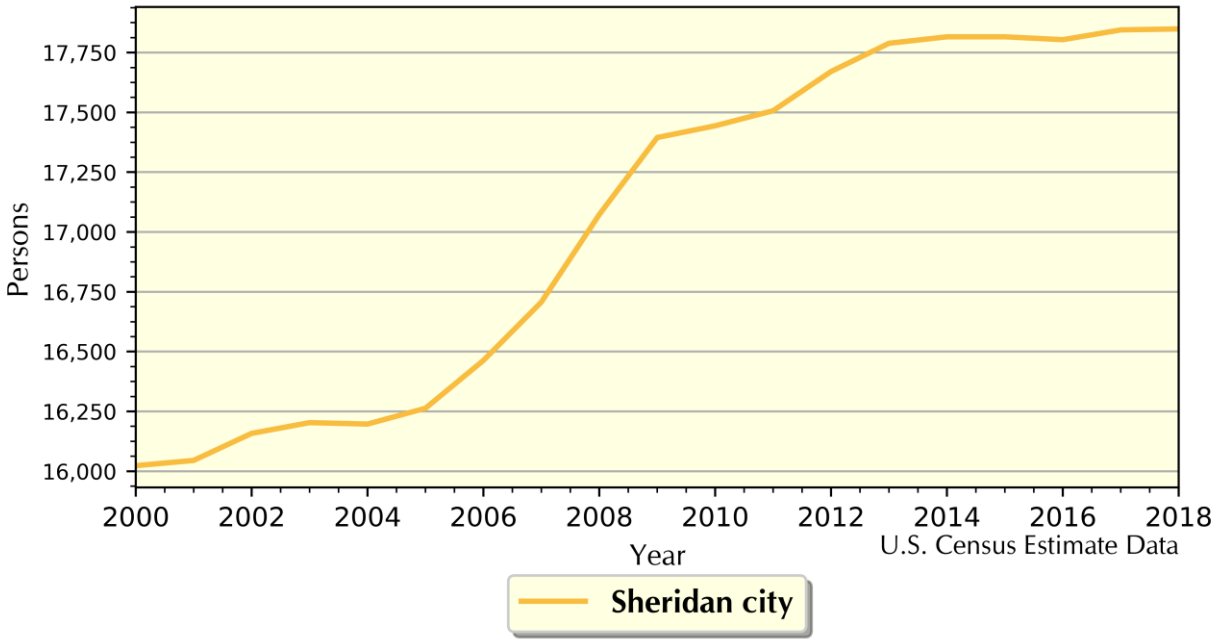
Table III.23.1 shows the population estimates for the City of Thermopolis. In 2018, the city's population was 2,850, a -2.8% change from 2017. The population decreased -5.3 percent since 2010, from 3,009 people to 2,850 people in 2018. This data is also displayed in Diagram III.23.1 on the following 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 Thermopolis. Although a city may span several counties, for the county level data pieces, Hot Springs County was selected. For a more in-depth county level view, please refer to Hot Springs County in Volume II of this profile.

Table III.23.1
Population Estimates
City of Thermopolis
Census Population Estimates

Year	Population	Percent Yearly Change
2000	3,172	.
2001	3,080	-2.9%
2002	3,056	-0.8%
2003	2,974	-2.7%
2004	2,960	-0.5%
2005	2,933	-0.9%
2006	2,940	0.2%
2007	2,937	-0.1%
2008	2,958	0.7%
2009	3,022	2.2%
2010	3,009	-0.4%
2011	3,011	0.1%
2012	3,026	0.5%
2013	3,024	-0.1%
2014	2,997	-0.9%
2015	2,952	-1.5%
2016	2,913	-1.3%
2017	2,931	0.6%
2018	2,850	-2.8%

Diagram III.23.1
Population Estimates
City of Thermopolis



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

Table III.23.2
In-Migration by Age Cohort
City of Thermopolis
Wyoming DOT Data

Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
					In				
14-17	4	1	1	1	3	0	2	2	0
18-22	8	9	10	9	3	6	6	9	5
23-25	13	10	13	8	5	6	11	2	3
26-35	6	21	34	22	28	19	41	20	8
36-45	14	18	25	25	23	21	28	23	12
46-55	8	17	9	22	13	12	20	20	3
56-65	15	24	32	23	15	21	23	24	12
66 +	2	12	9	11	9	21	16	19	9
Total	**60**	**112**	**133**	**121**	**99**	**106**	**147**	**119**	**52**

The shaded areas in Diagram III.23.2 and Diagram III.23.3 represents in and out- migration, with the white line depicting net migration. The maximum net migration occurred in 2008 with 91 people entering and the lowest net migration occurred in 2003 with 15 leaving Hot Springs County.

Diagram III.23.2
In-Migration
City of Thermopolis
2011 – 2019 First Half

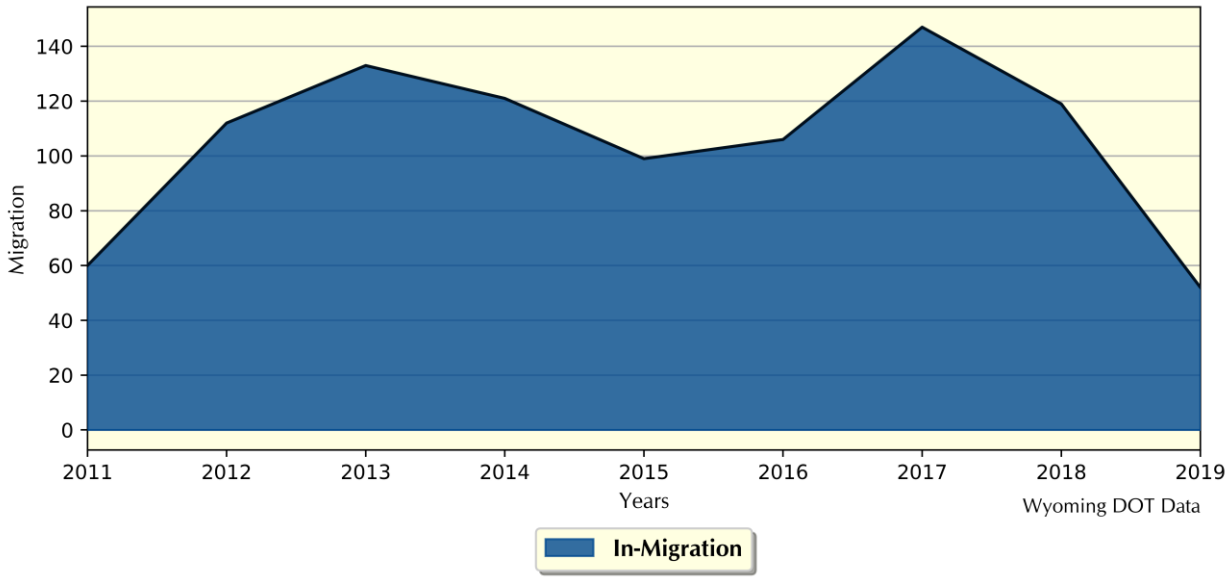


Diagram III.23.3
Migration Trends
Hot Springs County
2000 – 2019 First Half

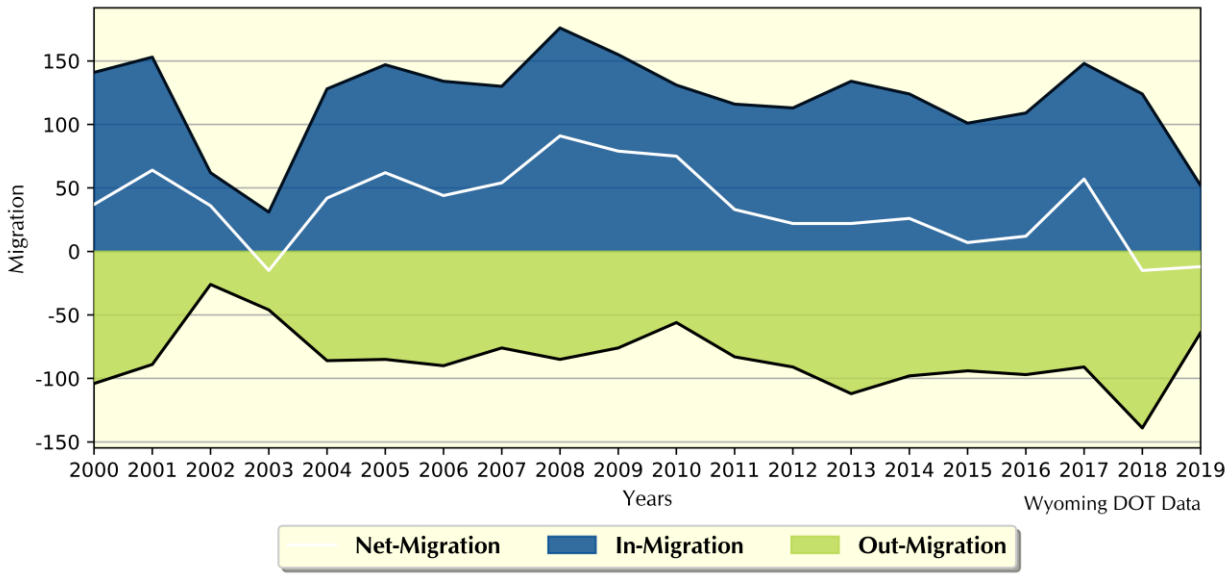


Table III.23.3 shows net-migration for Hot Springs County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 23 to 25, with 0 persons entering Hot Springs County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 6 persons leaving Hot Springs County.

Table III.23.3
Net-Migration by Age Range
Hot Springs County
Wyoming DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
						Net						
14-17	3	3	1	1	-1	0	0	3	0	2	-2	-1
18-22	13	9	9	3	3	0	1	-4	-3	2	-4	-4
23-25	8	5	5	4	1	3	-2	1	-4	7	-8	0
26-35	27	21	16	5	-1	9	-1	1	-5	28	-10	-6
36-45	22	11	10	3	5	9	7	10	11	13	3	0
46-55	6	30	24	-1	2	-13	12	6	1	7	-3	-4
56-65	8	3	9	14	9	13	7	-2	5	3	-1	0
66 +	4	-3	1	4	4	1	2	-8	7	-5	10	3
Total	**91**	**79**	**75**	**33**	**22**	**22**	**26**	**7**	**12**	**57**	**-15**	**-12**

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 data[23], 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 Thermopolis population by race and ethnicity is shown in Table III.23.4. The white population decreased by 6.3 percent, representing 96.1 percent of the population in 2017, compared with the black population, which increased by 183.3 percent and accounted for 0 percent of the population. The Hispanic population represented 1.5 percent of the population, which increased from 105 to 184 people between 2010 and 2017, or by 75.2 percent.

Table III.23.4
Population by Race and Ethnicity
City of Thermopolis
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	2,901	96.4%	2,822	96.1%
Black	8	0.3%	0	0%
American Indian	28	0.9%	96	3.3%
Asian	15	0.5%	0	0%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	11	0.4%	0	0%
Two or More Races	45	1.5%	17	0.6%
Total	**3,009**	**100.0%**	**2,935**	**100.0%**
Non-Hispanic	2,944	97.8%	2,891	98.5%
Hispanic	65	2.2%	44	1.5%

The change in race and ethnicity between 2010 and 2017 is shown in Table III.23.5. During this time, the total non-Hispanic population was 2,891 persons in 2017. The Hispanic population was 44.

Table III.23.5
Population by Race and Ethnicity
City of Thermopolis
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	2,863	97.2%	2,780	96.2%
Black	8	0.3%	0	0%
American Indian	22	0.7%	96	3.3%
Asian	15	0.5%	0	0%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	0	0%	0	0%
Two or More Races	35	1.2%	15	0.5%
Total Non-Hispanic	**2,944**	**100.0%**	**2,891**	**100.0%**
Hispanic				
White	38	58.5%	42	95.5%
Black	0	0%	0	0%
American Indian	6	9.2%	0	0%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	11	16.9%	0	0%
Two or More Races	10	15.4%	2	4.5%
Total Non-Hispanic	**65**	**100.0**	**44**	**100.0%**
Total Population	**3,009**	**100.0%**	**2,935**	**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.23.6, between 2000 and 2010, the institutionalized population changed -56.4 percent in City of Thermopolis, from 133 people in 2000 to 58 in 2010. The non-institutionalized population changed inf%, from 0 in 2000 to 17 in 2010.

Table III.23.6
Group Quarters Population
City of Thermopolis
2000 & 2010 Census SF1 Data

Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	15	11.3%	8	13.8%	-46.7%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	118	88.7%	50	86.2%	-57.6%
Other Institutions	0	0%	0	0%	0%
Total	**133**	**100.0%**	**58**	**100.0%**	**-56.4%**
Non-Institutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	0	0%	17	100.0%	inf%
Total	**0**	**100.0%**	**17**	**100.0%**	**inf%**
Group Quarters Population	**133**	**100.0%**	**75**	**100.0%**	**-43.6%**

Foreign Born Populations

The number of foreign born persons is shown in Table III.23.7. An estimated 0.7 percent of the population was born in Germany, some 0 percent were born in Afghanistan, and another 0 percent were born in Africa n.e.c .

Table III.23.7
Place of Birth for the Foreign-Born Population
City of Thermopolis
2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Germany	20	0.7%
#2 country of origin	Afghanistan	0	0%
#3 country of origin	Africa n.e.c	0	0%
#4 country of origin	Albania	0	0%
#5 country of origin	Argentina	0	0%
#6 country of origin	Armenia	0	0%
#7 country of origin	Asia n.e.c	0	0%
#8 country of origin	Australia	0	0%
#9 country of origin	Austria	0	0%
#10 country of origin	Azores Islands	0	0%

Limited English Proficiency and the language spoken at home are shown in Table III.23.8. An estimated 0 percent (0 people) of the population speaks Arabic at home, followed by 0 percent (0 people) speaking Chinese

Table III.23.8
Limited English Proficiency and Language Spoken at Home
City of Thermopolis
2017 Five-Year ACS

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

Disability

Disability by age, as estimated by the 2017 ACS, is shown in Table III.23.9. The disability rate for females was 11.9 percent, compared to 19.5 percent for males. The disability rate grew precipitously higher with age, with 31.2 percent of those over 75 experiencing a disability.

Table III.23.9
Disability by Age
City of Thermopolis
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	26	9.8%	5	2.7%	31	6.9%
18 to 34	77	31.2%	30	13.6%	107	22.9%
35 to 64	18	3.7%	84	14.7%	102	9.6%
65 to 74	95	42.8%	14	8.0%	109	27.4%
75 or Older	73	45.6%	32	18.2%	105	31.2%
Total	**289**	**19.5%**	**165**	**11.9%**	**454**	**15.8%**

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.23.10. Some 7.6 percent have an ambulatory disability, 4.9 percent have an independent living disability, and 2.5 percent have a self-care disability.

Table III.23.10
Total Disabilities Tallied: Aged 5 and Older
City of Thermopolis
2017 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	102	3.5%
Vision disability	107	3.7%
Cognitive disability	154	5.7%
Ambulatory disability	207	7.6%
Self-Care disability	68	2.5%
Independent living disability	110	4.9%

Education and Employment

Education and employment data from the City of Thermopolis 2017 Five-Year ACS is presented in Table III.23.11, Table III.23.12, and Table III.23.13. In 2017, 1,506 people were in the labor force, including 1,452 employed and 54 unemployed people. The unemployment rate for City of Thermopolis was estimated at 3.6 percent in 2017.

Table III.23.11
Employment, Labor Force and Unemployment
City of Thermopolis
2017 Five-Year ACS Data

Employment Status	2017 Five-Year ACS
Employed	1,452
Unemployed	54
Labor Force	**1,506**
Unemployment Rate	3.6%

Table III.23.12 and Table III.23.13 show educational attainment in City of Thermopolis. In 2017, 95.1 percent of households had a high school education or greater, including 26.5 percent with a high school diploma or equivalent, 45.2 percent with some college, 13.3 percent with a Bachelor's Degree, and 8.3 percent with a graduate or professional degree.

Table III.23.12
High School or Greater Education
City of Thermopolis
2017 Five-Year ACS Data

Education Level	Households
High School or Greater	1,312
Total Households	1,379
Percent High School or Above	**95.1%**

Table III.23.13
Educational Attainment
City of Thermopolis
2017 Five-Year ACS Data

Education Level	Population	Percent
Less Than High School	155	6.7%
High School or Equivalent	616	26.5%
Some College or Associates Degree	1,051	45.2%
Bachelor's Degree	310	13.3%
Graduate or Professional Degree	194	8.3%
Total Population Above 18 years	**2,326**	**100.0%**

ECONOMICS

Labor Force

Table III.23.14 shows the labor force statistics for Hot Springs County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 3.3 percent. The highest level of unemployment occurred during 2009 rising to a rate of 5.9 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 Hot Springs County decreased from 3.9 percent in 2017 to 3.7 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.23.14
Labor Force Statistics
Hot Springs County
1990 - 2018 BLS Data

Year	City of Thermopolis				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	93	2,316	2,409	3.9%	5.3%
1991	112	2,320	2,432	4.6%	5.2%
1992	134	2,309	2,443	5.5%	5.6%
1993	135	2,374	2,509	5.4%	5.3%
1994	129	2,431	2,560	5.0%	5.0%
1995	115	2,311	2,426	4.7%	4.8%
1996	105	2,422	2,527	4.2%	4.9%
1997	101	2,308	2,409	4.2%	4.8%
1998	108	2,292	2,400	4.5%	4.7%
1999	120	2,318	2,438	4.9%	4.6%
2000	98	2,544	2,642	3.7%	3.9%
2001	108	2,523	2,631	4.1%	3.8%
2002	117	2,408	2,525	4.6%	4.0%
2003	99	2,288	2,387	4.1%	4.3%
2004	91	2,266	2,357	3.9%	3.8%
2005	92	2,220	2,312	4.0%	3.6%
2006	84	2,226	2,310	3.6%	3.2%
2007	78	2,272	2,350	3.3%	2.8%
2008	79	2,334	2,413	3.3%	3.1%
2009	150	2,387	2,537	5.9%	6.3%
2010	134	2,435	2,569	5.2%	6.4%
2011	132	2,468	2,600	5.1%	5.8%
2012	122	2,456	2,578	4.7%	5.3%
2013	121	2,436	2,557	4.7%	4.7%
2014	102	2,381	2,483	4.1%	4.1%
2015	101	2,301	2,402	4.2%	4.3%
2016	117	2,310	2,427	4.8%	5.3%
2017	91	2,241	2,332	3.9%	4.2%
2018	82	2,126	2,208	3.7%	4.1%

Diagram III.23.4 shows the employment and labor force for Hot Springs County. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 2,126 persons, with the labor force reaching 2,208, indicating there were a total of 82 unemployed persons.

Diagram III.23.4
Employment and Labor Force
Hot Springs County
1990 – 2017 BLS Data

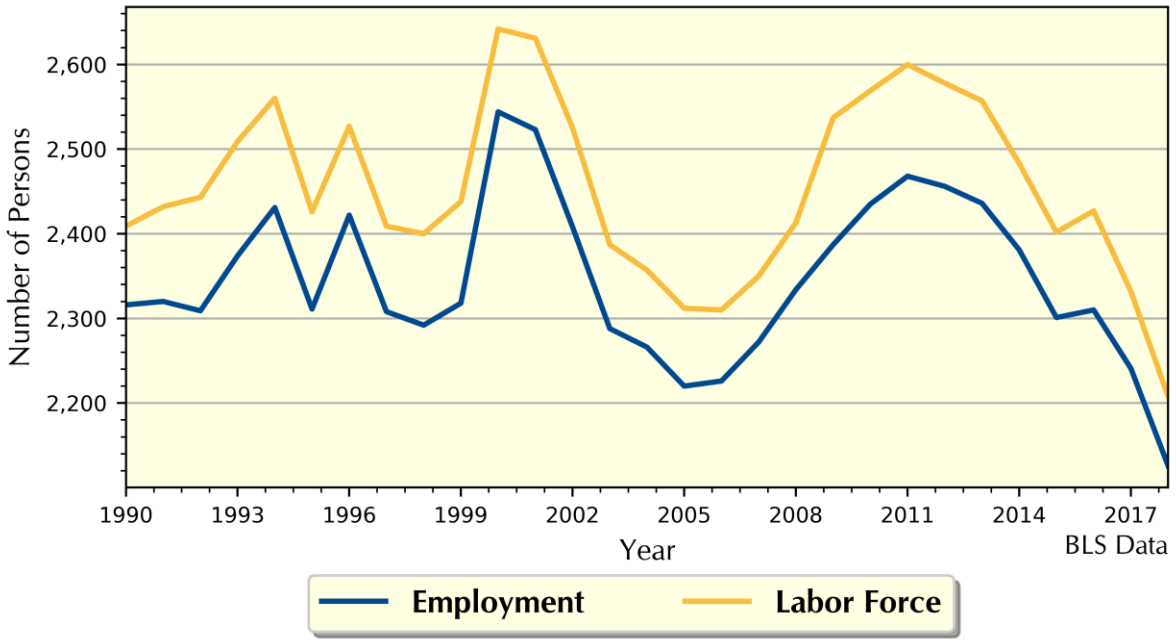
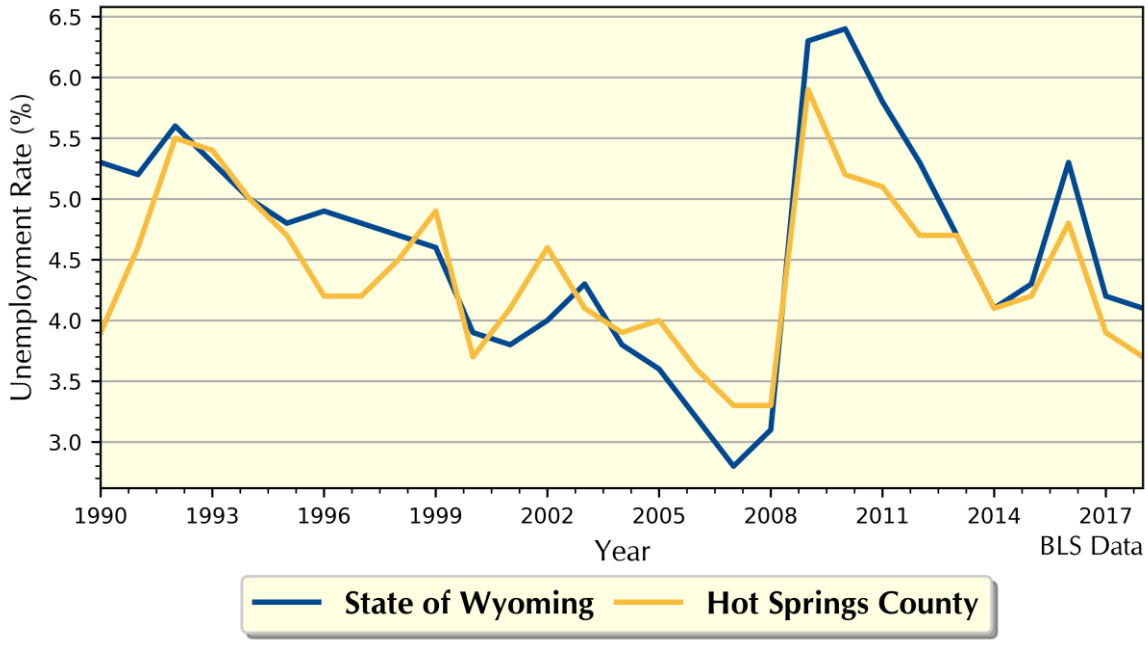


Diagram III.23.5 shows the unemployment rate for both the State and Hot Springs County. During the 1990's the average rate for Hot Springs County was 4.7 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.1 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 4.5 percent. Over the course of the entire period the Hot Springs County had an average unemployment rate that lower than the State, 4.4 percent for Hot Springs County, versus 4.6 statewide.

Diagram III.23.5
Annual Unemployment Rate
Hot Springs 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.23.15 shows the total employment by industry for the Hot Springs County. The most recent estimates show the government and government enterprises industry was the largest employer in Hot Springs County, with employment reaching 568 jobs in 2017. Between 2016 and 2017 the manufacturing industry saw the largest percentage increase, rising by 14.3 percent to 136 jobs.

Table III.23.15
Employment by Industry
Hot Springs County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	190	194	194	193	195	198	197	200	1.5
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	149	144	154	0	0	133	0	133	0
Manufacturing	84	101	106	100	99	121	119	136	14.3
Wholesale trade	0	0	0	0	0	0	0	0	0
Retail trade	265	269	246	0	0	0	0	0	0
Transportation and warehousing	113	121	124	119	109	115	110	94	-14.5
Information	50	52	34	27	0	24	32	33	3.1
Finance and insurance	88	75	100	91	91	99	0	93	0
Real estate and rental and leasing	94	99	104	129	119	131	116	113	-2.6
Professional and technical services	101	0	0	115	115	105	103	105	1.9
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	0	0	0	69	64	0	53	53	0
Educational services	20	21	22	22	28	31	32	33	3.1
Health care and social assistance	366	351	361	418	357	325	303	296	-2.3
Arts, entertainment, and recreation	88	66	66	83	55	59	78	85	9.0
Accommodation and food services	321	299	321	315	296	291	307	279	-9.1
Other services, except public administration	173	194	182	186	192	182	184	186	1.1
Government and government enterprises	620	618	612	589	590	592	590	568	-3.7
Total	**3,175**	**3,205**	**3,239**	**3,288**	**3,170**	**3,078**	**3,038**	**3,004**	**-1.1**

Table III.23.16 shows the real average earnings per job by industry for Hot Springs County. In 2017, the transportation and warehousing industry had the highest average earnings reaching 493,502 dollars. Between 2016 and 2017 the arts, entertainment, and recreation industry saw the largest percentage increase, rising by 5.5 percent to 16,313 dollars.

Table III.23.16
Real Earnings Per Job by Industry
Hot Springs County
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	12,573	34,660	1,155	16,065	39,222	26,974	8,479	5,415	-36.1
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	51,266	45,929	58,176	0	0	50,627	0	39,597	0
Manufacturing	38,393	31,099	41,593	33,727	33,455	28,242	26,050	23,678	-9.1
Wholesale trade	0	0	0	0	0	0	0	0	0
Retail trade	21,952	20,773	20,440	0	0	0	0	0	0
Transportation and warehousing	60,098	78,173	70,862	132,295	255,129	434,169	481,666	493,502	2.5
Information	26,163	23,603	31,298	29,652	0	30,417	22,566	22,404	-0.7
Finance and insurance	25,933	29,775	26,140	25,225	22,568	19,557	0	21,233	0
Real estate and rental and leasing	18,889	17,761	21,366	15,087	16,524	15,286	17,211	14,525	-15.6
Professional and technical services	34,228	0	0	33,083	34,457	35,264	29,125	27,795	-4.6
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	0	0	0	13,678	20,095	0	21,567	16,612	-23.0
Educational services	23,831	26,303	28,249	28,058	35,285	34,966	37,088	24,883	-32.9
Health care and social assistance	38,578	37,833	37,440	33,983	38,037	41,537	43,200	41,457	-4.0
Arts, entertainment, and recreation	13,208	17,966	17,980	11,280	22,957	21,015	15,470	16,313	5.5
Accommodation and food services	17,814	18,233	18,491	18,360	19,803	19,598	18,338	17,311	-5.6
Other services, except public administration	24,291	23,439	27,658	28,806	30,591	32,291	27,075	21,304	-21.3
Government and government enterprises	56,360	55,290	56,469	61,651	63,442	62,699	62,581	63,504	1.5
Total	**39,364**	**44,821**	**40,780**	**43,986**	**51,579**	**56,140**	**54,361**	**50,196**	**-7.7**

Diagram III.23.6 shows real average earnings per job for Hot Springs County from 1990 to 2017. Over this period the average earning per job for Hot Springs County was 36,175 dollars, which was lower than the statewide average of 46,885 dollars over the same period.

Diagram III.23.6
Real Average Earnings Per Job
Hot Springs County

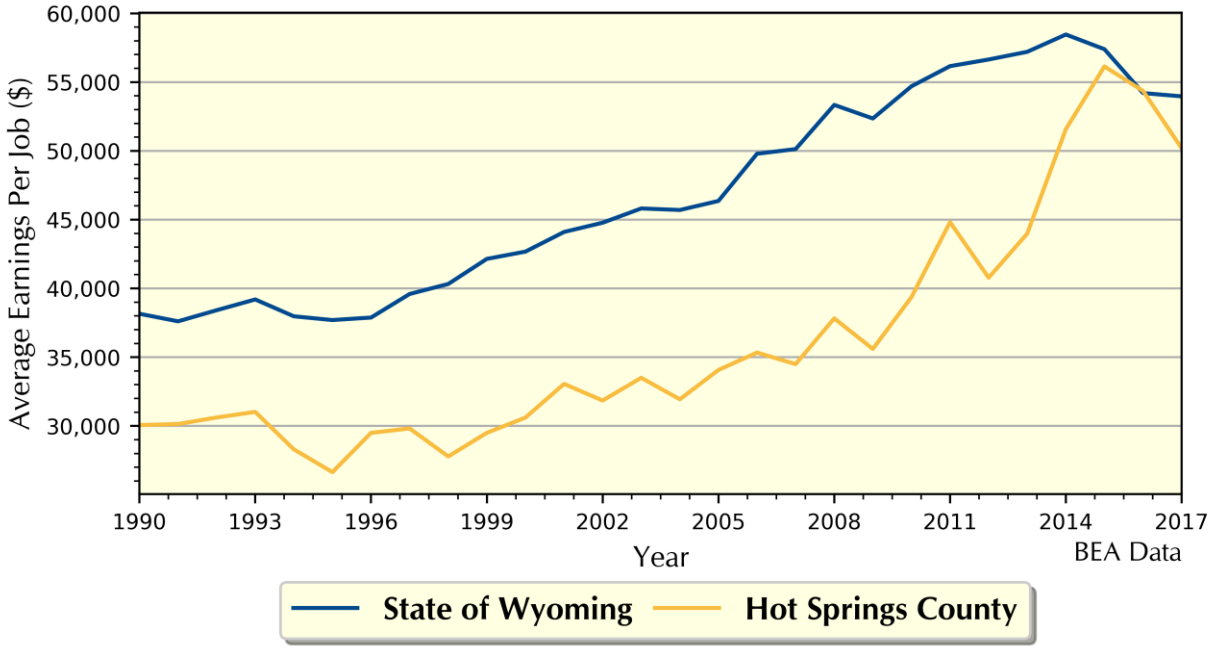
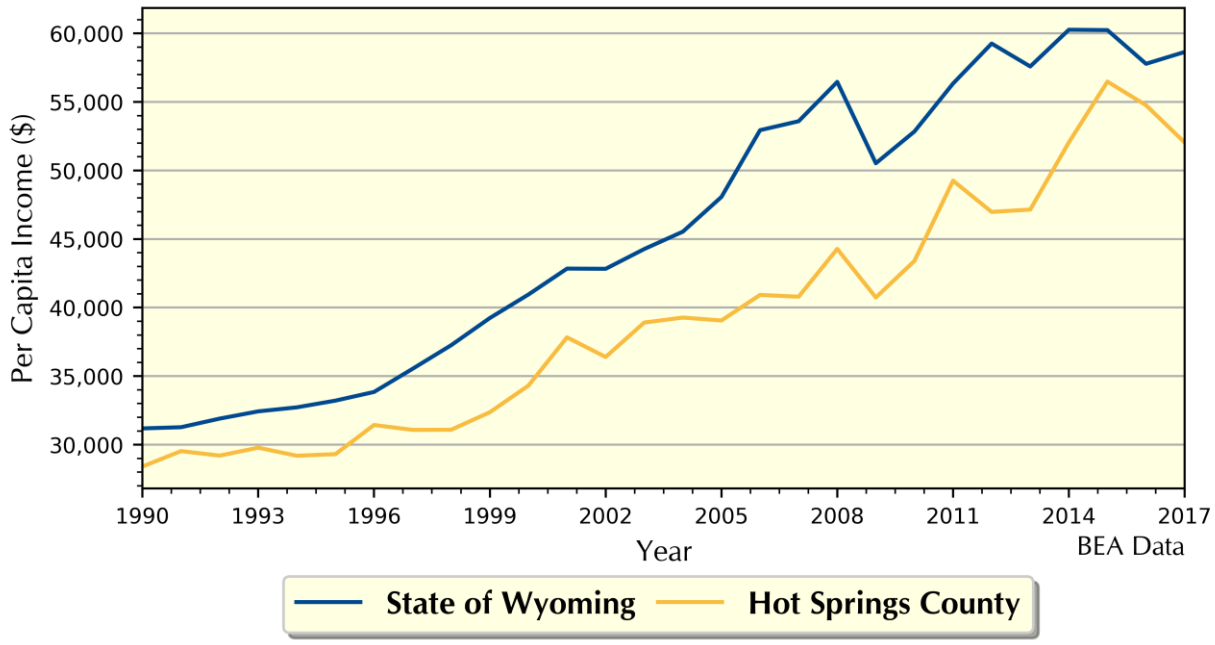


Diagram III.23.7 shows real per capita income for the Hot Springs County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Hot Springs County was 39,144 dollars, which was lower than the statewide average of 45,699 dollars over the same period.

Diagram III.23.7
Real Per Capita Income
Hot Springs 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 increase from 553 in 2010 to 556.0 in 2017, with the poverty rate reaching 12.1 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.23.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.23.8 on the following page.

The rate of poverty for Hot Springs County is shown in Table III.23.18. In 2017, there were an estimated 348 people (12.2 percent) living in poverty, compared to 10.1 percent living in poverty in 2000. In 2017, some 19.0 percent of those in poverty were under age 6 and 9.2 percent were 65 or older.

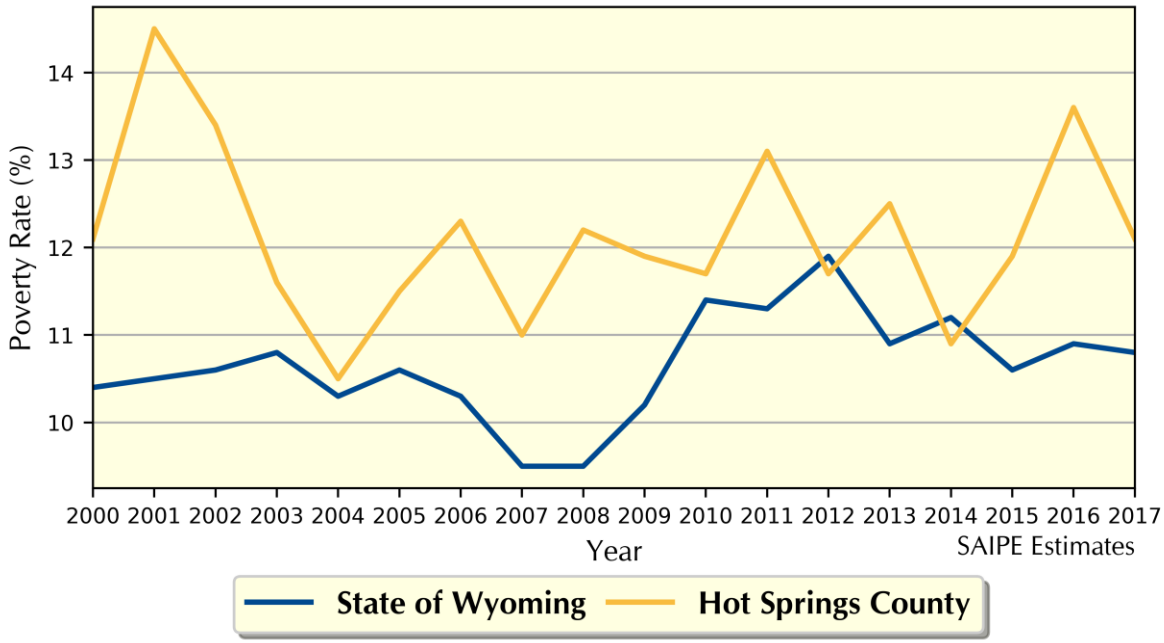
Table III.23.17
Persons in Poverty
Hot Springs County
2000–2017 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	564	12.1%
2001	665	14.5%
2002	611	13.4%
2003	517	11.6%
2004	461	10.5%
2005	504	11.5%
2006	544	12.3%
2007	485	11.0%
2008	544	12.2%
2009	530	11.9%
2010	553	11.7%
2011	616	13.1%
2012	552	11.7%
2013	596	12.5%
2014	513	10.9%
2015	555	11.9%
2016	624	13.6%
2017	556	12.1%

Table III.23.18
Poverty by Age
City of Thermopolis
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	24	7.8%	66	19.0%
6 to 17	54	17.6%	61	17.5%
18 to 64	192	62.5%	189	54.3%
65 or Older	37	12.1%	32	9.2%
Total	**307**	**100.0%**	**348**	**100.0%**
Poverty Rate	**10.1%**	**.**	**12.2%**	**.**

Diagram III.23.8
Poverty Rates
Hot Springs 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 Thermopolis increased from 0 authorizations in 2017 to 1 in 2018.

The real value of single-family building permits increased from 0 dollars in 2016 to 0 dollars in 2017. This compares to an increase in permit value statewide, with values rising from 331,348 dollars in 2017 to 367,953 dollars in 2018. Additional details are given in Table III.23.19, as well as in Diagram III.23.9 and Diagram III.23.10.

Table III.23.19
Building Permits and Valuation
City of Thermopolis
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	7	2	0	0	9	140,806	0
1981	22	0	0	0	22	145,929	0
1982	7	2	0	0	9	92,130	0
1983	11	0	4	16	31	120,865	57,300
1984	11	0	0	0	11	105,858	0
1985	0	0	0	0	0	0	0
1986	0	0	0	0	0	0	0
1987	0	0	0	0	0	0	0
1988	1	0	0	0	1	149,533	0
1989	1	0	0	0	1	232,014	0
1990	1	0	0	0	1	161,234	0
1991	0	0	0	0	0	0	0
1992	1	0	0	0	1	127,890	0
1993	0	0	0	0	0	0	0
1994	3	0	0	0	3	128,240	0
1995	3	0	0	0	3	146,419	0
1996	4	0	0	0	4	123,145	0
1997	3	0	4	0	7	219,199	0
1998	2	0	0	5	7	131,965	64,516
1999	4	0	0	0	4	142,250	0
2000	4	0	0	0	4	124,324	0
2001	1	0	0	0	1	193,508	0
2002	2	0	0	0	2	105,543	0
2003	1	0	0	0	1	260,730	0
2004	1	0	0	0	1	132,795	0
2005	3	2	0	0	5	90,488	0
2006	7	0	0	0	7	330,573	0
2007	6	0	0	0	6	223,973	0
2008	3	2	0	0	5	238,070	0
2009	0	0	0	0	0	0	0
2010	1	0	0	0	1	85,127	0
2011	1	0	0	0	1	140,623	0
2012	0	0	0	0	0	0	0
2013	0	0	0	0	0	0	0
2014	0	0	0	0	0	0	0
2015	0	0	0	0	0	0	0
2016	0	0	0	0	0	0	0
2017	0	0	0	0	0	0	0
2018	1	0	0	0	1	100,000	0

Diagram III.23.9
Single-Family Permits
City of Thermopolis

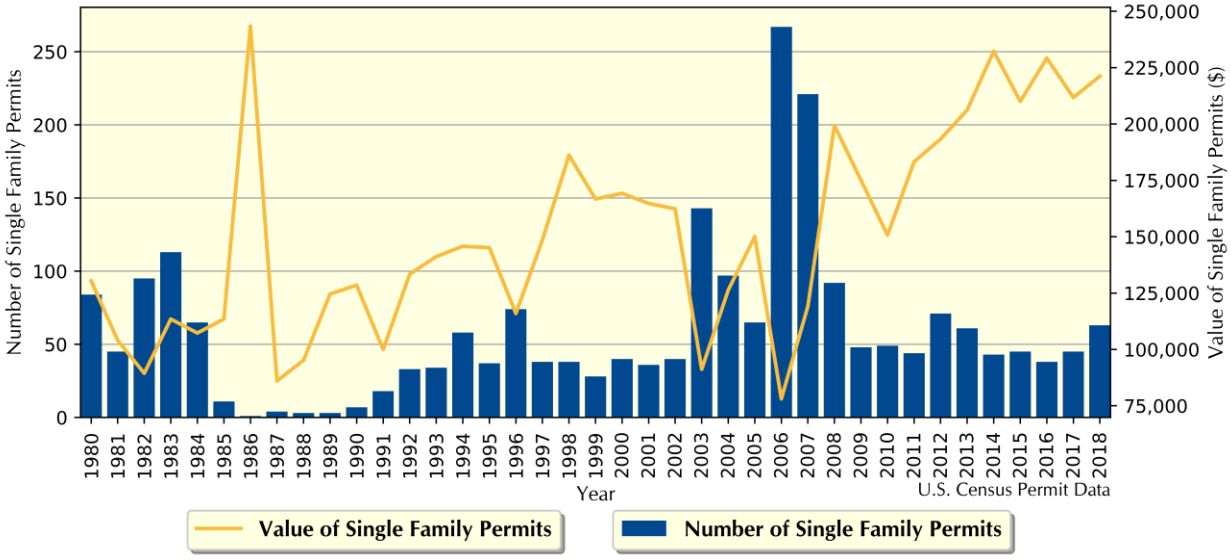
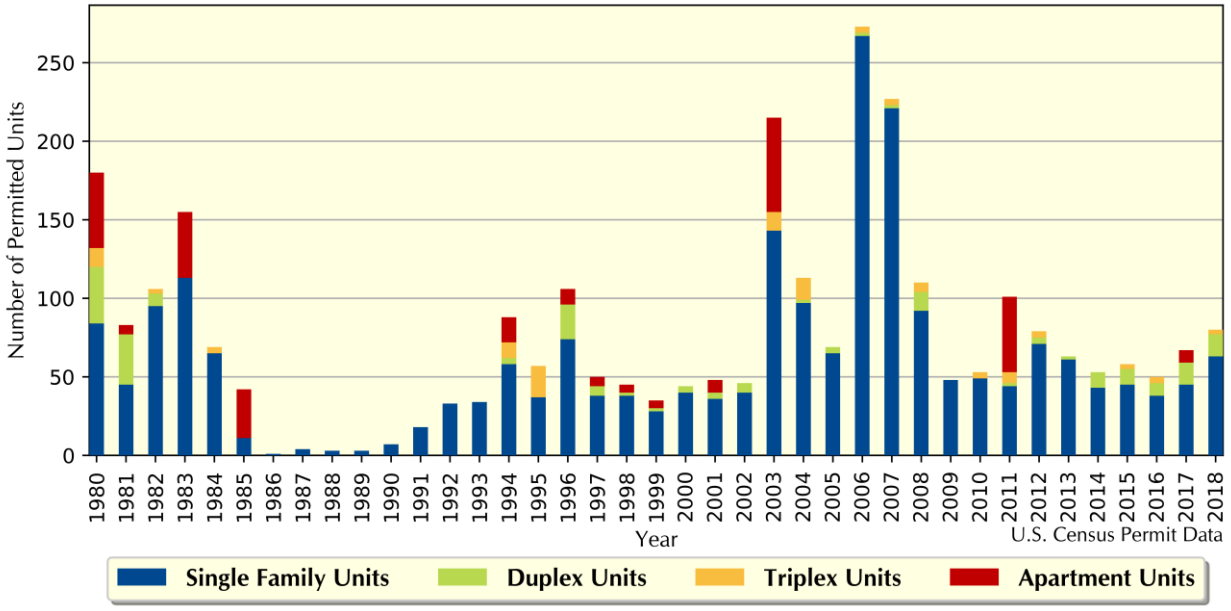


Diagram III.23.10
Total Permits by Unit Type
City of Thermopolis



Housing Characteristics

Households by type and tenure are shown in Table III.23.20. Family households represented 61.0 percent of households, while non-family households accounted for 39.0 percent. These changed from 58.9 percent and 41.1 percent, respectively.

Table III.23.20
Household Type by Tenure
City of Thermopolis
2010 Census SF1 & 2017 Five-Year ACS Data

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	818	58.9%	841	61.0%
Married-Couple Family	616	75.3%	675	80.3%
Owner-Occupied	496	80.5%	541	80.1%
Renter-Occupied	120	19.5%	134	19.9%
Other Family	202	24.7%	166	24.0%
Male Householder, No Spouse Present	57	28.2%	63	34.3%
Owner-Occupied	26	45.6%	63	100.0%
Renter-Occupied	31	54.4%	0	0%
Female Householder, No Spouse Present	145	71.8%	103	87.3%
Owner-Occupied	71	49.0%	61	59.2%
Renter-Occupied	74	51.0%	42	40.8%
Non-Family Households	571	41.1%	538	39.0%
Owner-Occupied	343	60.1%	407	75.7%
Renter-Occupied	228	39.9%	131	24.3%
Total	**1,389**	**100.0%**	**1,379**	**100.0%**

Table III.23.21 below shows housing units by type in 2010 and 2017. In 2010, there were 1,651 housing units, compared with 1,570 in 2017. Single-family units accounted for 74.7 percent of units in 2017, compared to 76.4 in 2010. Apartment units accounted for 3.8 percent in 2017, compared to 5.5 percent in 2010.

Table III.23.21
Housing Units by Type
City of Thermopolis
2010 & 2017 Five-Year ACS Data

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,262	76.4%	1,173	74.7%
Duplex	75	4.5%	46	2.9%
Tri- or Four-Plex	42	2.5%	109	6.9%
Apartment	90	5.5%	60	3.8%
Mobile Home	182	11.0%	182	11.6%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	**1,651**	**100.0%**	**1,570**	**100.0%**

Table III.23.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 1,570 housing units. An estimated 77.7 percent were owner-occupied, and 12.2 percent were vacant.

Table III.23.22
Housing Units by Tenure
City of Thermopolis
2010 Census & 2017 Five-Year ACS Data

Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	1,389	87.7%	1,379	87.8%
Owner-Occupied	936	67.4%	1,072	77.7%
Renter-Occupied	453	32.6%	307	22.3%
Vacant Housing Units	194	12.3%	191	12.2%
Total Housing Units	**1,583**	**100.0%**	**1,570**	**100.0%**

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.23.23. Households earning more than 100,000 dollars per year represented 19.1 percent of households in 2017, compared to 13.1 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 10.9 percent of households in 2017, compared to 13.0 percent in 2000.

Table III.23.23
Households by Income
City of Thermopolis
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	190	13.0%	151	10.9%
$15,000 to $19,999	78	5.3%	24	1.7%
$20,000 to $24,999	113	7.7%	89	6.5%
$25,000 to $34,999	210	14.4%	217	15.7%
$35,000 to $49,999	250	17.1%	199	14.4%
$50,000 to $74,999	328	22.5%	228	16.5%
$75,000 to $99,999	100	6.8%	207	15.0%
$100,000 or More	192	13.1%	264	19.1%
Total	**1,461**	**100.0%**	**1,379**	**100.0%**

Table III.23.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 2.7 percent of households in 2010 and 7.8 percent of households in 2017. Housing units built in 1939 or earlier represented 19.2 percent of households in 2017 and 19.6 percent of households in 2010.

Table III.23.24
Households by Year Home Built
City of Thermopolis
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	286	19.6%	265	19.2%
1940 to 1949	201	13.8%	135	9.8%
1950 to 1959	237	16.2%	231	16.8%
1960 to 1969	184	12.6%	198	14.4%
1970 to 1979	268	18.3%	201	14.6%
1980 to 1989	183	12.5%	114	8.3%
1990 to 1999	63	4.3%	120	8.7%
2000 to 2009	39	2.7%	107	7.8%
2010 or Later	.	.	8	0.6%
Total	**1,461**	**100.0%**	**1,379**	**100.0%**

The distribution of unit types by race are shown in Table III.23.25. An estimated 82.1 percent of white households occupy single-family homes, while 0 percent of black households do. Some 2.9 percent of white households occupied apartments, while 0 percent of black households do. An estimated 0 percent of Asian, and 37.9 percent of American Indian households occupy single-family homes.

Table III.23.25
Distribution of Units in Structure by Race
City of Thermopolis
2017 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	82.1%	0%	37.9%	0%	0%	0%	0%
Duplex	1.6%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	5.2%	0%	0%	0%	0%	0%	0%
Apartment	2.9%	0%	0%	0%	0%	0%	0%
Mobile Home	8.2%	0%	62.1%	0%	0%	0%	100.0%
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.23.26. By 2017, for rent units accounted for 17.3 percent of vacant units, while for sale units accounted for 31.9 percent. "Other" vacant units accounted for 33.5 percent of vacant units, representing a total of 64 "other" vacant units.

Table III.23.26
Disposition of Vacant Housing Units
City of Thermopolis
2010 Census & 2017 Five-Year ACS Data

Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	44	22.7%	33	17.3%
For Sale	25	12.9%	61	31.9%
Rented Not Occupied	5	2.6%	0	0%
Sold Not Occupied	6	3.1%	0	0%
For Seasonal, Recreational, or Occasional Use	47	24.2%	33	17.3%
For Migrant Workers	0	0%	0	0%
Other Vacant	67	34.5%	64	33.5%
Total	**194**	**100.0%**	**191**	**100.0%**

Table III.23.27, below shows the number of households in the county by number of bedrooms and tenure. There were 11 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 5.2 percent of total households in City of Thermopolis. In City of Thermopolis the 623 households with three bedrooms accounted for 34.6 percent of all households,and there were only 94 five-bedroom or more households, which accounted for 12.4 percent of all households.

Table III.23.27
Households by Number of Bedrooms
City of Thermopolis
2017 5-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	11	33	100.0
One	41	9	81	2.1
Two	303	177	544	5.2
Three	452	97	623	34.6
Four	182	13	195	39.7
Five or more	94	0	94	12.4
Total	**1,379**	**307**	**1,570**	**100.0**

The age of a structure influences its value. As shown in Table III.23.28, structures built in 1939 or earlier had a median value of, 116,900 while structures built between 1950 and 1959 had a median value of 139,100 and those built between 1990 to 1999 had a median value of 202,500. 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 Thermopolis was 140,400.

Table III.23.28
Owner Occupied Median Value by Year Structure Built
City of Thermopolis
2017 5-Year ACS Data

Year Structure Built	Median Value
1939 or earlier	116,900
1940 to 1949	106,400
1950 to 1959	139,100
1960 to 1969	164,300
1970 to 1979	167,100
1980 to 1989	137,100
1990 to 1999	202,500
2000 to 2009	142,600
2010 to 2013	0
2014 or later	0
Median Value	**140,400**

Household mortgage status is reported in Table III.23.29. In, City of Thermopolis households with a mortgage accounted for 49.1 percent of all households or 526 housing units, and the remaining 47.1 percent or 505 units had no mortgage. Of those units with a mortgage, 21 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 505 or 47.1 percent had no second mortgage or no home equity loan.

Table III.23.29
Mortgage Status
City of Thermopolis
2017 5-Year ACS Data

Mortgage Status	City of Thermopolis	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	526	49.1
With either a second mortgage or home equity loan, but not both	21	2.0
Second mortgage only	0	0
Home equity loan only	21	2.0
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	505	47.1
Housing units without a mortgage	546	50.9
Total	1,072	100.0%

Table III.23.30 lists the City of Thermopolis median rent as $550 and the median home value as $140,400.

Table III.23.30
Median Rent
City of Thermopolis
2017 5-Year ACS Data

Place	Rent
Median Rent	$550
Median Home Value	$140,400

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

Table III.23.31
Overcrowding and Severe Overcrowding
City of Thermopolis
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	939	100.0%	0	0%	0	0%	939
2017 Five-Year ACS	1,061	99.0%	11	1.0%	0	0%	1,072
Renter							
2010 Five-Year ACS	516	98.9%	6	1.1%	0	0%	522
2017 Five-Year ACS	290	94.5%	17	5.5%	0	0%	307
Total							
2010 Five-Year ACS	1,455	99.6%	6	0.4%	0	0%	1,461
2017 Five-Year ACS	1,351	98.0%	28	2.0%	0	0%	1,379

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

Table III.23.32
Households with Incomplete Plumbing Facilities
City of Thermopolis
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	1,461	1,379
Lacking Complete Plumbing Facilities	0	0
Total Households	**1,461**	**1,379**
Percent Lacking	**0%**	**0%**

There were 11 households lacking complete kitchen facilities in 2017, compared to 0 households in 2010. This was a change from 0 percent of households in 2010 to 0.8 percent in 2017.

Table III.23.33
Households with Incomplete Kitchen Facilities
City of Thermopolis
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	1,461	1,368
Lacking Complete Kitchen Facilities	0	11
Total Households	**1,461**	**1,379**
Percent Lacking	**0%**	**0.8%**

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 Thermopolis 14.4 percent of households had a cost burden and 9.7 percent had a severe cost burden. Some 21.8 percent of renters were cost burdened, and 12.4 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 2.9 percent and a severe cost burden rate of 12.8 percent. Owner occupied households with a mortgage had a cost burden rate of 22.1 percent, and severe cost burden at 4.9 percent.

Table III.23.34
Cost Burden and Severe Cost Burden by Tenure
City of Thermopolis
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	406	93.5%	28	6.5%	0	0%	0	0%	434
2017 Five-Year ACS	384	73.0%	116	22.1%	26	4.9%	0	0%	526
Owner Without a Mortgage									
2010 Five-Year ACS	482	95.4%	15	3.0%	8	1.6%	0	0%	505
2017 Five-Year ACS	451	82.6%	16	2.9%	70	12.8%	9	1.6%	546
Renter									
2010 Five-Year ACS	277	53.1%	111	21.3%	67	12.8%	67	12.8%	522
2017 Five-Year ACS	161	52.4%	67	21.8%	38	12.4%	41	13.4%	307
Total									
2010 Five-Year ACS	1,165	79.7%	154	10.5%	75	5.1%	67	4.6%	1,461
2017 Five-Year ACS	996	72.2%	199	14.4%	134	9.7%	50	3.6%	1,379

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.23.35 shows that the HUD estimated MFI for Hot Springs County was $63,000 in 2018. This compared to Wyoming's MFI of $79,600. Diagram III.23.11, illustrates the estimated MFI for 2000 through 2018 in Hot Springs County.

Table III.23.35
Median Family Income
Hot Springs County
2000–2018 HUD MFI

Year	MFI	State of Wyoming MFI
2000	39,200	44,700
2001	39,200	45,500
2002	39,200	47,200
2003	45,700	51,600
2004	49,200	54,500
2005	49,200	55,250
2006	50,600	58,800
2007	50,300	58,800
2008	51,600	59,450
2009	55,100	63,900
2010	57,000	66,100
2011	56,200	66,800
2012	57,000	67,700
2013	58,100	70,000
2014	60,900	71,400
2015	62,900	72,400
2016	57,800	73,300
2017	62,300	74,700
2018	63,000	79,600

Table III.23.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 125 owner-occupied and 55 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 115 owner-occupied 40 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 935 households without a housing problem.

Diagram III.23.11
Estimated Median Family Income
Hot Springs County vs. Wyoming
HUD Data: 2000 - 2019

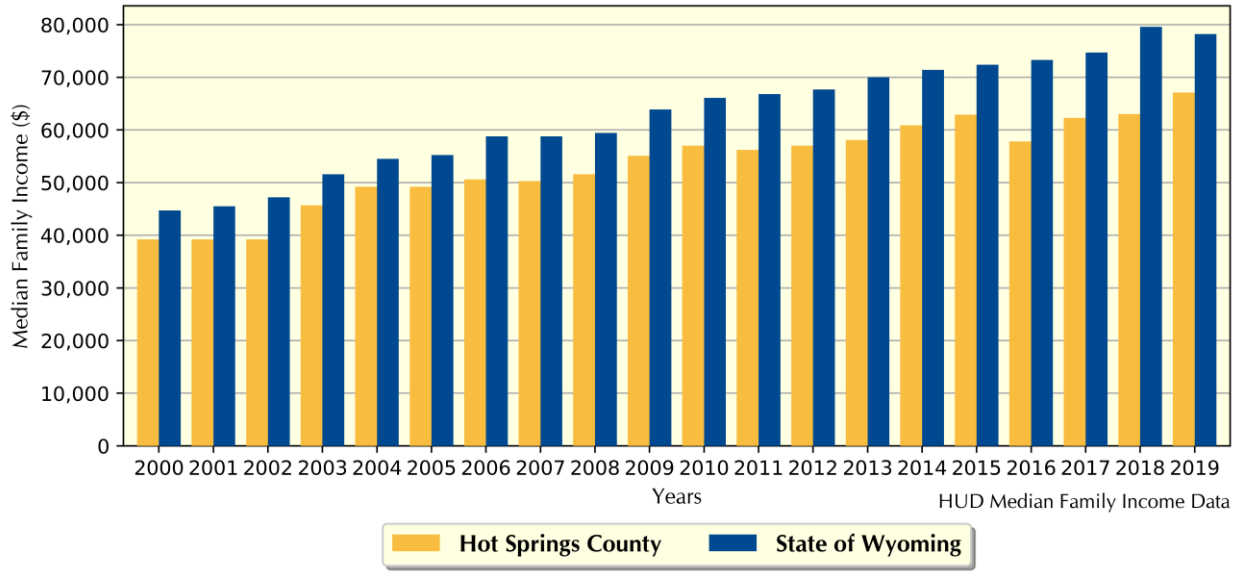


Table III.23.36
Housing Problems by Income and Tenure
City of Thermopolis
2010–2018 HUD CHAS Data

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	15	0	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	4	4
Housing cost burden greater than 50% of income (and none of the above problems)	70	45	0	0	0	115
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	25	50	40	0	10	125
Zero/negative income (and none of the above problems)	10	0	0	0	0	10
Has none of the 4 housing problems	10	100	210	120	265	705
Total	**115**	**195**	**265**	**120**	**279**	**974**
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	0	10	10
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	40	0	0	0	0	40
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	10	35	10	0	0	55
Zero/negative income (and none of the above problems)	10	0	0	0	0	10
Has none of the 4 housing problems	0	25	95	10	100	230
Total	**60**	**60**	**105**	**10**	**110**	**345**
Total						
Lacking complete plumbing or kitchen facilities	0	0	0	0	10	10
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	15	0	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	4	4
Housing cost burden greater than 50% of income (and none of the above problems)	110	45	0	0	0	155
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	35	85	50	0	10	180
Zero/negative income (and none of the above problems)	20	0	0	0	0	20
Has none of the 4 housing problems	10	125	305	130	365	935
Total	**175**	**255**	**370**	**130**	**389**	**1,319**

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.23.37 presents some basic statistics about the completed surveys.

Table III.23.37
Survey of Rental Properties
City of Thermopolis
2019 Survey of Rental Properties

Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	15	217	8.8	19

Table III.23.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 43 single-family units in City of Thermopolis, with 1 of them available. This translates into a vacancy rate of 2.3 percent in City of Thermopolis, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 159 apartment units reported in the survey, with 14 of them available, which resulted in a vacancy rate of 8.8 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

Table III.23.38
Rental Vacancy Survey by Type
City of Thermopolis
2019 Survey of Rental Properties

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	43	1	2.3%
Apartments	159	14	8.8%
Mobile Homes	8	2	25.0%
"Other" Units	0	0	0%
Don't Know	1	0	0%
Total	**217**	**19**	**8.8%**

Table III.23.39, reports units by bedroom size. As can be seen there were 45 two bedroom apartment units and 12 three bedroom units. Overall, the 61 two bedroom units accounted for 28.1 percent of all units, and the 24 three bedroom units accounted for 11.1 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 74 units listed as "Don't Know". Additional details for additional unit types are reported.

Table III.23.39
Rental Units by Bedroom Size
City of Thermopolis
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	2	2	0	0	.	4
One	4	40	0	0	.	46
Two	10	45	5	0	.	61
Three	7	12	2	0	.	24
Four	7	0	0	0	.	7
Don't Know	12	60	1	0	1	74
Total	**43**	**159**	**8**	**0**	**1**	**217**

Table III.23.40 displays the vacancy rate of single-family units by the number of bedrooms. Two-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table III.23.41 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 20.0 percent.

Table III.23.40
Single-Family Units by Bedroom Size
City of Thermopolis
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	2	0	0%
One	4	0	0%
Two	10	0	0%
Three	7	0	0%
Four	7	1	14.3%
Don't know	12	0	0%
Total	**43**	**1**	**2.3%**

Table III.23.41
Apartment Units by Bedroom Size
City of Thermopolis
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	2	0	0%
One	40	5	12.5%
Two	45	9	20.0%
Three	12	0	0%
Four	0	0	0%
Don't know	60	0	0%
Total	**159**	**14**	**8.8%**

Average market-rate rents by unit type are shown in Table III.23.42. 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.23.42
Average Market Rate Rents by Bedroom Size
City of Thermopolis
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$365	$501	$.	$.	$455
One	$425	$506	$.	$.	$492
Two	$529	$508	$517	$.	$536
Three	$710	$650	$650	$.	$672
Four	$750	$.	$.	$.	$750
Total	**$615.1**	**$551.2**	**$575.0**	**$0**	**$581.0**

Table III.23.43 shows the average rental rates for assisted units by bedroom size and unit type. Since assistance is often based on income of the resident or other case by case determinations average assisted rents can vary across bedroom size.

Table III.23.43
Average Assisted Rate Rents by Bedroom Size
City of Thermopolis
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$0	$260.0	$0	$0	$260.0
One	$0	$515.0	$0	$0	$515.0
Two	$0	$0	$0	$0	$0
Three	$0	$0	$0	$0	$0
Four	$0	$0	$0	$0	$0
Total	**$1200.0**	**$387.5**	**$0**	**$0**	**$793.8**

Table III.23.44 shows vacancy rates for single-family units by average rental rates for City of Thermopolis. 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.23.44
Single-Family Market Rate Rents by Vacancy Status
City of Thermopolis
2019 Survey of Rental Properties

Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than $500	6	0	0%
$500 to $749	20	0	0%
$750 to $999	17	1	5.9%
$1,000 to $1,249	0	0	0%
$1,250 to $1,499	0	0	0%
Above $1,500	0	0	0%
Missing	0	0	0%
Total	**43**	**1**	**2.3%**

The average rent and availability of apartment units is displayed in Table III.23.45. The most common rent for apartment rents was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 12.8 percent.

Table III.23.45
Apartment Market Rate Rents by Vacancy Status
City of Thermopolis
2019 Survey of Rental Properties

Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than $500	41	2	4.9%
$500 to $749	94	12	12.8%
$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	24	0	0%
Total	**159**	**14**	**8.8%**

Respondents were asked if utilities are included in the rent and as shown in Table III.23.46, 8 respondents, or 66.7 percent, included some sort of utility in the rent.

Table III.23.46
Are there any utilities included with the rent?
City of Thermopolis
2019 Survey of Rental Properties

Period	Respondent
Yes	8
No	4
% Offering Utilities	**66.7%**

The type of utility included in the rent is shown in Table III.23.47. There were 117 respondents who included electricity, 82 respondents who included natural gas, 141 respondents who included water and sewer and 139 respondents included trash collection in the rent.

Table III.23.47
Which utilities are included with the rent?
City of Thermopolis
2019 Survey of Rental Properties

Type of Utility Provided	Respondent
Electricity	117
Natural Gas	82
Water/Sewer	141
Trash Collection	139

Perceived Need for Housing Units

Table III.23.48 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 22 number of persons on the wait list.

Table III.23.48
Do you keep a waiting list?
City of Thermopolis
2019A Survey of Rental Properties

Period	Respondent
Yes	4
No	8
Waitlist Size	**22**

Table III.23.49 shows the condition of rental units by unit type for City of Thermopolis. 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 105 units were in good condition, or 48.4 percent and 21 units, or 9.7 percent, being in average condition. Details by unit type and condition are displayed.

Table III.23.49
Condition by Unit Type
City of Thermopolis
2019A Survey of Rental Properties

Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	21	9.7%
Good	105	48.4%
Excellent	28	12.9%
Don't Know	0	0%
Total	**217**	**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.23.50, 0 respondents said they would prefer more single family units, 2 respondents wanted more apartment units, and 3 respondents indicated they would prefer more units of any type.

Table III.23.50
If you had the opportunity to own/manage more units, how many would you prefer
City of Thermopolis
2019A Survey of Rental Properties

Unit Type	Respondents citing more units
Single family units	0
Duplex Units	0
Apartments	2
Mobile homes	0
Other	0
All types	3
Total	**5**

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).

Table III.23.51
Households with Housing Problems by Income
City of Thermopolis
2011-2015 HUD CHAS Data

Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	95	45	140
30.1-50% HAMFI	90	35	125
50.1-80% HAMFI	49	10	59
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	10	0	10
115.1% HAMFI or more	4	10.0	14
Total	248	100	348
Without Housing Problems			
30% HAMFI or less	10	0	10
30.1-50% HAMFI	100	25	125
50.1-80% HAMFI	210	90	300
80.1-95% HAMFI	55	10	65
95 – 115% HAMFI	105	55	160
115.1% HAMFI or more	230	40	270
Total	710	220	930
Not Computed			
30% HAMFI or less	10.0	10.0	20
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	10.0	10.0	20
Total			
30% HAMFI or less	115	55	170
30.1-50% HAMFI	190	60	250
50.1-80% HAMFI	259	100	359
80.1-95% HAMFI	55	10	65
95 – 115% HAMFI	115	55	170
115.1% HAMFI or more	234	50	284
Total	**968**	**330**	**1,298**

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

horizon. As can be seen there were a total of 248 owner occupied and 100 renter occupied households experiencing a housing problem.

Table III.23.52 shows the total estimated housing by tenure for City of Thermopolis. As can be seen, in 2030 there are estimated to be a total of 1,075 owner and 414 renter occupied households or a total of 1,489 households. By 2050 there are estimated to be 1,102 owner, 416 renter for a total of 1,518 households in City of Thermopolis.

Table III.23.52
Total Estimated Housing Forecast
City of Thermopolis
Strong Growth Scenario

Year	Owner	Renter	Total
2017	1,122	317	1,439
2020	1,047	408	1,455
2025	1,062	411	1,473
2030	1,075	414	1,489
2035	1,087	416	1,503
2040	1,094	417	1,511
2045	1,099	417	1,516
2050	1,102	416	1,518

Table III.23.53, below shows the incremental housing demand for City of Thermopolis. 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 97 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 Thermopolis will see an additional 99 households, of which 17 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 30 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.23.53
Incremental Housing Demand Forecast
City of Thermopolis
Strong Growth Scenario

Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	0	0	0	0	0	0	0	0
30.1-50%	0	0	0	0	0	0	0	0
50.1-80%	0	0	0	0	0	0	0	0
80.1-95%	0	0	0	0	0	0	0	0
95.1-115%	0	0	0	0	0	0	0	0
115+%	0	0	0	0	0	0	0	0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
				Renter				
0-30%	0	15.0	16	16	17	17	17	17
30.1-50%	0	17.0	17	18	18	18	18	18
50.1-80%	0	28.0	28	29	30	30	30	30
80.1-95%	0	3.0	3.0	3.0	3	3	3	3
95.1-115%	0	15.0	16.0	16.0	17	17	17	17
115+%	0	14.0	14	15	15	15	15	15
Total	**0**	**91**	**94**	**97**	**99**	**100**	**100**	**99**
				Total				
0-30%	0	15.0	16	16	17	17	17	17
30.1-50%	0	17.0	17	18	18	18	18	18
50.1-80%	0	28	28	29	30	30	30	30
80.1-95%	0	3.0	3	3	3	3	3	3
95.1-115%	0	15.0	16	16	17	17	17	17
115+%	0	14	14	15	15	15	15	15
Total	**0**	**91**	**94**	**97**	**99**	**100**	**100**	**99**

Table III.23.54 shows the Incremental Total Housing Need Forecast for City of Thermopolis. 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 384 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 282 owner and 195 renter occupied households for a total of 477 quality households.

Table III.23.54 Incremental Total Housing Need Forecast City of Thermopolis Strong Growth Scenario								
Income (% of MFI)	**2016**	**2020**	**2025**	**2030**	**2035**	**2040**	**2045**	**2050**
				Owner				
0-30%	110	103	104	106	107	107	108	108
30.1-50%	104	97	99	100	101	102	102	102
50.1-80%	57	53	54	54	55	55	56	56
80.1-95%	0	0	0	0	0	0	0	0
95.1-115%	12	11	11	11	11	11	11	11
115+%	5	4	4	4	4	5	5	5
Total	**287**	**268**	**272**	**275**	**278**	**280**	**282**	**282**
				Renter				
0-30%	43	58	59	59	60	60	60	60
30.1-50%	34	50	51	51	52	52	52	52
50.1-80%	10	37	38	39	40	40	40	40
80.1-95%	0	3.0	3	3	3	3	3	3
95.1-115%	0	15.0	16.0	16	17	17	17	17
115+%	10.0	23	24	24	25	25	25	25
Total	**96**	**187**	**190**	**193**	**195**	**196**	**196**	**195**
				Total				
0-30%	153	161	163	165	166	167	168	168
30.1-50%	138	148	149	151	153	154	154	154
50.1-80%	66	90	92	93	95	95	96	95
80.1-95%	0	3	3	3	3	3	3	3
95.1-115%	12	26	27	27	28	28	28	28
115+%	14	28	28	29	29	29	29	29
Total	**384**	**455**	**462**	**468**	**474**	**476**	**478**	**477**

City of Torrington

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

Population Estimates

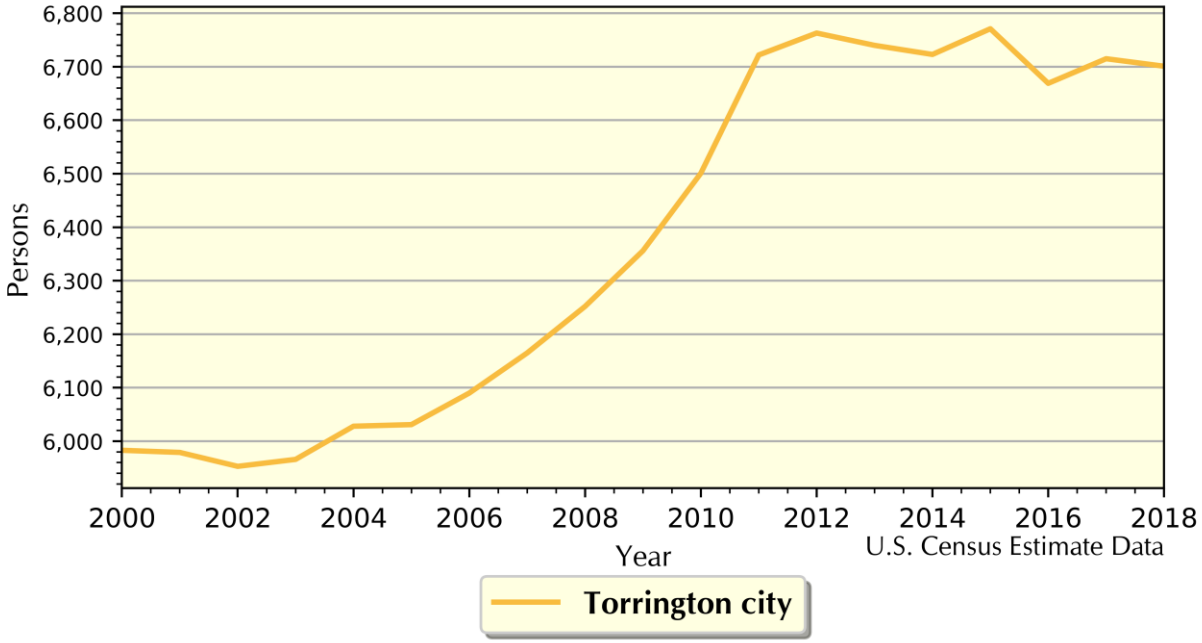
Table III.24.1 shows the population estimates for the City of Torrington. In 2018, the city's population was 6,701, a -0.2% change from 2017. The population increased 3.1 percent since 2010, from 6,501 people to 6,701 people in 2018. This data is also displayed in Diagram III.24.1 on the following page.

Several pieces of data presented in the profile are only available at the county level. A sub-set of the county level data are presented here to give a more complete view of City of Torrington. Although a city may span several counties, for the county level data pieces, Goshen County was selected. For a more in-depth county level view, please refer to Goshen County in Volume II of this profile.

Table III.24.1
Population Estimates
City of Torrington
Census Population Estimates

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

Diagram III.24.1
Population Estimates
City of Torrington



Population Migration Trends

The Wyoming Department of Transportation (WYDOT) collects data on drivers who move to Wyoming and exchange licenses from other states as well as those surrendering Wyoming driver's licenses when relocating to a different state. The WYDOT data do not represent a precise count of migration, as they show only the net change in the number of driver's licenses, but the data indicates the general direction of population movement.

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

Table III.24.2
In-Migration by Age Cohort
City of Torrington
Wyoming DOT Data

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

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

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

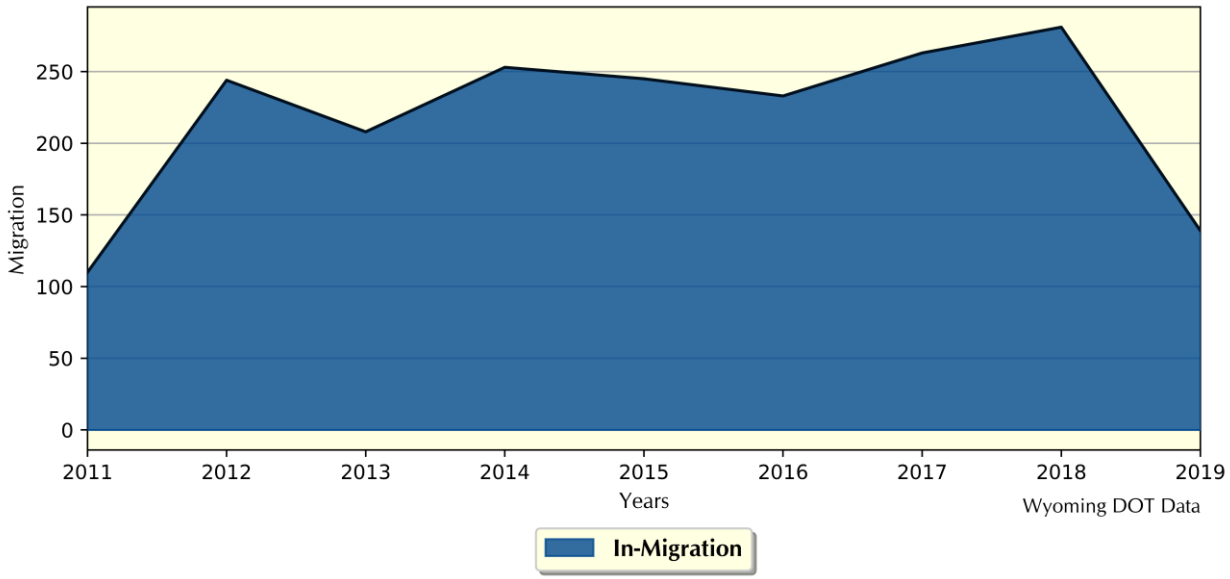


Diagram III.24.3
Migration Trends
Goshen County
2000 – 2019 First Half

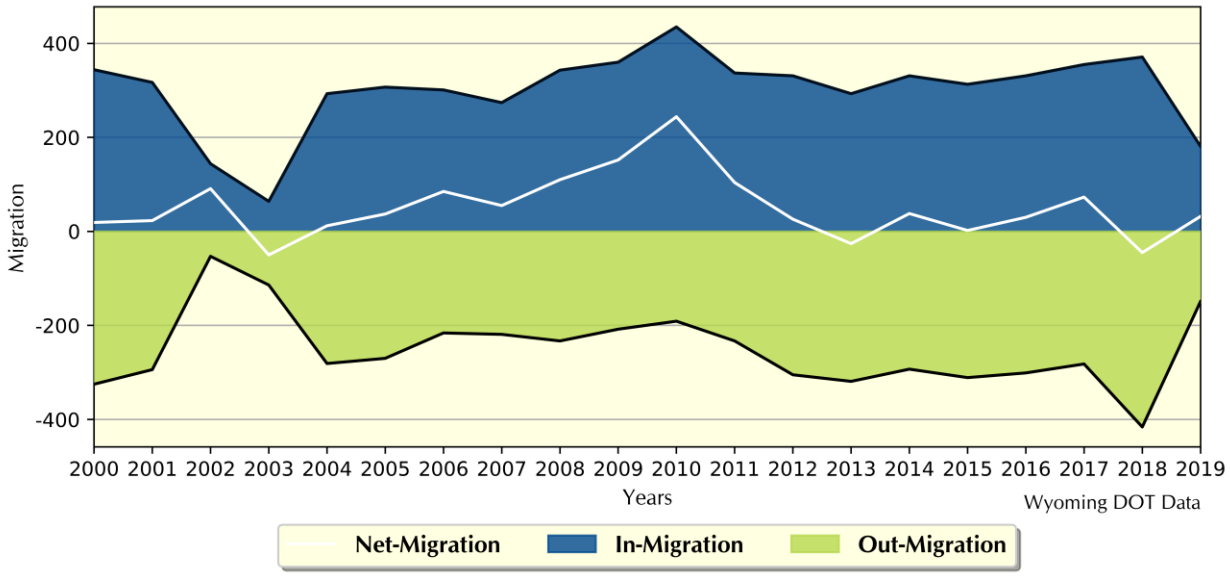


Table III.24.3 shows net-migration for Goshen County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 18 to 22, with 5.0 persons entering Goshen County. Those in the age range of 36 to 45 had the lowest levels of net migration, with 3 persons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

Table III.24.3
Net-Migration by Age Range
Goshen County
Wyoming DOT Data

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

Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data[24], along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

To study these important housing and income concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population, then quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. The five-year estimates are more robust than the one or three year samples because they include more responses and can be tabulated down to the Census tract level.

The Census Bureau collects race data according to U.S. Office of Management and Budget guidelines, and these data are based on self-identification. Ancestry refers to one's ethnic origin or descent, "roots," or heritage, or the place of birth of the person or the person's parents or ancestors before their arrival in the United States. Ethnic identities may or may not represent geographic areas. People may choose to report more than one race group and people of any race may be of any ethnic origin. Hispanic origin can be viewed as the heritage, nationality, lineage, or country of birth of the person or the person's parents or ancestors before arriving in the United States. People who identify as Hispanic, Latino, or Spanish may be any race.

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

Table III.24.4
Population by Race and Ethnicity
City of Torrington
2010 Census & 2017 Five-Year ACS

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

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

Table III.24.5
Population by Race and Ethnicity
City of Torrington
2010 Census & 2017 Five-Year ACS

Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	5,564	96.5%	5,710	96.4%
Black	57	1.0%	9	0.2%
American Indian	51	0.9%	90	1.5%
Asian	26	0.5%	46	0.8%
Native Hawaiian/ Pacific Islander	9	0.2%	0	0%
Other	1	0%	0	0%
Two or More Races	59	1.0%	71	1.2%
Total Non-Hispanic	**5,767**	**100.0%**	**5,926**	**100.0%**
Hispanic				
White	494	67.3%	521	65.4%
Black	6	0.8%	0	0%
American Indian	8	1.1%	0	0%
Asian	5	0.7%	1	0.1%
Native Hawaiian/ Pacific Islander	1	0.1%	0	0%
Other	193	26.3%	250	31.4%
Two or More Races	27	3.7%	25	3.1%
Total Non-Hispanic	**734**	**100.0**	**797**	**100.0%**
Total Population	**6,501**	**100.0%**	**6,723**	**100.0%**

Group Quarters Population

The group quarters population includes the institutionalized population, who live in correctional institutions, juvenile facilities, nursing homes, and other institutions, and the non-institutionalized population, who live in college dormitories, military quarters, and other group living situations. As seen in Table III.24.6, between 2000 and 2010, the institutionalized population changed 293.5 percent in City of Torrington, from 185 people in 2000 to 728 in 2010. The non-institutionalized population changed 86.3%, from 95 in 2000 to 177 in 2010.

Table III.24.6
Group Quarters Population
City of Torrington
2000 & 2010 Census SF1 Data

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

Foreign Born Populations

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

Table III.24.7
Place of Birth for the Foreign-Born Population
City of Torrington
2017 Five-Year ACS

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

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

Table III.24.8
Limited English Proficiency and Language Spoken at Home
City of Torrington
2017 Five-Year ACS

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

Disability

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

Table III.24.9
Disability by Age
City of Torrington
2017 Five-Year ACS Data

Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	71	14.5%	40	8.0%	111	11.2%
18 to 34	17	1.9%	66	8.3%	83	4.9%
35 to 64	143	14.2%	110	11.1%	253	12.7%
65 to 74	68	23.9%	89	27.0%	157	25.6%
75 or Older	98	37.4%	157	44.0%	255	41.2%
Total	**397**	**12.7%**	**462**	**14.3%**	**859**	**13.5%**

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

Table III.24.10
Total Disabilities Tallied: Aged 5 and Older
City of Torrington
2017 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	236	3.7%
Vision disability	186	2.9%
Cognitive disability	384	6.5%
Ambulatory disability	363	6.1%
Self-Care disability	116	2.0%
Independent living disability	191	3.9%

Education and Employment

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

Table III.24.11
Employment, Labor Force and Unemployment
City of Torrington
2017 Five-Year ACS Data

Employment Status	2017 Five-Year ACS
Employed	2,991
Unemployed	286
Labor Force	**3,277**
Unemployment Rate	8.7%

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

Table III.24.12
High School or Greater Education
City of Torrington
2017 Five-Year ACS Data

Education Level	Households
High School or Greater	2,380
Total Households	2,537
Percent High School or Above	**93.8%**

Table III.24.13
Educational Attainment
City of Torrington
2017 Five-Year ACS Data

Education Level	Population	Percent
Less Than High School	494	9.4%
High School or Equivalent	1,512	28.9%
Some College or Associates Degree	2,090	39.9%
Bachelor's Degree	648	12.4%
Graduate or Professional Degree	494	9.4%
Total Population Above 18 years	**5,238**	**100.0%**

ECONOMICS

Labor Force

Table III.24.14 shows the labor force statistics for Goshen County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2017 with a rate of 2.9 percent. The highest level of unemployment occurred during 2009 rising to a rate of 5.4 percent. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 percent in 2010. Over the last year, the unemployment rate in Goshen County increased from 2.9 percent in 2017 to 3.3 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.24.14
Labor Force Statistics
Goshen County
1990 - 2018 BLS Data

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

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

Diagram III.24.4
Employment and Labor Force
Goshen County
1990 – 2017 BLS Data

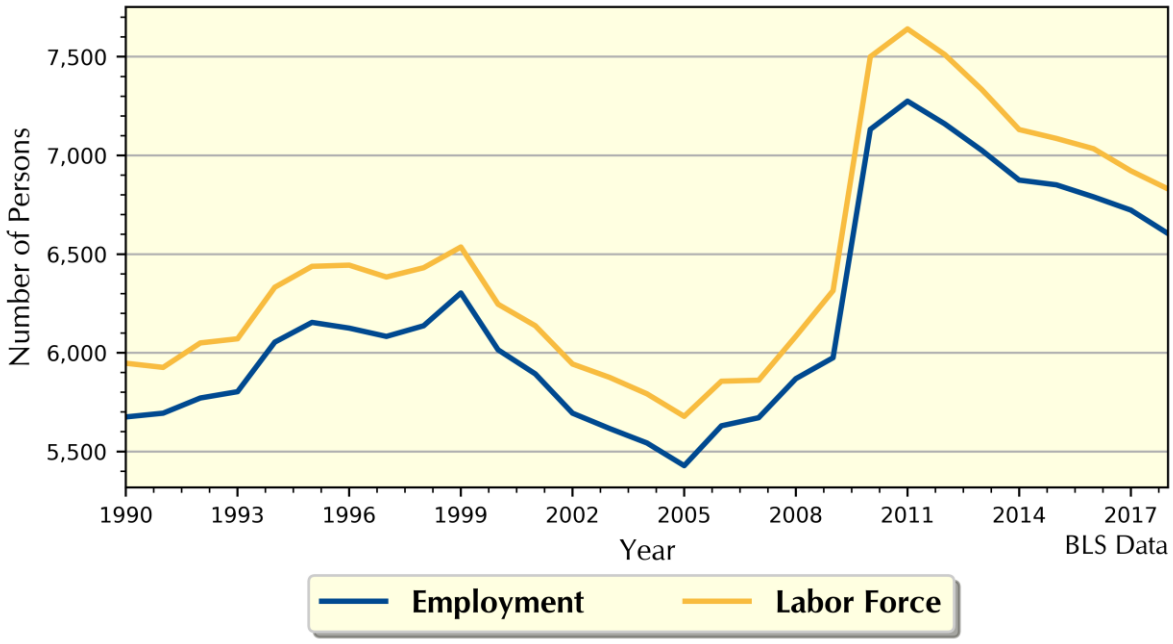
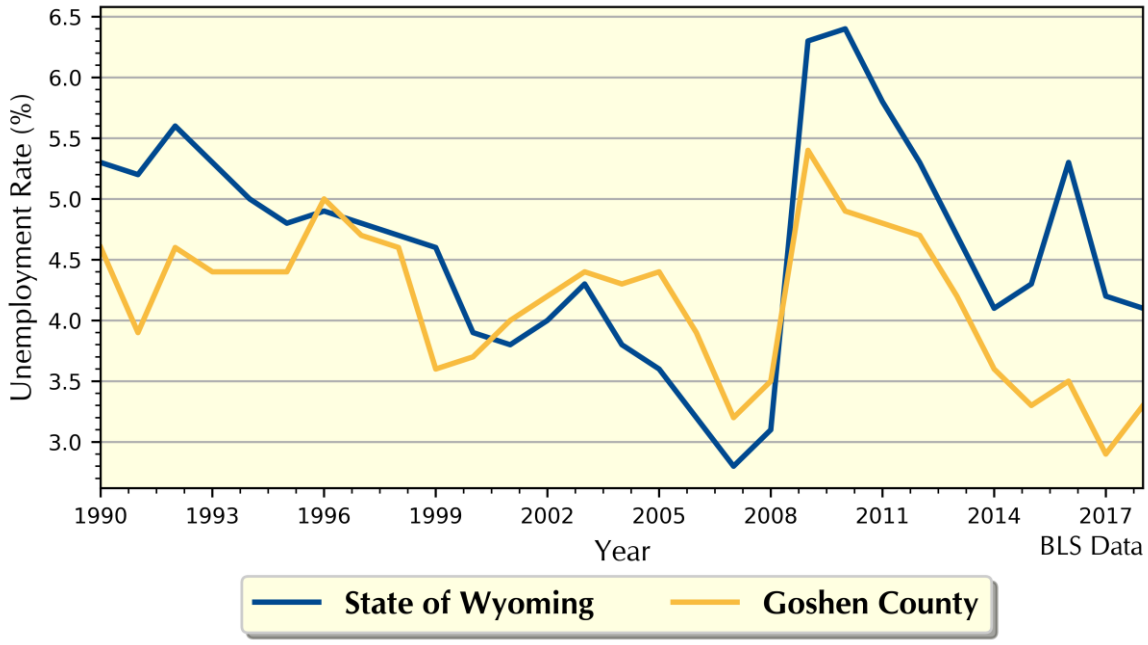


Diagram III.24.5 shows the unemployment rate for both the State and Goshen County. During the 1990's the average rate for Goshen County was 4.4 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.1 percent, which compared to 3.9 percent statewide.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

Diagram III.24.5
Annual Unemployment Rate
Goshen County



County Level Earnings and Employment

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies. Table III.24.15 shows the total employment by industry for the Goshen County. The most recent estimates show the government and government enterprises industry was the largest employer in Goshen County, with employment reaching 1,478 jobs in 2017. Between 2016 and 2017 the manufacturing industry saw the largest percentage increase, rising by 33.6 percent to 374 jobs.

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

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

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

Table III.24.16
Real Earnings Per Job by Industry
Goshen County
BEA Table CA5N and CA25 Data

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

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

Diagram III.24.6
Real Average Earnings Per Job
Goshen County

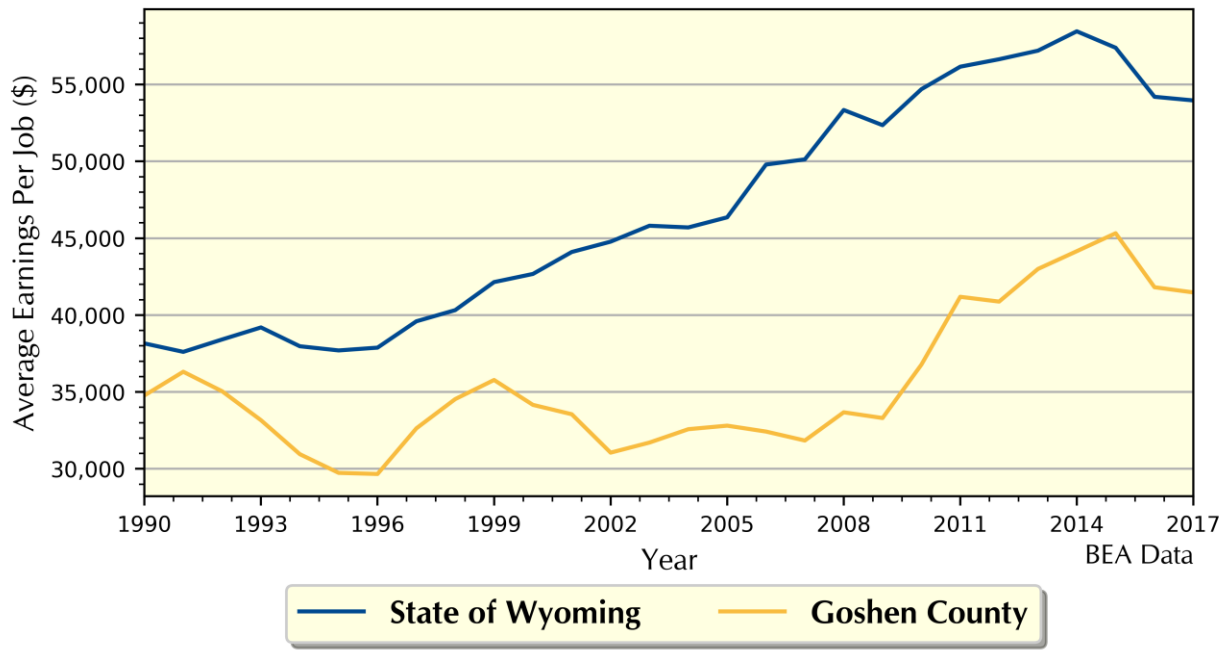
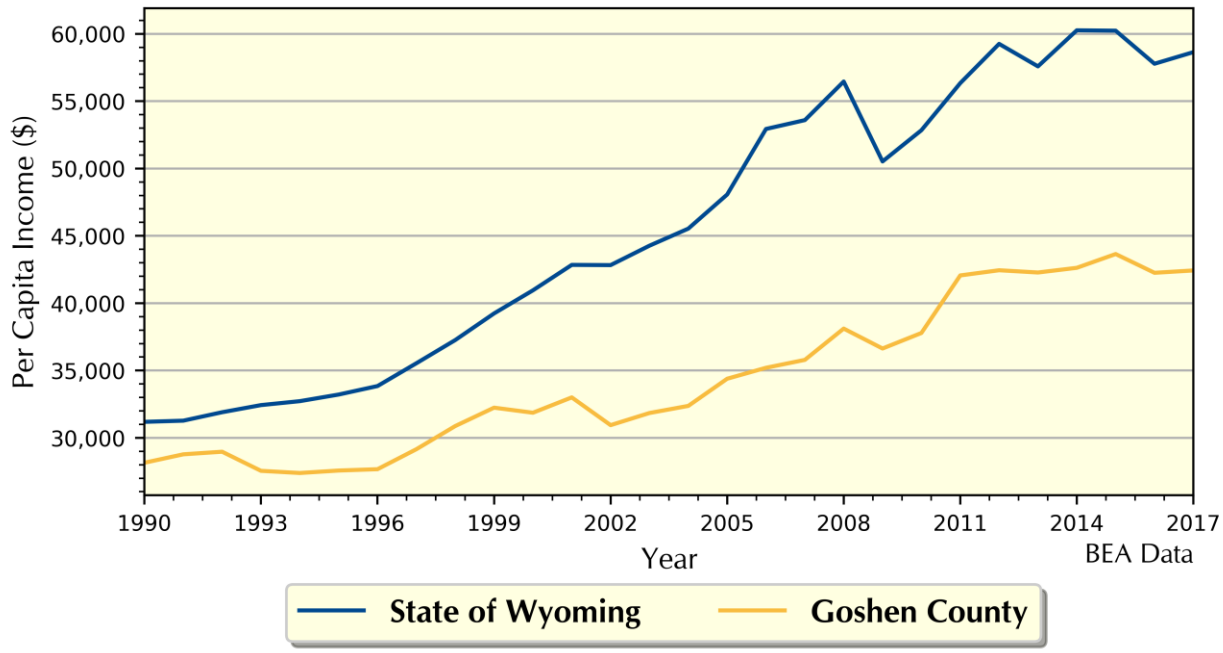


Diagram III.24.7 shows real per capita income for the Goshen County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population.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

Diagram III.24.7
Real Per Capita Income
Goshen County



Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 2,079 in 2010 to 1572.0 in 2017, with the poverty rate reaching 12.9 percent in 2017. This compared to a state poverty rate of 10.8 percent and a national rate of 13.4 percent in 2017. Table III.24.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.24.8 on the following page.

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

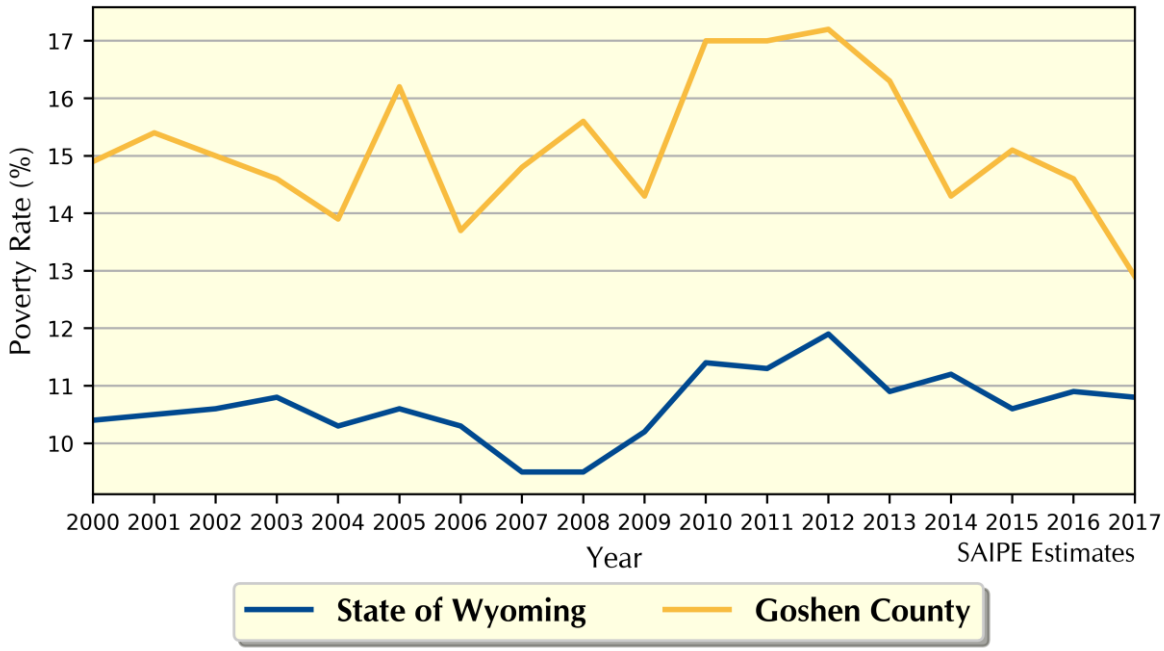
Table III.24.17
Persons in Poverty
Goshen County
2000–2017 SAIPE Estimates

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

Table III.24.18
Poverty by Age
City of Torrington
2000 Census SF3 & 2017 Five-Year ACS Data

Age	2000 Census		2017 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	101	13.6%	163	15.9%
6 to 17	114	15.4%	179	17.4%
18 to 64	407	54.9%	594	57.9%
65 or Older	120	16.2%	90	8.8%
Total	**742**	**100.0%**	**1,026**	**100.0%**
Poverty Rate	**13.3%**	**.**	**16.5%**	**.**

Diagram III.24.8
Poverty Rates
Goshen County



HOUSING

Housing Production

The Census Bureau reports building permit authorizations and "per unit" valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in City of Torrington remained unchanged from 0 authorizations in 2017 to 0 in 2018.

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

Table III.24.19
Building Permits and Valuation
City of Torrington
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	43	0	4	0	47	113,365	0
1981	12	0	12	36	60	137,504	48,345
1982	16	0	4	0	20	124,387	0
1983	30	6	8	0	44	122,998	0
1984	19	0	16	5	40	113,048	83,472
1985	26	2	4	0	32	107,429	0
1986	17	2	0	0	19	119,250	0
1987	6	2	0	0	8	93,289	0
1988	8	0	0	0	8	111,449	0
1989	6	0	0	0	6	111,211	0
1990	5	0	0	0	5	96,602	0
1991	4	0	0	26	30	115,294	77,400
1992	1	2	0	0	3	122,971	0
1993	1	4	0	40	45	83,280	70,577
1994	6	6	0	0	12	183,733	0
1995	7	6	0	0	13	109,046	0
1996	10	2	0	0	12	113,122	0
1997	5	4	0	0	9	111,210	0
1998	7	2	0	0	9	109,971	0
1999	9	0	0	0	9	108,397	0
2000	0	0	0	0	0	0	0
2001	4	0	0	0	4	190,898	0
2002	2	0	0	0	2	277,816	0
2003	6	0	0	0	6	231,092	0
2004	15	0	0	0	15	227,471	0
2005	10	0	0	0	10	194,400	0
2006	4	8	0	0	12	289,862	0
2007	13	0	0	0	13	174,429	0
2008	7	0	0	0	7	171,100	0
2009	8	0	0	18	26	203,323	161,367
2010	6	0	0	0	6	152,176	0
2011	2	0	0	0	2	539,993	0
2012	3	0	0	32	35	341,011	121,275
2013	1	0	0	0	1	254,936	0
2014	1	0	0	0	1	255,509	0
2015	4	0	0	0	4	309,570	0
2016	2	0	0	0	2	337,606	0
2017	0	0	0	0	0	0	0
2018	0	0	0	0	0	0	0

Diagram III.24.9
Single-Family Permits
City of Torrington

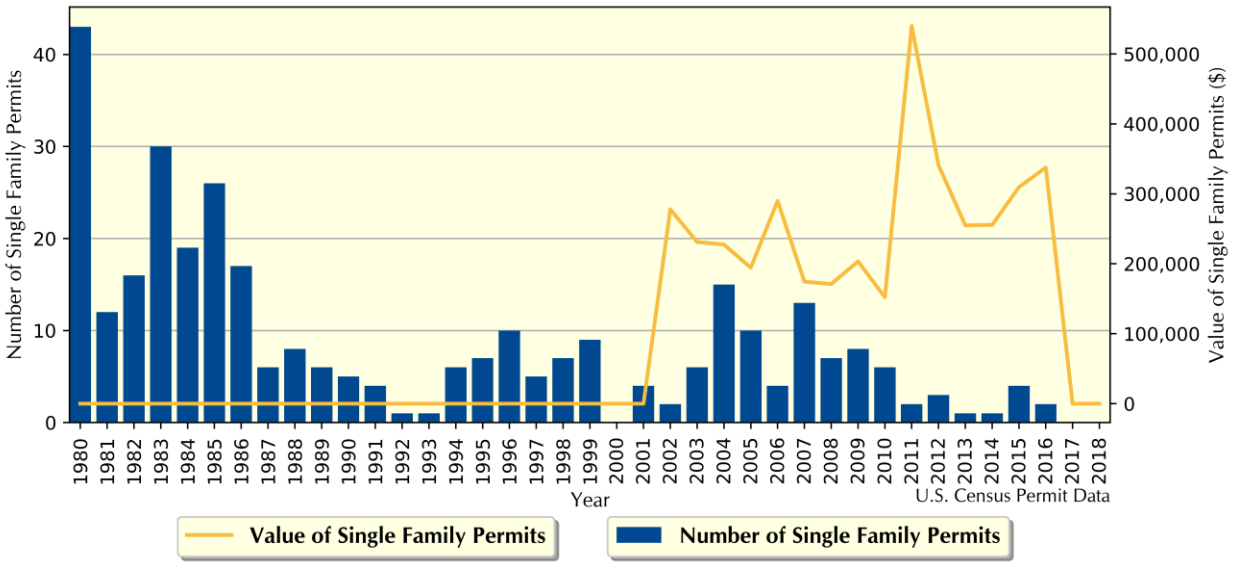
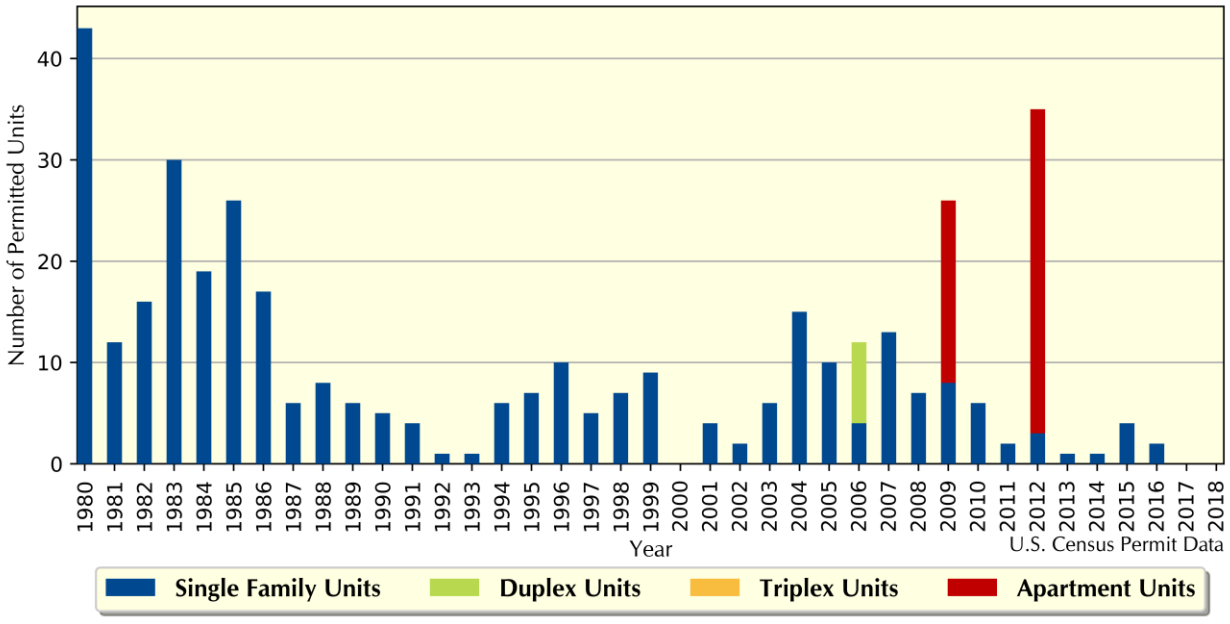


Diagram III.24.10
Total Permits by Unit Type
City of Torrington



Housing Characteristics

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

Table III.24.20
Household Type by Tenure
City of Torrington
2010 Census SF1 & 2017 Five-Year ACS Data

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

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

Table III.24.21
Housing Units by Type
City of Torrington
2010 & 2017 Five-Year ACS Data

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

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

Table III.24.22
Housing Units by Tenure
City of Torrington
2010 Census & 2017 Five-Year ACS Data

Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,527	93.0%	2,537	95.0%
Owner-Occupied	1,657	65.6%	1,698	66.9%
Renter-Occupied	870	34.4%	839	33.1%
Vacant Housing Units	190	7.0%	134	5.0%
Total Housing Units	**2,717**	**100.0%**	**2,671**	**100.0%**

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.24.23. Households earning more than 100,000 dollars per year represented 17.5 percent of households in 2017, compared to 8.4 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 12.1 percent of households in 2017, compared to 13.7 percent in 2000.

Table III.24.23
Households by Income
City of Torrington
2010 & 2017 Five-Year ACS Data

Income	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than $15,000	361	13.7%	306	12.1%
$15,000 to $19,999	247	9.3%	199	7.8%
$20,000 to $24,999	211	8.0%	132	5.2%
$25,000 to $34,999	288	10.9%	264	10.4%
$35,000 to $49,999	481	18.2%	550	21.7%
$50,000 to $74,999	574	21.7%	329	13.0%
$75,000 to $99,999	260	9.8%	312	12.3%
$100,000 or More	222	8.4%	445	17.5%
Total	**2,644**	**100.0%**	**2,537**	**100.0%**

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

Table III.24.24
Households by Year Home Built
City of Torrington
2010 & 2017 Five-Year ACS Data

Year Built	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	455	17.2%	331	13.0%
1940 to 1949	285	10.8%	305	12.0%
1950 to 1959	431	16.3%	346	13.6%
1960 to 1969	298	11.3%	289	11.4%
1970 to 1979	633	23.9%	540	21.3%
1980 to 1989	298	11.3%	260	10.2%
1990 to 1999	129	4.9%	224	8.8%
2000 to 2009	115	4.3%	192	7.6%
2010 or Later	.	.	50	2.0%
Total	**2,644**	**100.0%**	**2,537**	**100.0%**

The distribution of unit types by race are shown in Table III.24.25. An estimated 77.4 percent of white households occupy single-family homes, while 0 percent of black households do. Some 10.1 percent of white households occupied apartments, while 0 percent of black households do. An estimated 0 percent of Asian, and 0 percent of American Indian households occupy single-family homes.

Table III.24.25
Distribution of Units in Structure by Race
City of Torrington
2017 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	77.4%	0%	0%	0%	0%	83.3%	100.0%
Duplex	0.6%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	3.5%	0%	0%	100.0%	0%	0%	0%
Apartment	10.1%	0%	0%	0%	0%	16.7%	0%
Mobile Home	8.4%	0%	0%	0%	0%	0%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

The disposition of vacant units between 2010 and 2017 are shown in Table III.24.26. By 2017, for rent units accounted for 8.2 percent of vacant units, while for sale units accounted for 22.4 percent. "Other" vacant units accounted for 62.7 percent of vacant units, representing a total of 84 "other" vacant units.

Table III.24.26
Disposition of Vacant Housing Units
City of Torrington
2010 Census & 2017 Five-Year ACS Data

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

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

Table III.24.27
Households by Number of Bedrooms
City of Torrington
2017 5-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	9	33	100.0
One	0	153	176	1.2
Two	406	418	874	6.6
Three	674	173	884	32.7
Four	463	63	526	33.1
Five or more	155	23	178	19.7
Total	**2,537**	**839**	**2,671**	**100.0**

The age of a structure influences its value. As shown in Table III.24.28, structures built in 1939 or earlier had a median value of, 100,000 while structures built between 1950 and 1959 had a median value of 120,100 and those built between 1990 to 1999 had a median value of 219,200. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of 0 and, 0 respectively. The total median value in City of Torrington was 137,900.

Table III.24.28
Owner Occupied Median Value by Year Structure Built
City of Torrington
2017 5-Year ACS Data

Year Structure Built	Median Value
1939 or earlier	100,000
1940 to 1949	105,700
1950 to 1959	120,100
1960 to 1969	135,600
1970 to 1979	140,900
1980 to 1989	179,300
1990 to 1999	219,200
2000 to 2009	232,200
2010 to 2013	0
2014 or later	0
Median Value	**137,900**

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

Table III.24.29
Mortgage Status
City of Torrington
2017 5-Year ACS Data

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

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

Table III.24.30
Median Rent
City of Torrington
2017 5-Year ACS Data

Place	Rent
Median Rent	$524
Median Home Value	$137,900

Housing Problems

The Census identified the following four housing problems in the CHAS data. Households are considered to have housing problems if they have one of more of the four problems.

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. Household is overcrowded; and
4. Household is cost burdened.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table III.24.31. In 2017, an estimated 1.1 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table III.24.31
Overcrowding and Severe Overcrowding
City of Torrington
2010 & 2017 Five-Year ACS Data

Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2010 Five-Year ACS	1,755	99.1%	16	0.9%	0	0%	1,771
2017 Five-Year ACS	1,676	98.7%	22	1.3%	0	0%	1,698
Renter							
2010 Five-Year ACS	783	89.7%	76	8.7%	14	1.6%	873
2017 Five-Year ACS	833	99.3%	6	0.7%	0	0%	839
Total							
2010 Five-Year ACS	2,538	96.0%	92	3.5%	14	0.5%	2,644
2017 Five-Year ACS	2,509	98.9%	28	1.1%	0	0%	2,537

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

There were a total of 0 households with incomplete plumbing facilities in 2017, representing 0 percent of households in City of Torrington. This is compared to 0 percent of households lacking complete plumbing facilities in 2010.

Table III.24.32
Households with Incomplete Plumbing Facilities
City of Torrington
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	2,644	2,537
Lacking Complete Plumbing Facilities	0	0
Total Households	**2,644**	**2,537**
Percent Lacking	**0%**	**0%**

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

Table III.24.33
Households with Incomplete Kitchen Facilities
City of Torrington
2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	2,564	2,529
Lacking Complete Kitchen Facilities	80	8
Total Households	**2,644**	**2,537**
Percent Lacking	**3.0%**	**0.3%**

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

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

Table III.24.34
Cost Burden and Severe Cost Burden by Tenure
City of Torrington
2010 & 2017 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 Five-Year ACS	640	62.0%	312	30.2%	80	7.8%	0	0%	1,032
2017 Five-Year ACS	761	76.0%	97	9.7%	143	14.3%	0	0%	1,001
Owner Without a Mortgage									
2010 Five-Year ACS	677	91.6%	57	7.7%	5	0.7%	0	0%	739
2017 Five-Year ACS	603	86.5%	68	9.8%	26	3.7%	0	0%	697
Renter									
2010 Five-Year ACS	451	51.7%	207	23.7%	172	19.7%	43	4.9%	873
2017 Five-Year ACS	562	67.0%	196	23.4%	62	7.4%	19	2.3%	839
Total									
2010 Five-Year ACS	1,768	66.9%	576	21.8%	257	9.7%	43	1.6%	2,644
2017 Five-Year ACS	1,926	75.9%	361	14.2%	231	9.1%	19	0.7%	2,537

Housing Problems by Income

Very low-income renters are those who earn less than 50 percent of the area median income (AMI), and include a significant proportion of extremely low-income renters (who earn less than 30 percent of AMI). Households with worst case needs are defined as very low-income renters who do not receive government housing assistance and who pay more than 50 percent of their income for rent, live in severely inadequate conditions, or both. Table III.24.35 shows that the HUD estimated MFI for Goshen County was $60,000 in 2018. This compared to Wyoming's MFI of $79,600. Diagram III.24.11, illustrates the estimated MFI for 2000 through 2018 in Goshen County.

Table III.24.35
Median Family Income
Goshen County
2000–2018 HUD MFI

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

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

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

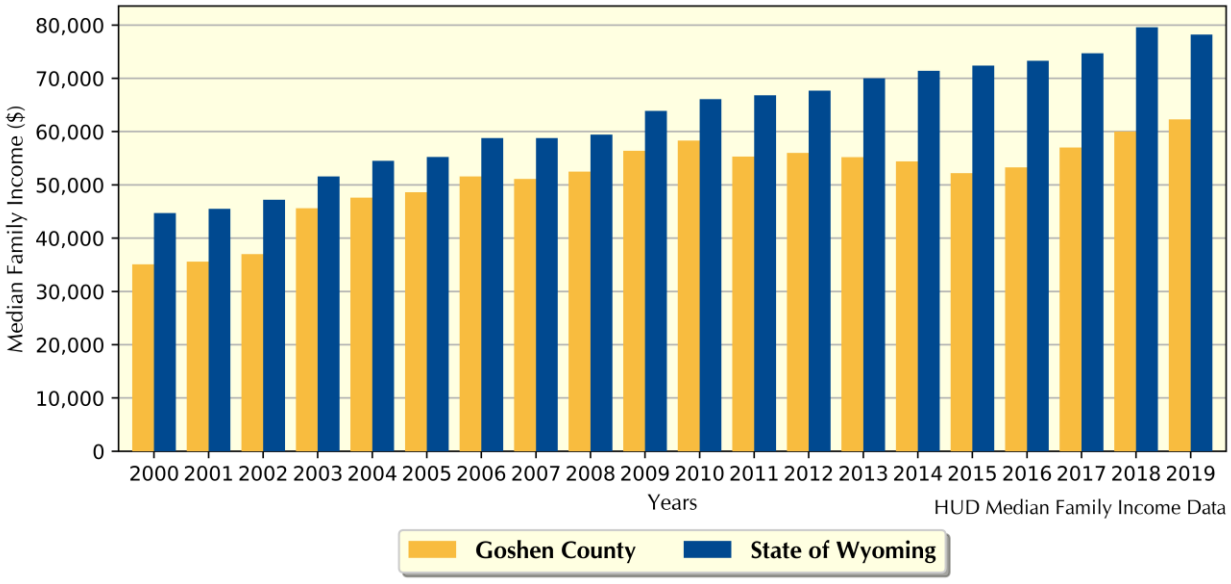


Table III.24.36
Housing Problems by Income and Tenure
City of Torrington
2010–2018 HUD CHAS Data

Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	170	25	20	0	10	225
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	85	75	4	25	4	193
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	40	120	340	165	710	1,375
Total	**295**	**220**	**364**	**190**	**724**	**1,793**
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	10	0	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	65	10	0	0	0	75
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	40	50	35	0	0	125
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	95	95	265	30	120	605
Total	**200**	**165**	**300**	**30**	**120**	**815**
Total						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	10	0	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	235	35	20	0	10	300
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	125	125	39	25	4	318
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	135	215	605	195	830	1,980
Total	**495**	**385**	**664**	**220**	**844**	**2,608**

Survey of Rental Properties

From May through June of 2019, a telephone survey was conducted with landlords and rental property managers throughout Wyoming. Table III.24.37 presents some basic statistics about the completed surveys.

Table III.24.37
Survey of Rental Properties
City of Torrington
2019 Survey of Rental Properties

Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	27	398	7.3	29

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

Table III.24.38
Rental Vacancy Survey by Type
City of Torrington
2019 Survey of Rental Properties

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	71	4	5.6%
Apartments	280	21	7.5%
Mobile Homes	5	0	0%
"Other" Units	0	0	0%
Don't Know	18	3	16.7%
Total	**398**	**29**	**7.3%**

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

Table III.24.39
Rental Units by Bedroom Size
City of Torrington
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	3	0	0	.	3
One	3	161	0	0	.	164
Two	24	95	2	0	.	134
Three	6	13	2	0	.	26
Four	6	0	0	0	.	6
Don't Know	32	8	1	0	18	65
Total	**71**	**280**	**5**	**0**	**18**	**398**

Table III.24.40 displays the vacancy rate of single-family units by the number of bedrooms. Two-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 8.3 percent.

Table III.24.41 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were One-bedroom units, which had a vacancy rate of 3.7 percent.

Table III.24.40
Single-Family Units by Bedroom Size
City of Torrington
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	3	0	0%
Two	24	2	8.3%
Three	6	0	0%
Four	6	0	0%
Don't know	32	2	6.2%
Total	**71**	**4**	**5.6%**

Table III.24.41
Apartment Units by Bedroom Size
City of Torrington
2019 Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	3	3	100.0%
One	161	6	3.7%
Two	95	8	8.4%
Three	13	3	23.1%
Four	0	0	0%
Don't know	8	1	12.5%
Total	**280**	**21**	**7.5%**

Average market-rate rents by unit type are shown in Table III.24.42. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table III.24.42
Average Market Rate Rents by Bedroom Size
City of Torrington
2019 Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$.	$350	$.	$.	$350
One	$375	$414	$.	$.	$416
Two	$506	$556	$575	$.	$569
Three	$633	$625	$550	$.	$663
Four	$775	$.	$.	$.	$775
Total	**$594.0**	**$522.9**	**$562.5**	**$0**	**$562.7**

Table III.24.43 shows vacancy rates for single-family units by average rental rates for City of Torrington. The most common rent for single-family units was between 1,000 and 1,250 dollars and the units in this price range had a vacancy rate of 6.7 percent.

Table III.24.43
Single-Family Market Rate Rents by Vacancy Status
City of Torrington
2019 Survey of Rental Properties

Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than $500	12	0	0%
$500 to $749	27	2	7.4%
$750 to $999	30	2	6.7%
$1,000 to $1,249	0	0	0%
$1,250 to $1,499	0	0	0%
Above $1,500	0	0	0%
Missing	2	0	0%
Total	**71**	**4**	**5.6%**

The average rent and availability of apartment units is displayed in Table III.24.44. The most common rent for apartment rents was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 9.7 percent.

Table III.24.44
Apartment Market Rate Rents by Vacancy Status
City of Torrington
2019 Survey of Rental Properties

Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than $500	35	7	20.0%
$500 to $749	72	7	9.7%
$750 to $999	0	0	0%
$1,000 to $1,249	0	0	0%
$1,250 to $1,499	0	0	0%
Above $1,500	0	0	0%
Missing	173	7	4.0%
Total	**280**	**21**	**7.5%**

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

Table III.24.45
Are there any utilities included with the rent?
City of Torrington
2019 Survey of Rental Properties

Period	Respondent
Yes	13
No	8
% Offering Utilities	**61.9%**

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

Table III.24.46
Which utilities are included with the rent?
City of Torrington
2019 Survey of Rental Properties

Type of Utility Provided	Respondent
Electricity	106
Natural Gas	98
Water/Sewer	278
Trash Collection	281

Perceived Need for Housing Units

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

Table III.24.47
Do you keep a waiting list?
City of Torrington
2019A Survey of Rental Properties

Period	Respondent
Yes	7
No	16
Waitlist Size	**18**

Table III.24.48 shows the condition of rental units by unit type for City of Torrington. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported 211 units were in good condition, or 53.0 percent and 18 units, or 4.5 percent, being in average condition. Details by unit type and condition are displayed.

Table III.24.48
Condition by Unit Type
City of Torrington
2019A Survey of Rental Properties

Conditions	Units	Percent of Total
Poor	0	0%
Fair	2	0.5%
Average	18	4.5%
Good	211	53.0%
Excellent	142	35.7%
Don't Know	0	0%
Total	**398**	**100.0%**

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table III.24.49, 0 respondents said they would prefer more single family units, 1 respondent wanted more apartment units, and 4 respondents indicated they would prefer more units of any type.

Table III.24.49
If you had the opportunity to own/manage more units, how many would you prefer
City of Torrington
2019A Survey of Rental Properties

Unit Type	Respondents citing more units
Single family units	0
Duplex Units	1
Apartments	1
Mobile homes	0
Other	0
All types	4
Total	**6**

2018 Household Forecast

The 2018 Housing Needs Forecast reports housing demand projections from 2018 to 2050, with 2017 as the base year. Three possible economic futures portraying moderate, strong, and very strong growth were used to create three forecasts. The strong scenario is the base case, representing conditions as of today. The moderate growth scenario forecast projects household growth with the assumption of slower population and employment growth, where the very strong growth scenario incorporates assumptions of much stronger employment and population growth over the forecast horizon.

The primary objective of offering three alternative forecasts is to enhance planning capacity and to provide additional tools in order to assist state and local governments in their ongoing housing needs assessment, thereby facilitating informed discussion about housing demand at the local community level. These forecasts prove useful when interpreting the need for new or rehabilitated housing and whether single-family or rental housing activities might be best undertaken.

All three forecasts span the period of 2017 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is report here. The moderate and very strong scenarios are reported in the WCDA housing forecast report.

This report uses the modified population projections based on projections released from Woods & Poole Economic, Inc (W&P).

Table III.24.50
Households with Housing Problems by Income
City of Torrington
2011-2015 HUD CHAS Data

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

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Table III.24.50 shows the current CHAS housing problem estimates for the period of 2011-2015. Both the income distribution and the percentage share of households experiencing housing problems were derived from this data and assumed to remain constant throughout the forecast

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

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

Table III.24.51
Total Estimated Housing Forecast
City of Torrington
Strong Growth Scenario

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

Table III.24.52, below shows the incremental housing demand for City of Torrington. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 2017, the base year, the incremental housing demand is set at zero and all future years show the estimated stock needed in addition to the current housing supply to satisfy future demand.

As can be seen in 2030 an estimated additional 0 owner-occupied and 113 renter occupied households will be needed above current 2016 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated City of Torrington will see an additional 137 households, of which 32 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 47 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.24.52
Incremental Housing Demand Forecast
City of Torrington
Strong Growth Scenario

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

Table III.24.53 shows the Incremental Total Housing Need Forecast for City of Torrington. The incremental total housing need forecast is calculated by adding the incremental housing demand forecast with current un-met housing need. Un-met housing need is defined as any household experiencing a housing problem as defined by HUD. The total housing need shows the broadest measure of future housing need because it takes into account future housing demand as well as the current need among existing housing stock. Total housing need does not necessarily mean the constructions of new units. Unmet housing needs can be alleviated through the rehabilitation of existing units or by focusing on creating more affordable housing options.

In 2017, the base year, the total housing need set at the 616 households, which represents all households with an unmet housing need that needs to be addressed, such as cost burden or sub-standard living conditions. In all future years, the incremental housing need forecast shows both existing need and need based on future demand by income. In 2050, there will be an estimated need for 471 owner and 283 renter occupied households for a total of 753 quality households.

Table III.24.53
Incremental Total Housing Need Forecast
City of Torrington
Strong Growth Scenario

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

City of Wheatland

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

Population Estimates

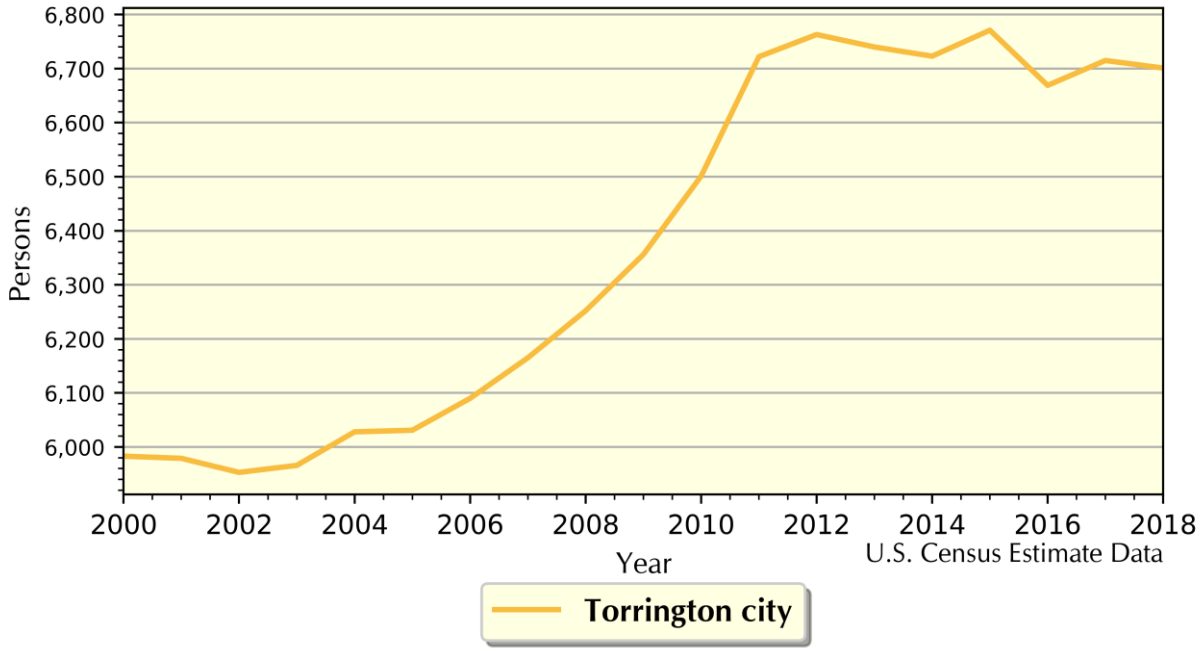
Table III.25.1 shows the population estimates for the City of Wheatland. In 2018, the city's population was 3,553, a -0.3% change from 2017. The population decreased -2.0 percent since 2010, from 3,627 people to 3,553 people in 2018. This data is also displayed in Diagram III.25.1 on the following page.

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

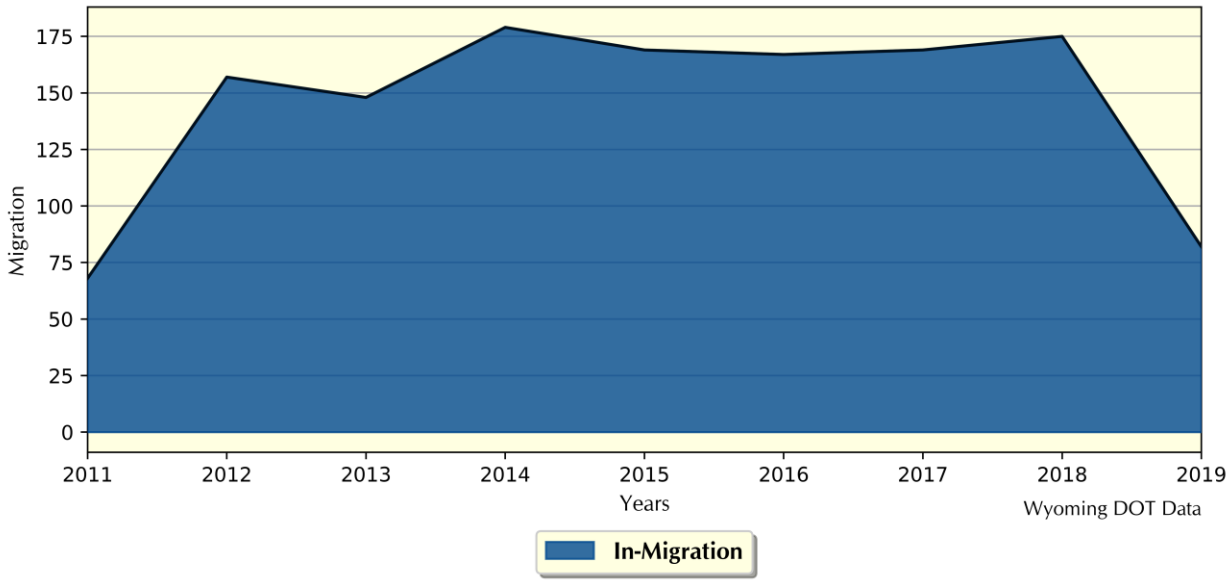


Diagram III.25.3
Migration Trends
Platte County
2000 – 2019 First Half

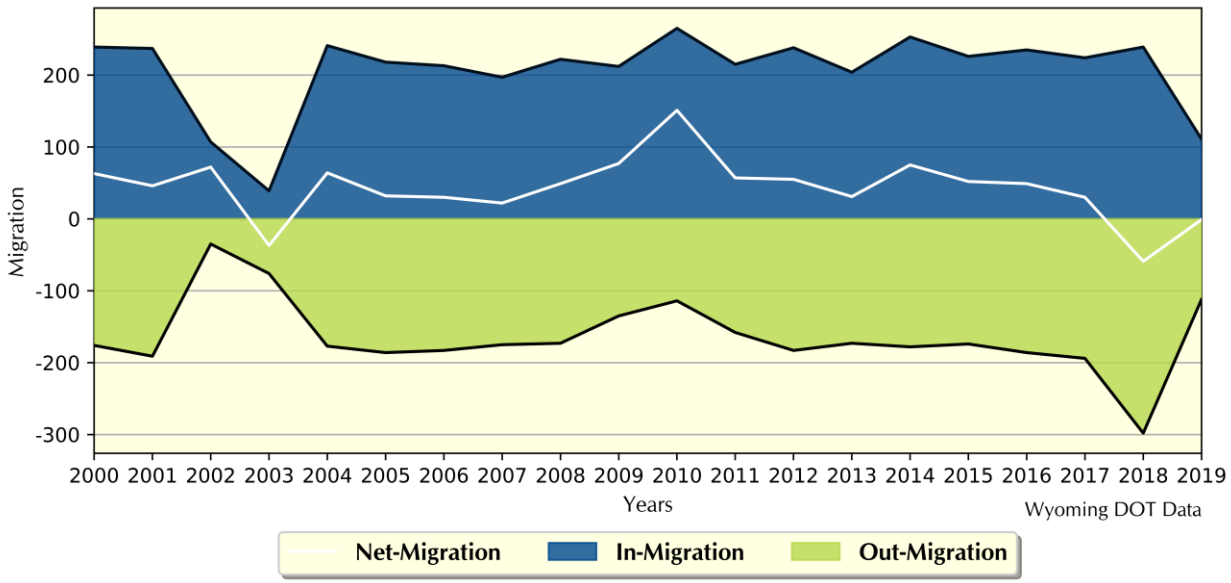


Table III.25.3 shows net-migration for Platte County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 18 to 22, with 5.0 persons entering Platte County. Those in the age range of 23 to 25 had the lowest levels of net migration, with 3 persons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

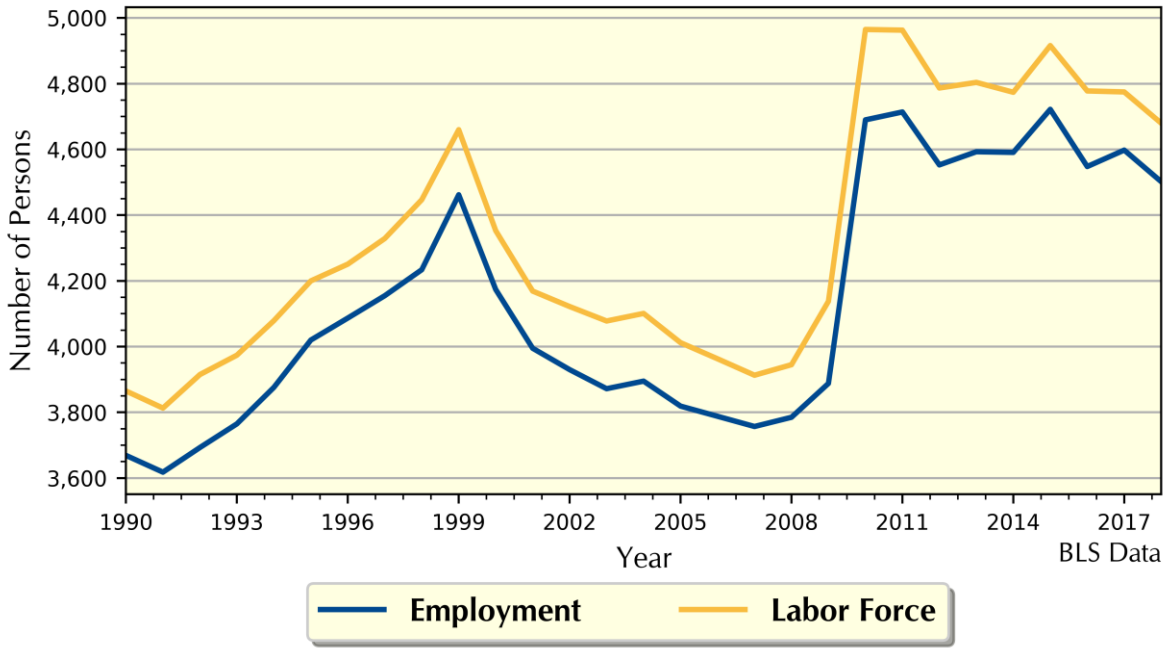
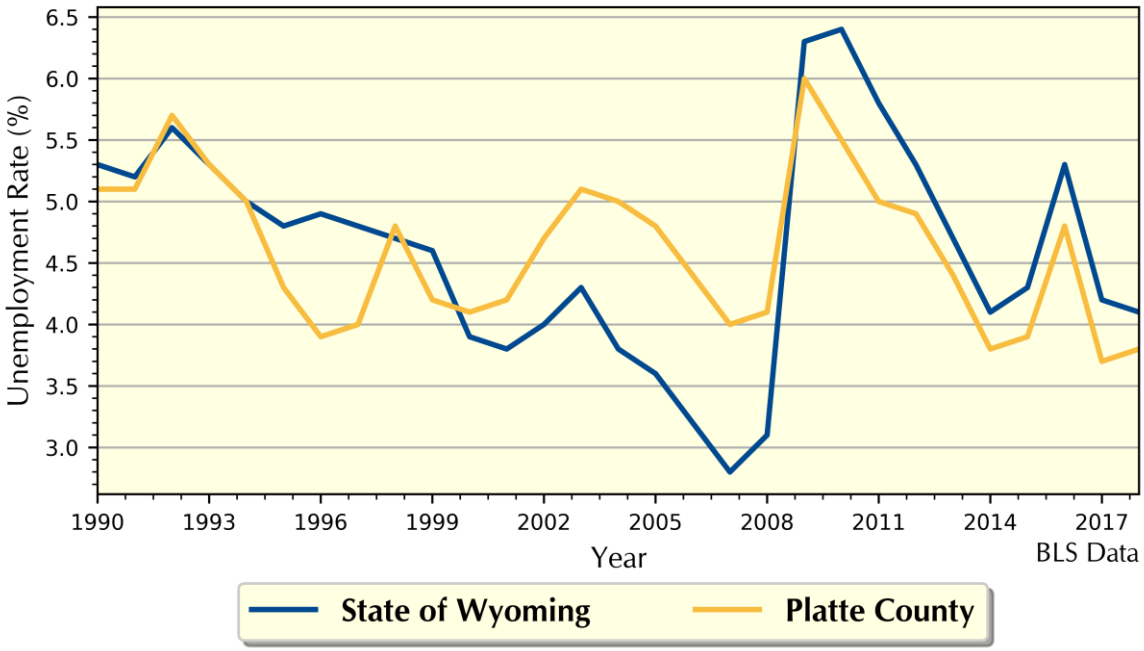


Diagram III.25.5 shows the unemployment rate for both the State and Platte County. During the 1990's the average rate for Platte County was 4.7 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.6 percent, which compared to 3.9 percent statewide. 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

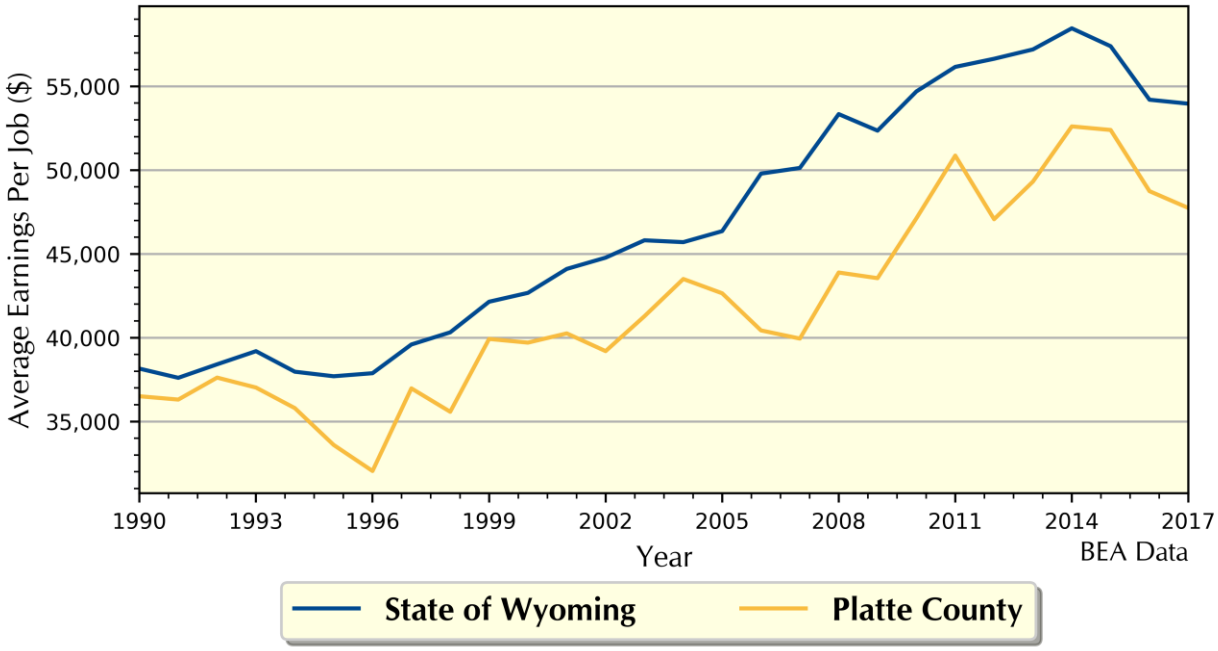
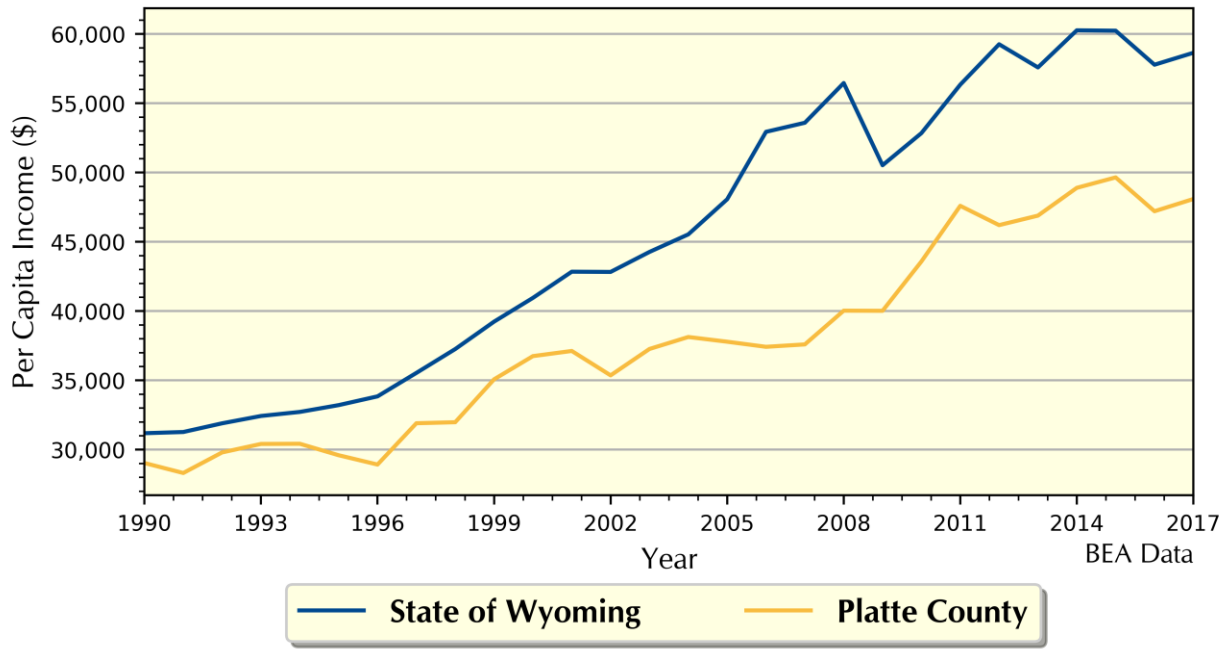


Diagram III.25.7 shows real per capita income for the Platte County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. 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.

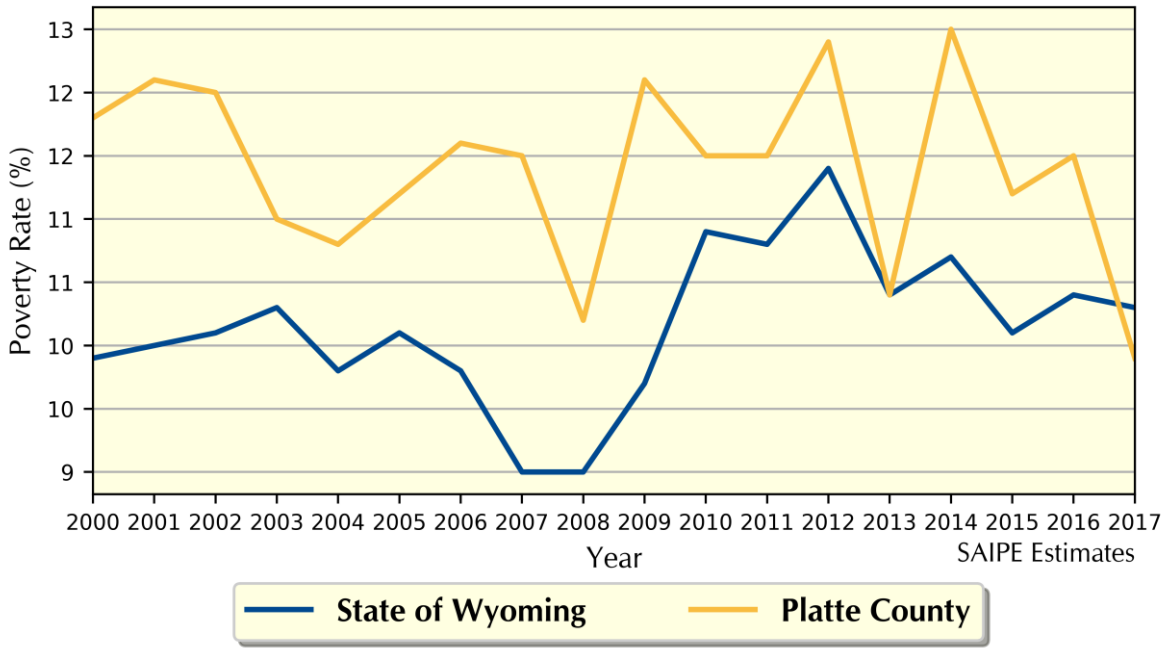
Table III.25.17
Persons in Poverty
Platte County
2000–2017 SAIPE Estimates

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

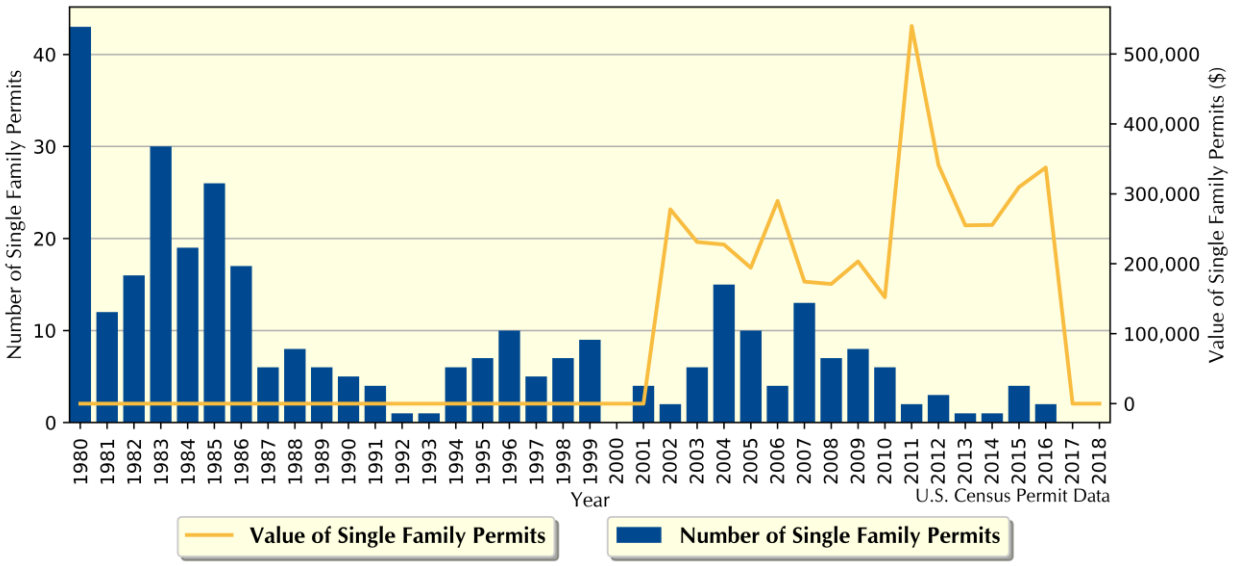
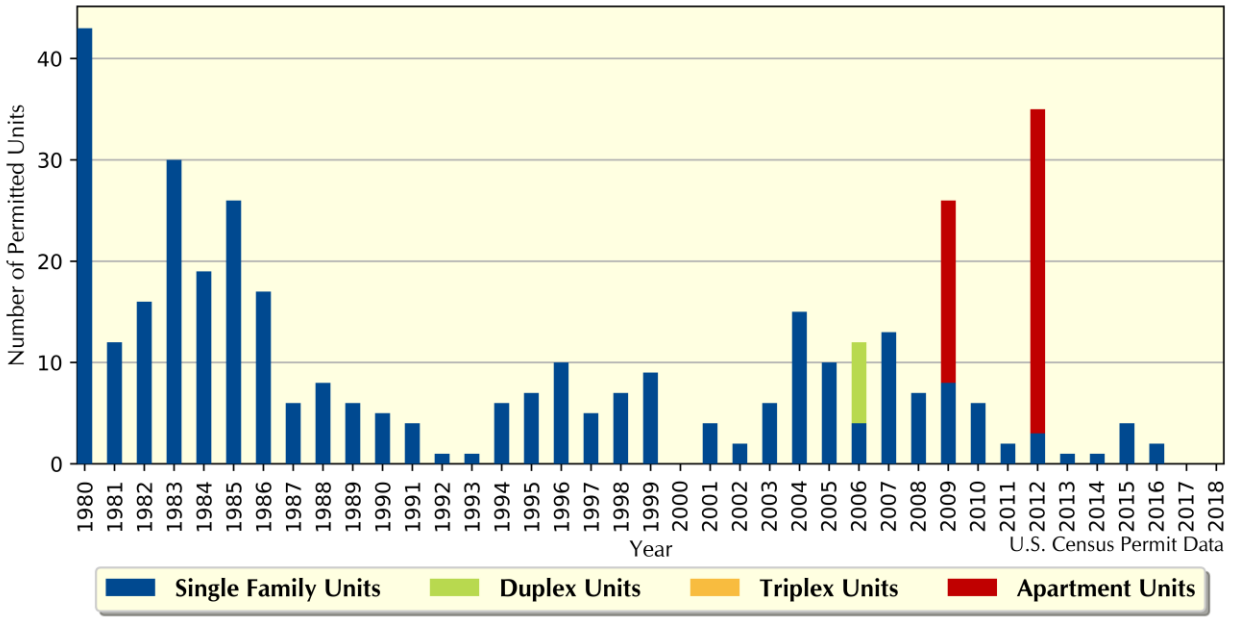


Diagram III.25.10
Total Permits by Unit Type
City of Wheatland



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.

Table III.25.20
Household Type by Tenure
City of Wheatland
2010 Census SF1 & 2017 Five-Year ACS Data

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.

Table III.25.21
Housing Units by Type
City of Wheatland
2010 & 2017 Five-Year ACS Data

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.

Table III.25.35
Median Family Income
Platte County
2000–2018 HUD MFI

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

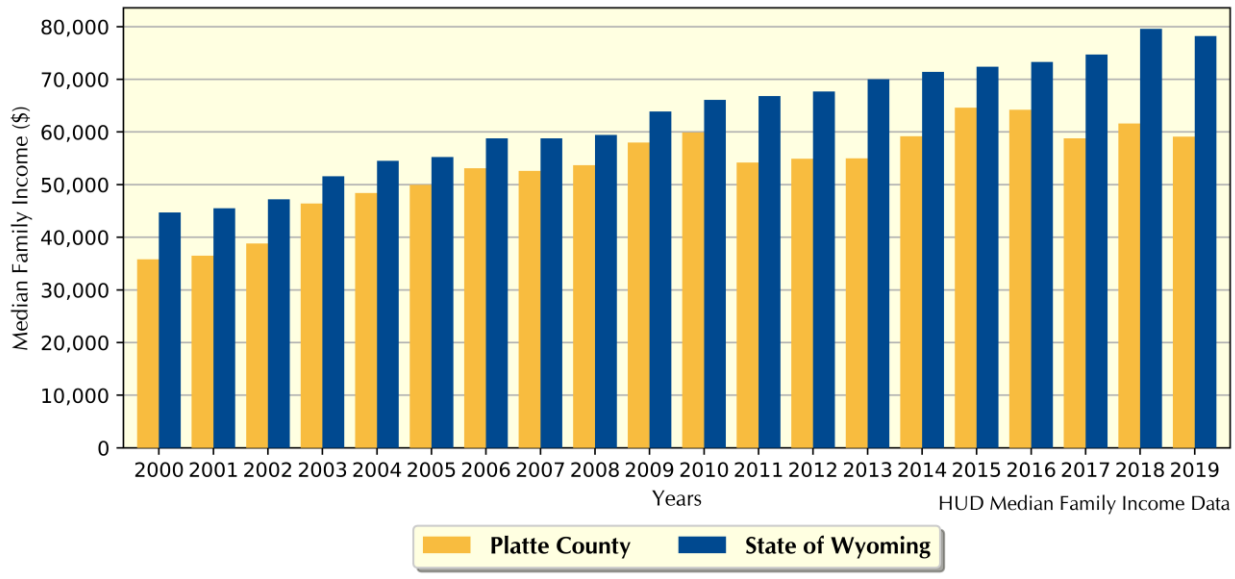


Table III.25.36
Housing Problems by Income and Tenure
City of Wheatland
2010–2018 HUD CHAS Data

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.25.41 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.25.40
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
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.

Table III.25.51
Total Estimated Housing Forecast
City of Wheatland
Strong Growth Scenario

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**

City of Worland

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

Population Estimates

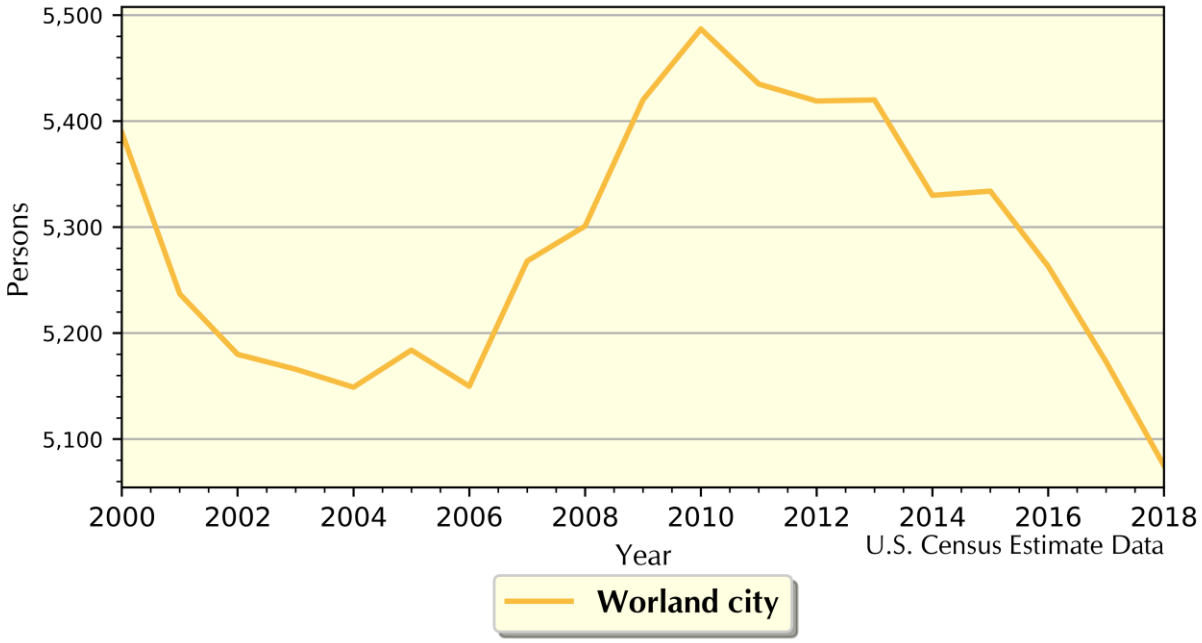
Table III.26.1 shows the population estimates for the City of Worland. In 2018, the city's population was 5,075, a -1.9% change from 2017. The population decreased -7.5 percent since 2010, from 5,487 people to 5,075 people in 2018. This data is also displayed in Diagram III.26.1 on the following page.

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.

Table III.26.1
Population Estimates
City of Worland
Census Population Estimates

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

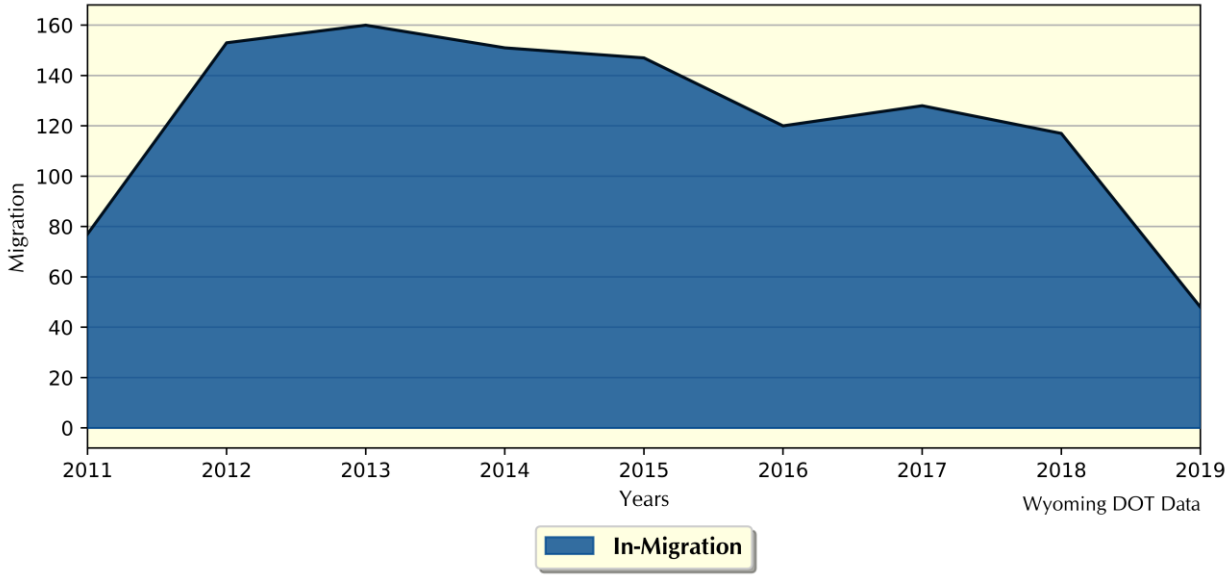


Diagram III.26.3
Migration Trends
Washakie County
2000 – 2019 First Half

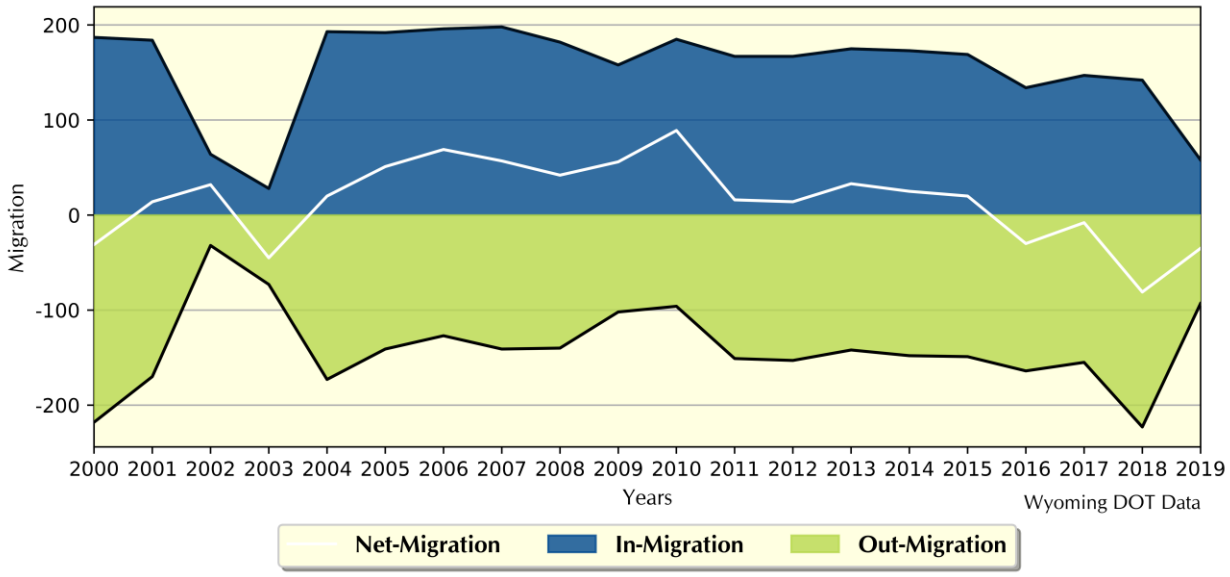


Table III.26.3 shows net-migration for Washakie County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 16 to 17, with 3.0 persons entering Washakie County. Those in the age range of 18 to 22 had the lowest levels of net migration, with 18 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 data[26], 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 .

Table III.26.7
Place of Birth for the Foreign-Born Population
City of Worland
2017 Five-Year ACS

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

Table III.26.8
Limited English Proficiency and Language Spoken at Home
City of Worland
2017 Five-Year ACS

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.

Table III.26.9
Disability by Age
City of Worland
2017 Five-Year ACS Data

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.

Table III.26.10
Total Disabilities Tallied: Aged 5 and Older
City of Worland
2017 Five-Year ACS

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.26.4
Employment and Labor Force
Washakie County
1990 – 2017 BLS Data

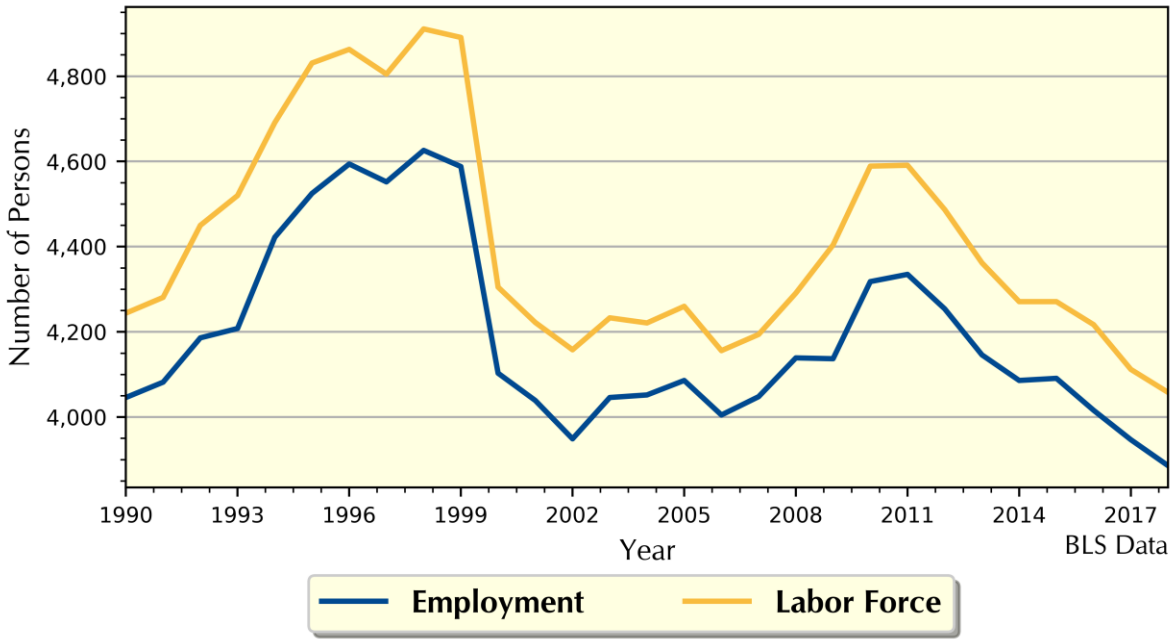
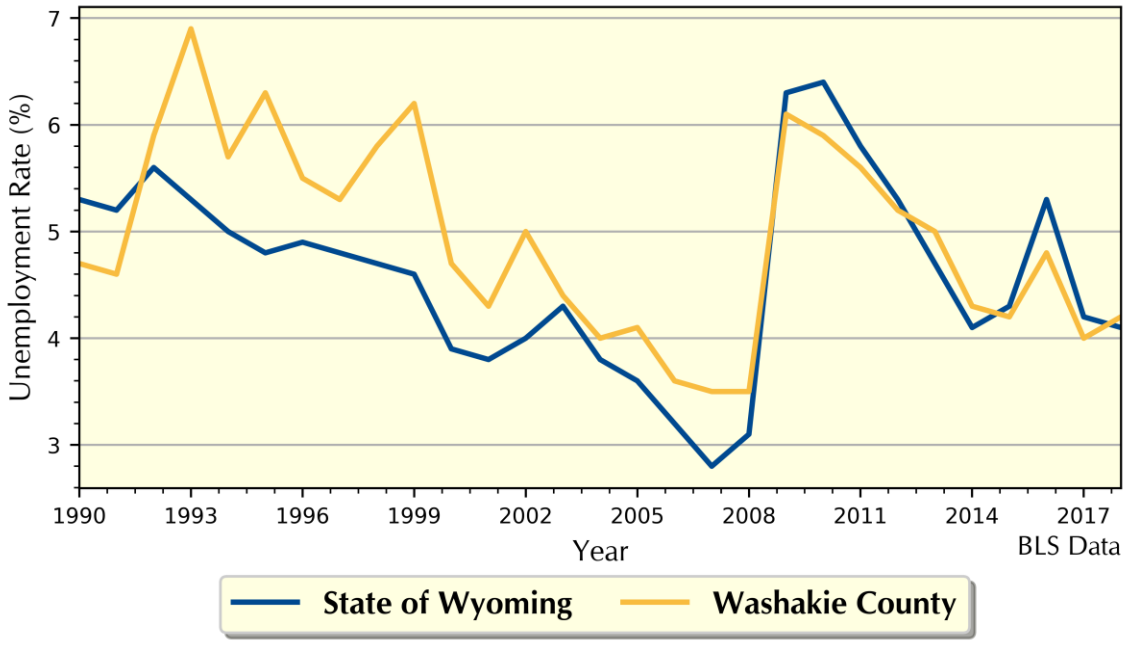


Diagram III.26.5 shows the unemployment rate for both the State and Washakie County. During the 1990's the average rate for Washakie County was 5.7 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.3 percent, which compared to 3.9 percent 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

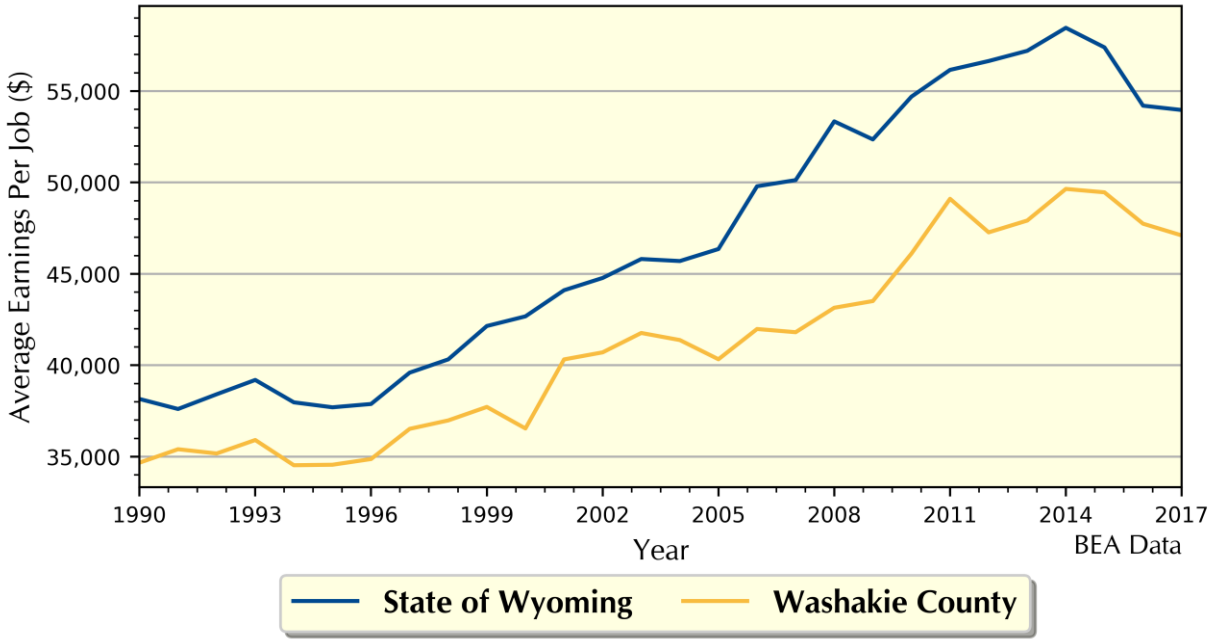
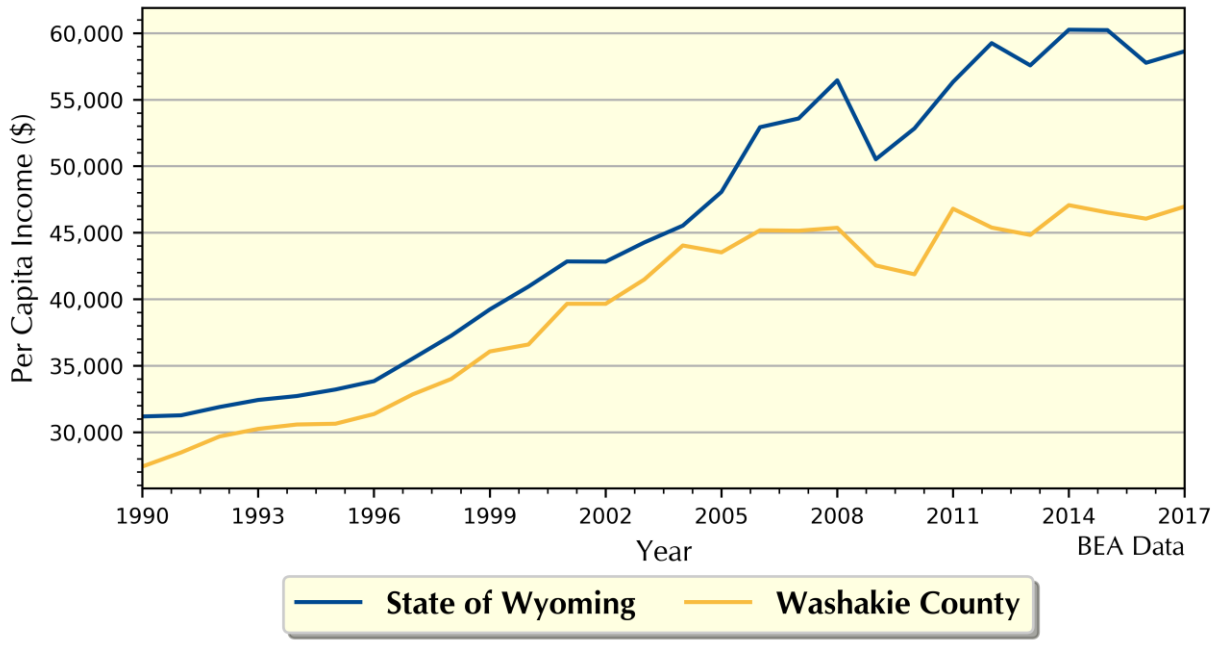


Diagram III.26.7 shows real per capita income for the Washakie County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. 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.

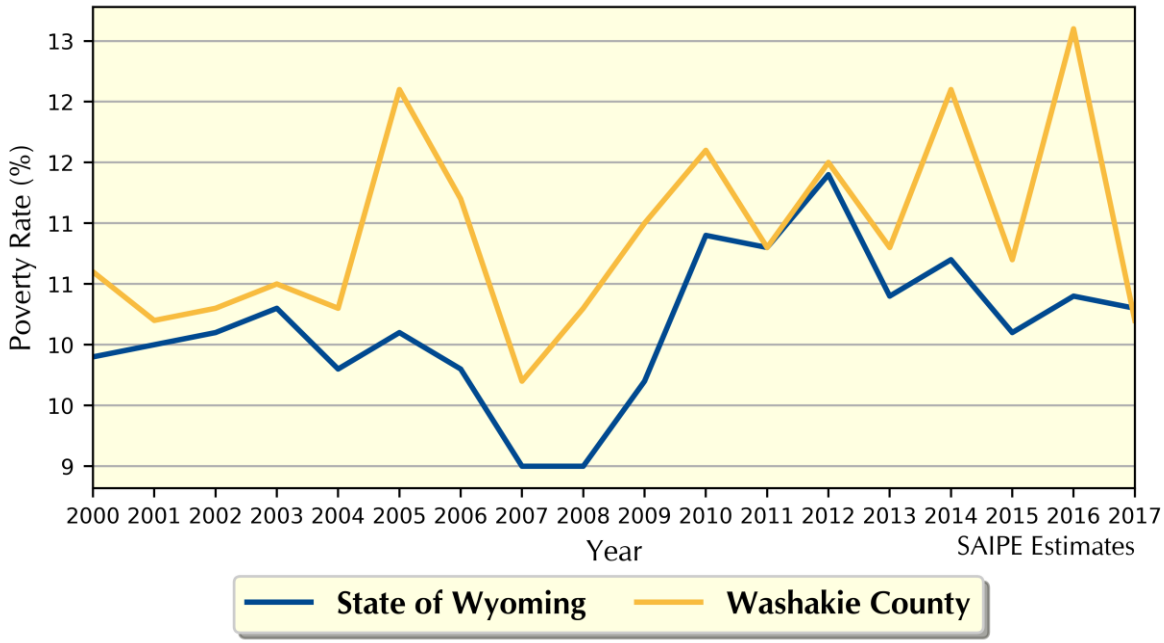
Table III.26.17
Persons in Poverty
Washakie County
2000–2017 SAIPE Estimates

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.

Table III.26.19
Building Permits and Valuation
City of Worland
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	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

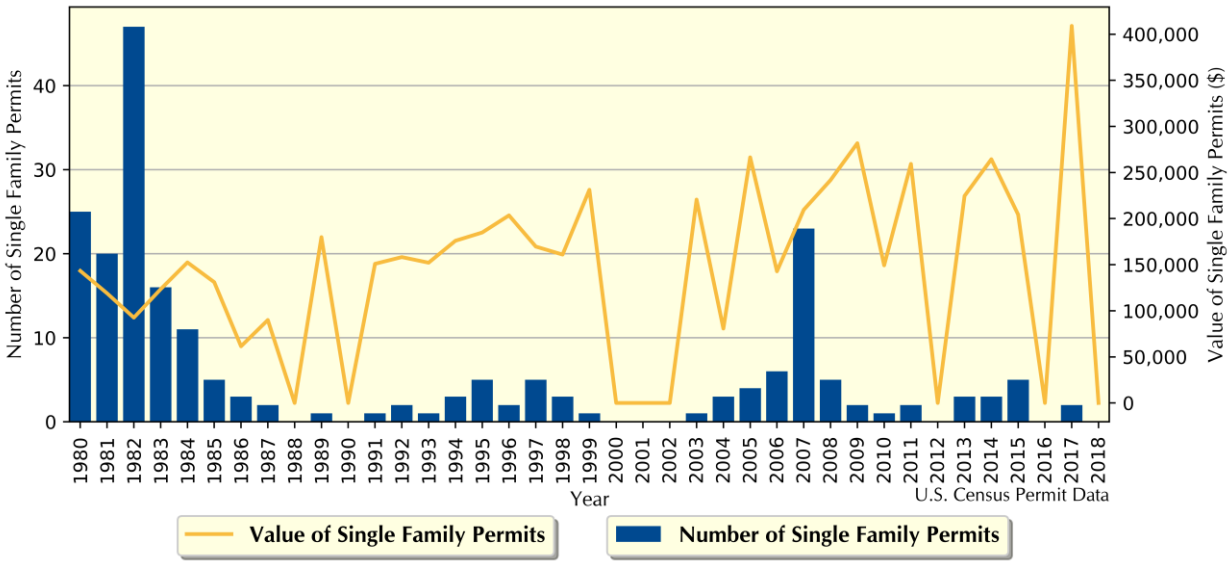
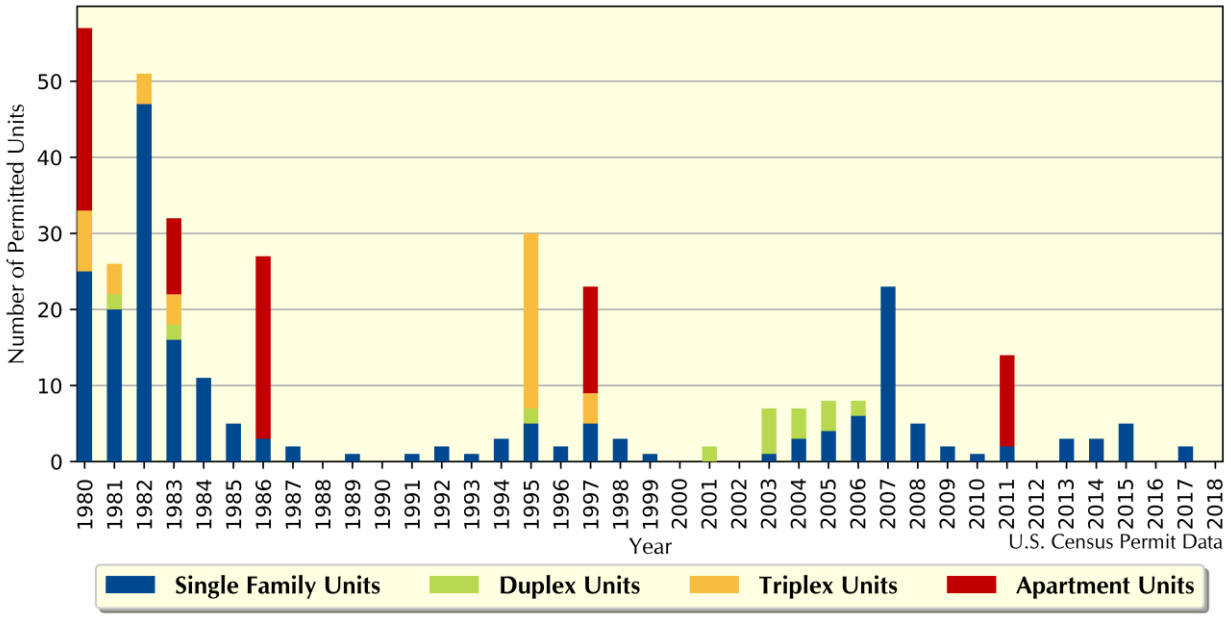


Diagram III.26.10
Total Permits by Unit Type
City of Worland



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.

Table III.26.20
Household Type by Tenure
City of Worland
2010 Census SF1 & 2017 Five-Year ACS Data

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.

Table III.26.21
Housing Units by Type
City of Worland
2010 & 2017 Five-Year ACS Data

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 2000.

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

Table III.26.35
Median Family Income
Washakie County
2000–2018 HUD MFI

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

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.

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

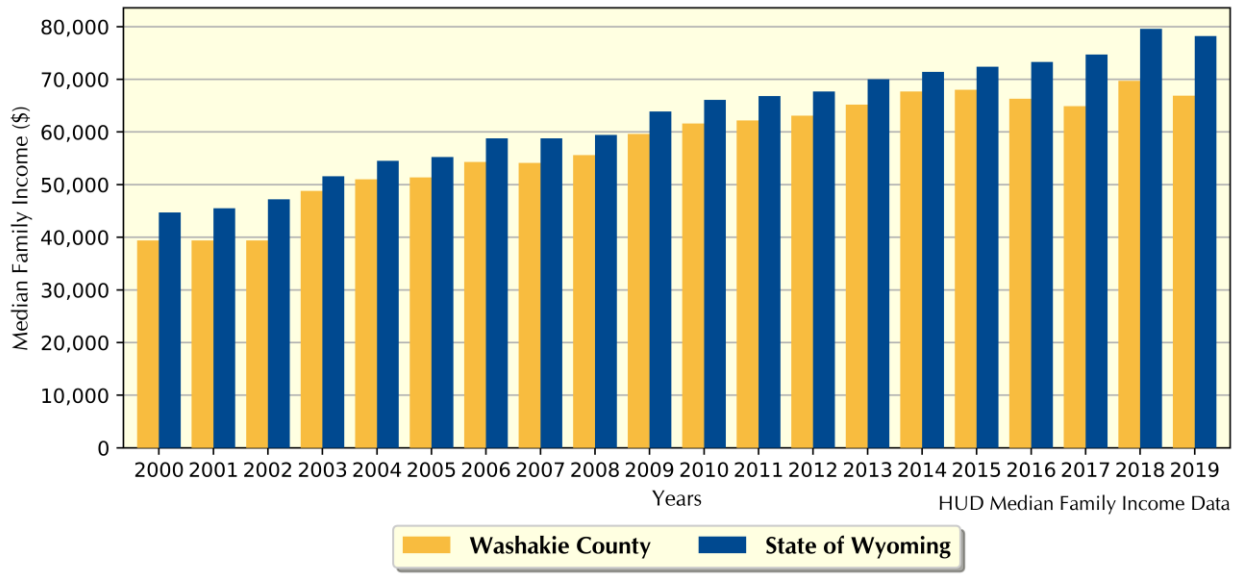


Table III.26.36
Housing Problems by Income and Tenure
City of Worland
2010–2018 HUD CHAS Data

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).

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**

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

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.

Table III.26.38
Total Estimated Housing Forecast
City of Worland
Strong Growth Scenario

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**