Green River city

Green River city

Demographics

Population Estimates

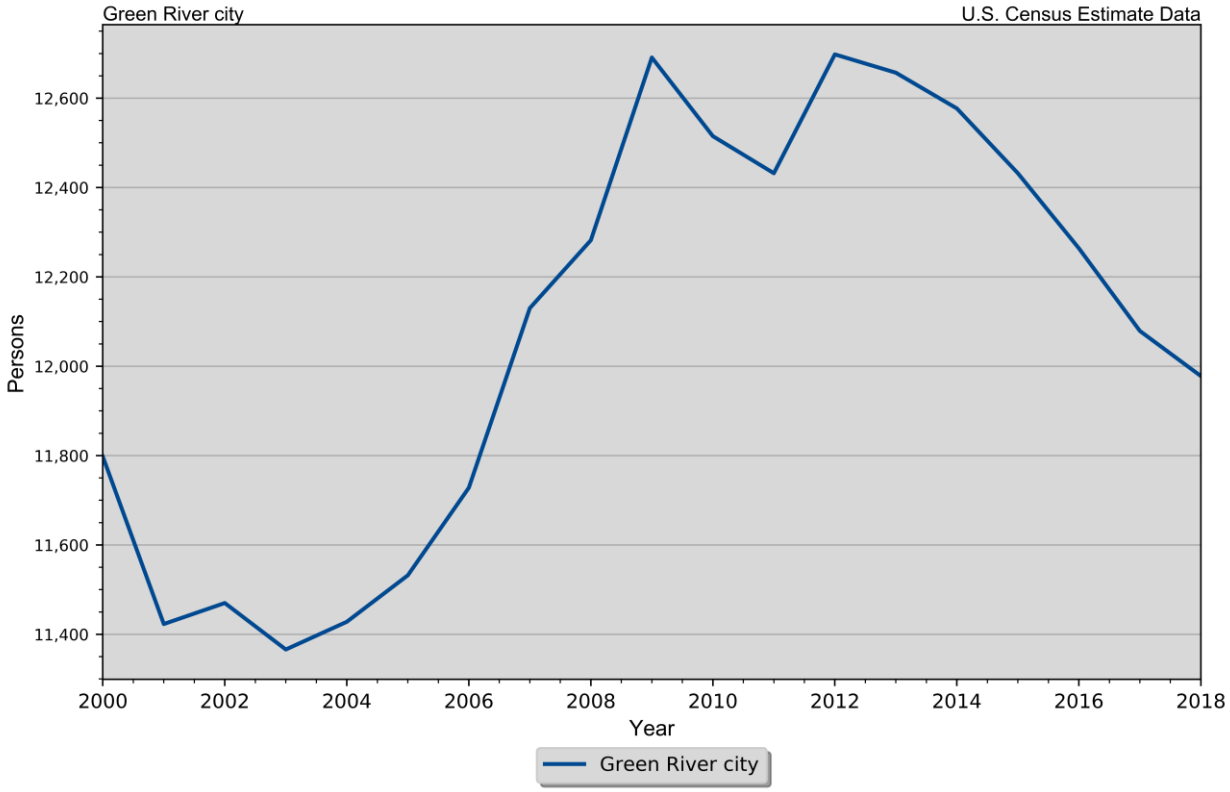
Table III.9.1, at right shows the population for Green River city. As can be seen, the population in Green River city decreased from 12,515 persons in 2010 to 11,978 persons in 2018, or by -4.3 percent.

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 Green River city. Although a city may span several counties, for the county level data pieces, Sweetwater County was selected.

Table III.9.1
Population Estimates
Green River city
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



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.

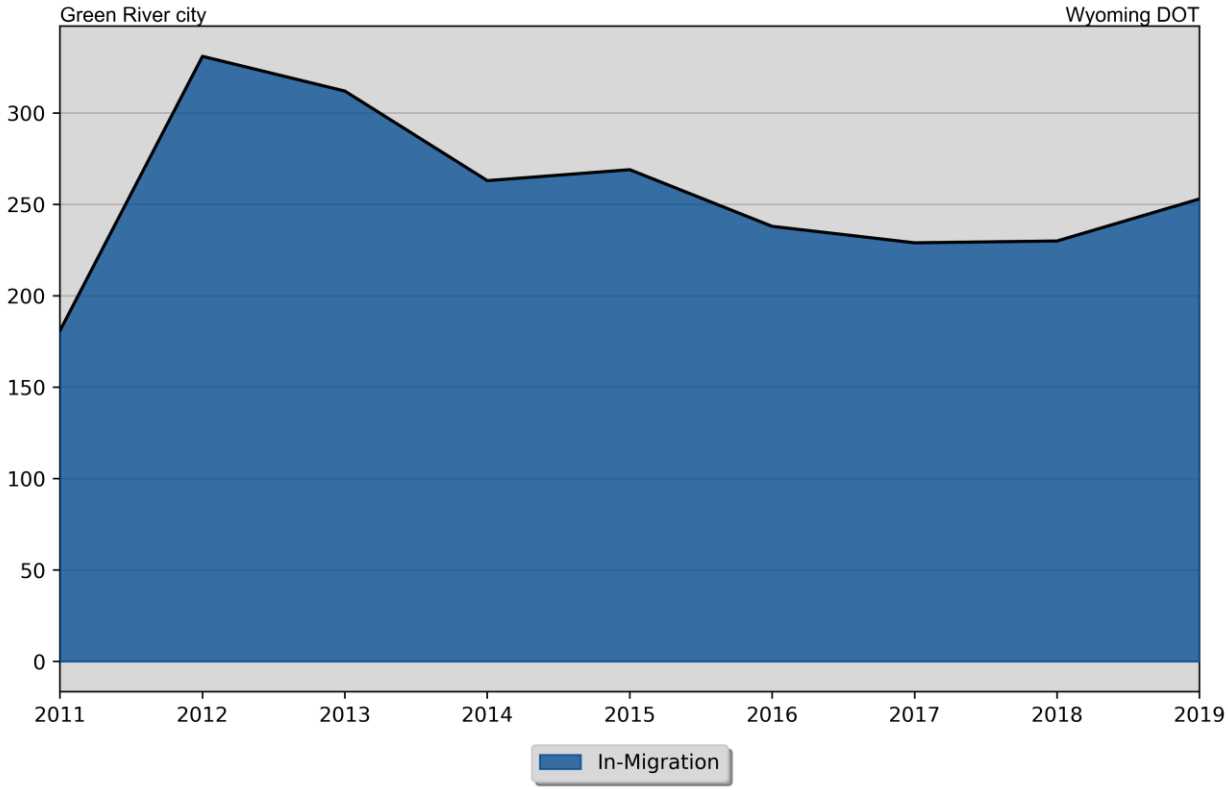
Table III.9.2 shows in-migration between 2011 and 2019 for Green River city by age cohort, because out-migration is not tracked at the city level, we use county level data from Sweetwater County to display net- and out-migration.

Table III.9.2
In-Migration by Age Cohort
Green River city
Wyoming DOT Data

Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019
					In				
14-17	1	9	9	7	4	2	6	1	7
18-22	28	36	36	29	26	17	29	25	22
23-25	22	36	37	19	26	23	19	15	23
26-35	62	116	85	93	89	85	60	67	69
36-45	32	60	61	46	57	46	51	48	55
46-55	25	39	47	43	39	33	30	35	27
56-65	10	27	19	16	17	23	21	20	24
66 +	1	8	18	10	11	9	13	19	26
Total	**181**	**331**	**312**	**263**	**269**	**238**	**229**	**230**	**253**

The shaded area in Diagram III.9.2 represents in-migration, as seen, the maximum net migration occurred in 2012 with 331 people entering Green River city.

Diagram III.9.2
In-Migration



The driver's license total exchanges since 2000 for Sweetwater County are presented in Diagram III.9.3, and showed a net migration of 1,575 persons over the time period. In 2008, there were a total of 1,905 in-migrations and 1,170 out-migrations, for a net-migration of 735 people. In 2019, there were 1,006 in-migrants, 1,489 out-migrants for a net out-migration of -483 people. The maximum net migration occurred in 2008 with 735 people entering and the lowest net migration occurred in 2018 with 824 entering Sweetwater County.

During the past five years, there have been zero years of positive net-migration. This means that Sweetwater County has experienced five consecutive years of negative net-migration. This trend of consecutive years of negative net-migration has led to a net 1,885 persons leaving Sweetwater County since 2015. Wyoming DOT data indicates that there was a net decrease of 483 people in the most recent year.

Diagram III.9.3
Migration Trends

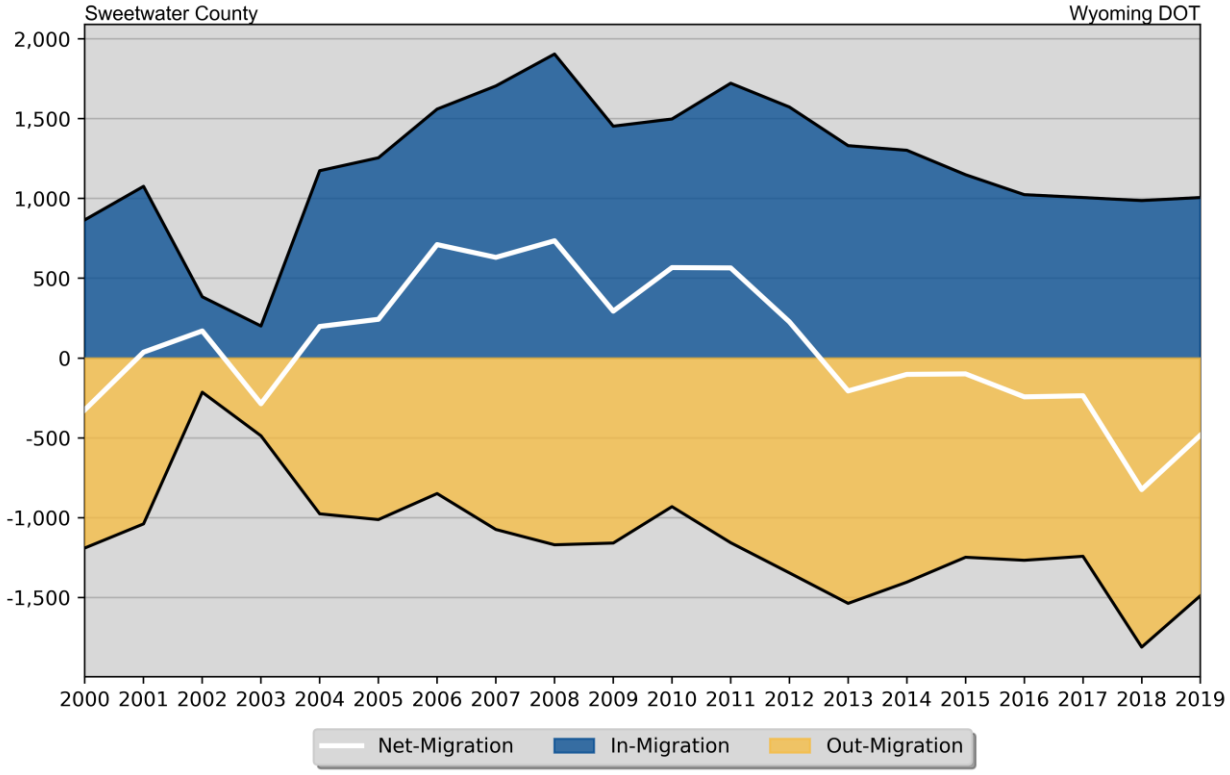


Table III.9.3, shows net-migration for Sweetwater County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 16 to 17, with 2 persons entering Sweetwater County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 193 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
						Net						
14-17	4	12	7	13	5	16	-1	1	0	5	-4	2
18-22	84	30	94	94	69	37	32	15	-25	-18	-61	-63
23-25	128	49	81	141	72	8	26	10	1	-6	-44	-13
26-35	279	132	205	214	67	-92	37	-51	-37	-79	-201	-193
36-45	215	68	117	105	43	-42	-40	-18	-47	-38	-160	-63
46-55	87	36	54	38	33	-45	-36	26	-34	-34	-167	-55
56-65	-42	-20	6	-17	-47	-74	-77	-66	-69	-32	-145	-72
66 +	-20	-13	3	-23	-15	-14	-43	-16	-32	-34	-42	-26
Total	**735**	**294**	**567**	**565**	**227**	**-206**	**-102**	**-99**	**-243**	**-236**	**-824**	**-483**

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.

Population by race and ethnicity through 2018 in shown in Table III.9.4. In 2018 the white population represented 90.3 percent of the population, while the black population represented 0 percent of the population. The Hispanic population represented 18.5 percent of the population in 2018, compared to 13.4 percent in 2010.

Table III.9.4
Population by Race and Ethnicity
Green River city
2010 Census & 2018 Five-Year ACS

Race	2010 Census		2018 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	11,521	92.1%	11,081	90.3%
Black	53	0.4%	0	0%
American Indian	106	0.8%	503	4.1%
Asian	61	0.5%	125	1%
Native Hawaiian/ Pacific Islander	8	0.1%	29	0.2%
Other	518	4.1%	333	2.7%
Two or More Races	248	2%	207	1.7%
Total	**12,515**	**100%**	**12,278**	**100%**
Non-Hispanic	10,833	86.6%	10,011	81.5%
Hispanic	1,682	13.4%	2,267	18.5%

The change in race and ethnicity between 2010 and 2018 is shown in Table III.9.5. During this time, the total non-Hispanic population was 10,011 persons in 2018. The Hispanic population was 2,267.

Table III.9.5
Population by Race and Ethnicity
Green River city
2010 Census & 2018 Five-Year ACS

Race	2010 Census		2018 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	10,486	96.8%	9,446	94.4%
Black	52	0.5%	0	0%
American Indian	78	0.7%	269	2.7%
Asian	58	0.5%	125	1.2%
Native Hawaiian/ Pacific Islander	8	0.1%	19	0.2%
Other	13	0.1%	0	0%
Two or More Races	138	1.3%	152	1.5%
Total Non-Hispanic	**10,833**	**100%**	**10,011**	**100%**
Hispanic				
White	1,035	61.5%	1,635	72.1%
Black	1	0.1%	0	0%
American Indian	28	1.7%	234	10.3%
Asian	3	0.2%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	10	0.4%
Other	505	30%	333	14.7%
Two or More Races	110	6.5%	55	2.4%
Total Hispanic	**1,682**	**100**	**2,267**	**100%**
Total Population	**12,515**	**100%**	**12,278**	**100%**

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 group quarters population was 59 in 2010, compared to 99 in 2000. Institutionalized populations experienced a -40.4 percent change between 2000 and 2010. Non-Institutionalized populations experienced a 0 percent change during this same time period.

Table III.9.6
Group Quarters Population
Green River city
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%
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%**	**59**	**100%**	**-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**	**100%**	**0%**
Group Quarters Population	**99**	**100%**	**59**	**100%**	**-40.4%**

The number of foreign born persons is shown in Table III.9.7. An estimated 1.5 percent of the population was born in El Salvador , some 1.2 percent were born in Mexico , and another 0.3 percent were born in Iran .

Table III.9.7
Place of Birth for the Foreign-Born Population
Green River city
2018 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	El Salvador	187	1.5%
#2 country of origin	Mexico	152	1.2%
#3 country of origin	Iran	41	0.3%
#4 country of origin	Spain	39	0.3%
#5 country of origin	Thailand	30	0.2%
#6 country of origin	Italy	27	0.2%
#7 country of origin	England	22	0.2%
#8 country of origin	Vietnam	22	0.2%
#9 country of origin	Korea	12	0.1%
#10 country of origin	Philippines	12	0.1%

Limited English Proficiency and the language spoken at home are shown in Table III.9.8. An estimated 2.9 percent of the population speaks Spanish at home, followed by 0.2 percent speaking Vietnamese .

Table III.9.8
Limited English Proficiency and Language Spoken at Home
Green River city
2018 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	332	2.9%
#2 LEP Language	Vietnamese	22	0.2%
#3 LEP Language	Other Indo-European languages	21	0.2%
#4 LEP Language	French, Haitian, or Cajun	17	0.1%
#5 LEP Language	Chinese	10	0.1%
#6 LEP Language	Arabic	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 and unspecified languages	0	0%

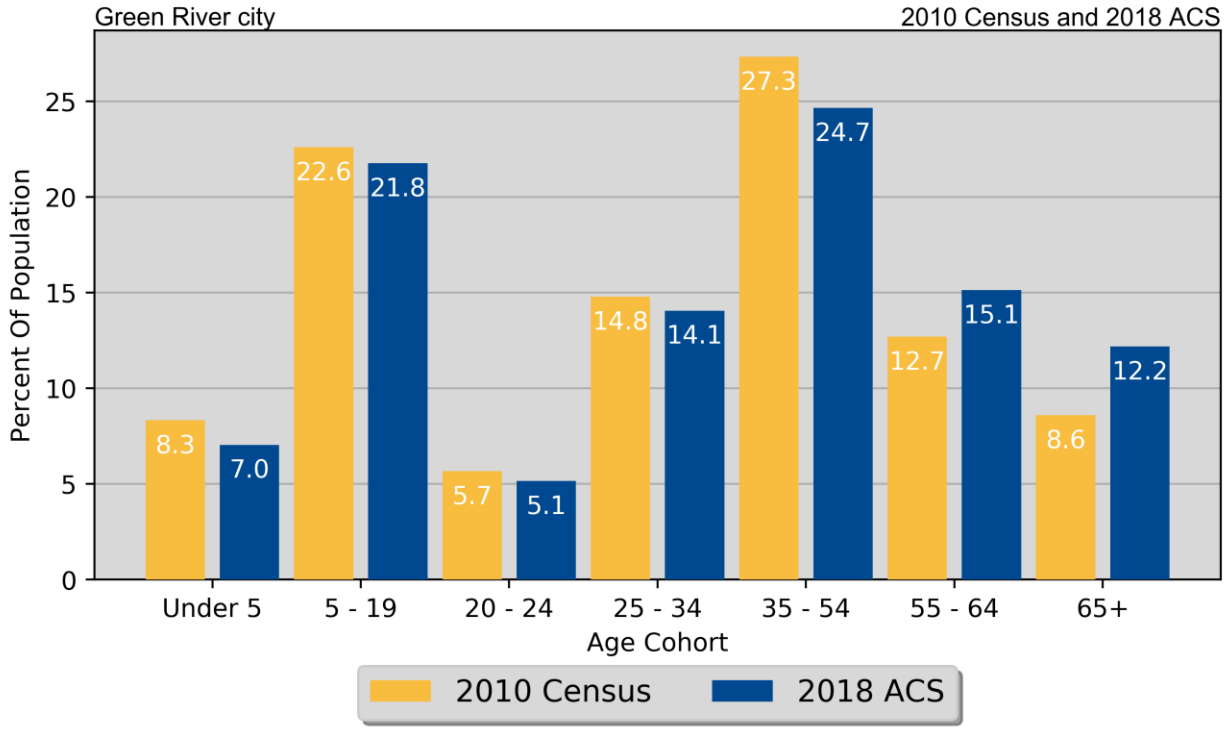
Age Cohorts

Table III.9.9 shows the population distribution in Green River city by age. In 2010, children under the age of 5 accounted for 8.3 percent of the total population, which compared to 7 percent in 2018.

Table III.9.9
Population Distribution by Age
Green River city
2018 Five-Year ACS Data

Age	2010 Census		2018 Five-Year ACS	
	Number of Persons	Percent	Number of Persons	Percent
Under 5	1,043	8.3	865	7
5 to 19	2,829	22.6	2,673	21.8
20 to 24	709	5.7	632	5.1
25 to 34	1,850	14.8	1,726	14.1
35 to 54	3,420	27.3	3,027	24.7
55 to 64	1,589	12.7	1,858	15.1
65 or Older	1,075	8.6	1,497	12.2
Total	**12,515**	**100%**	**12,278**	**100%**

Diagram III.9.4
Population Distribution by Age



Disability

Disability by age, as estimated by the 2018 ACS, is shown in Table III.9.10. The disability rate for females was 11.4 percent, compared to 14.2 percent for males. The disability rate grew precipitously higher with age, with 54 percent of those over 75 experiencing a disability.

Table III.9.10
Disability by Age
Green River city
2018 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	37	3.5%	24	1.8%	61	2.5%
18 to 34	127	9%	99	8.2%	226	8.6%
35 to 64	392	16.1%	310	12.6%	702	14.4%
65 to 74	225	39.1%	133	28.6%	358	34.4%
75 or Older	76	45.2%	139	60.4%	215	54%
Total	**857**	**14.2%**	**705**	**11.4%**	**1,562**	**12.8%**

The number of disabilities by type, as estimated by the 2018 ACS, is shown in Table III.9.11. Some 7 percent have an ambulatory disability, 6.1 percent have an independent living disability, and 2.1 percent have a self-care disability.

Table III.9.11
Total Disabilities Tallied: Aged 5 and Older
Green River city
2018 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	660	5.4%
Vision disability	315	2.6%
Cognitive disability	546	4.8%
Ambulatory disability	798	7%
Self-Care disability	239	2.1%
Independent living disability	541	6.1%

Education

Education and employment data, as estimated by the 2018 ACS, is presented in Table III.9.12 through Table III.9.14. In 2018, some 6,125 people were in the Green River city labor force, with 5,854 persons employed and 271 unemployed. The unemployment rate for Green River city was estimated to be 4.4 percent in 2018.

Table III.9.12
Employment, Labor Force and Unemployment
Green River city
2018 Five-Year ACS Data

Employment Status	2018 Five-Year ACS
Employed	5,854
Unemployed	271
Labor Force	**6,125**
Unemployment Rate	4.4%

As seen in Table III.9.13 and Table III.9.14, some 32.5 percent of the population had a high school diploma or equivalent, another 41.2 percent have some college, 13.9 percent have a Bachelor's Degree, and 5.3 percent of the population had a graduate or professional degree.

Table III.9.13
High School or Greater Education
Green River city
2018 Five-Year ACS Data

Education Level	Households
High School or Greater	4,035
Total Households	4,334
Percent High School or Above	**93.1%**

Table III.9.14
Educational Attainment
Green River city
2018 Five-Year ACS Data

Education Level	Population	Percent
Less Than High School	639	7.1%
High School or Equivalent	2,927	32.5%
Some College or Associates Degree	3,705	41.2%
Bachelor's Degree	1,247	13.9%
Graduate or Professional Degree	479	5.3%
Total Population Above 18 years	**8,997**	**100%**

ECONOMICS

Labor Force

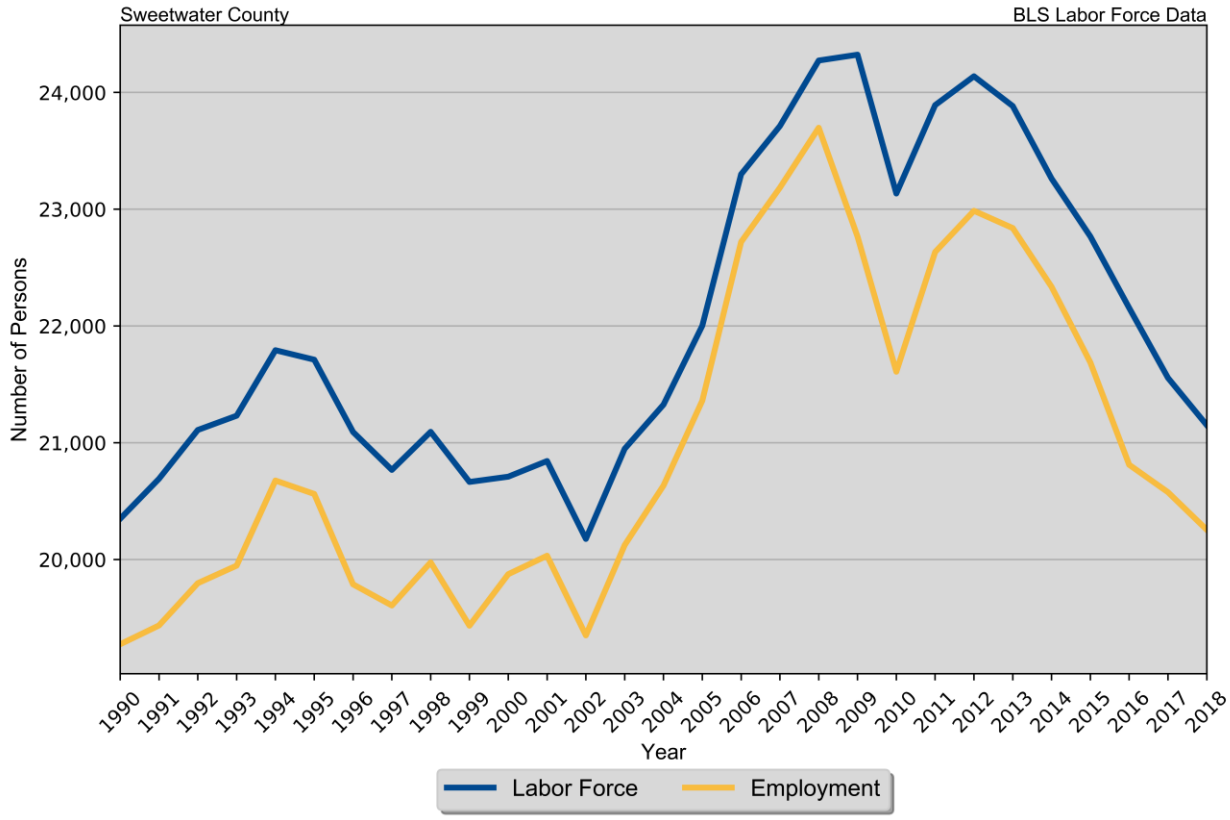
Table III.9.15, shows the labor force statistics for Sweetwater County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.2 percent. The highest level of unemployment occurred during 2010 rising to a rate of 6.6 percent. This compared to a 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.9.15
Labor Force Statistics
Sweetwater County
1990 - 2018 BLS Data

Year	Green River city				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%	5.3%
1994	1,116	20,676	21,792	5.1%	5%
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%	4.6%
2000	835	19,874	20,709	4%	3.9%
2001	811	20,032	20,843	3.9%	3.8%
2002	826	19,350	20,176	4.1%	4%
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%	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.9.5, shows the employment and labor force for Sweetwater County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 20,254 persons, with the labor force reaching 21,150, indicating there were a total of 896 unemployed persons.

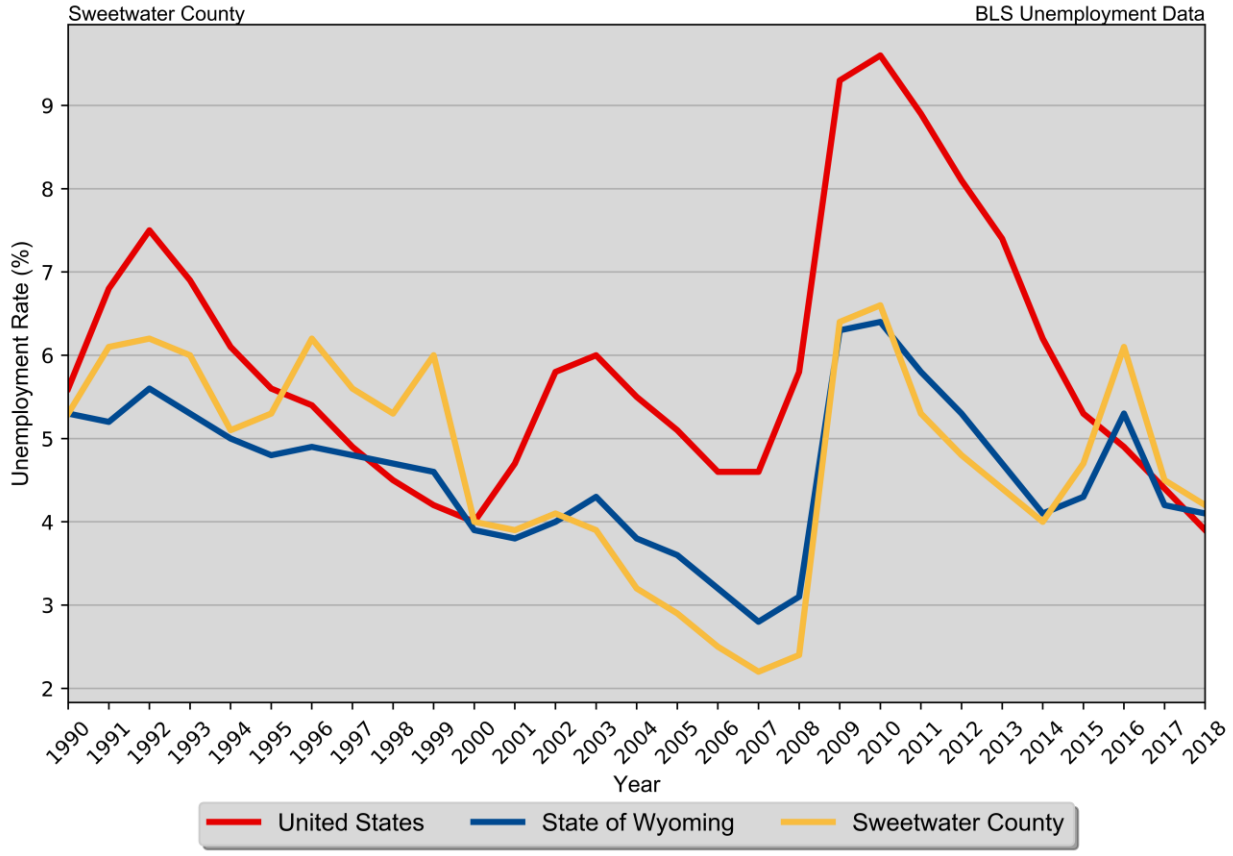
Diagram III.9.5
Employment and Labor Force



Unemployment

Diagram III.9.6, 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 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 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.9.6
Annual Unemployment Rate



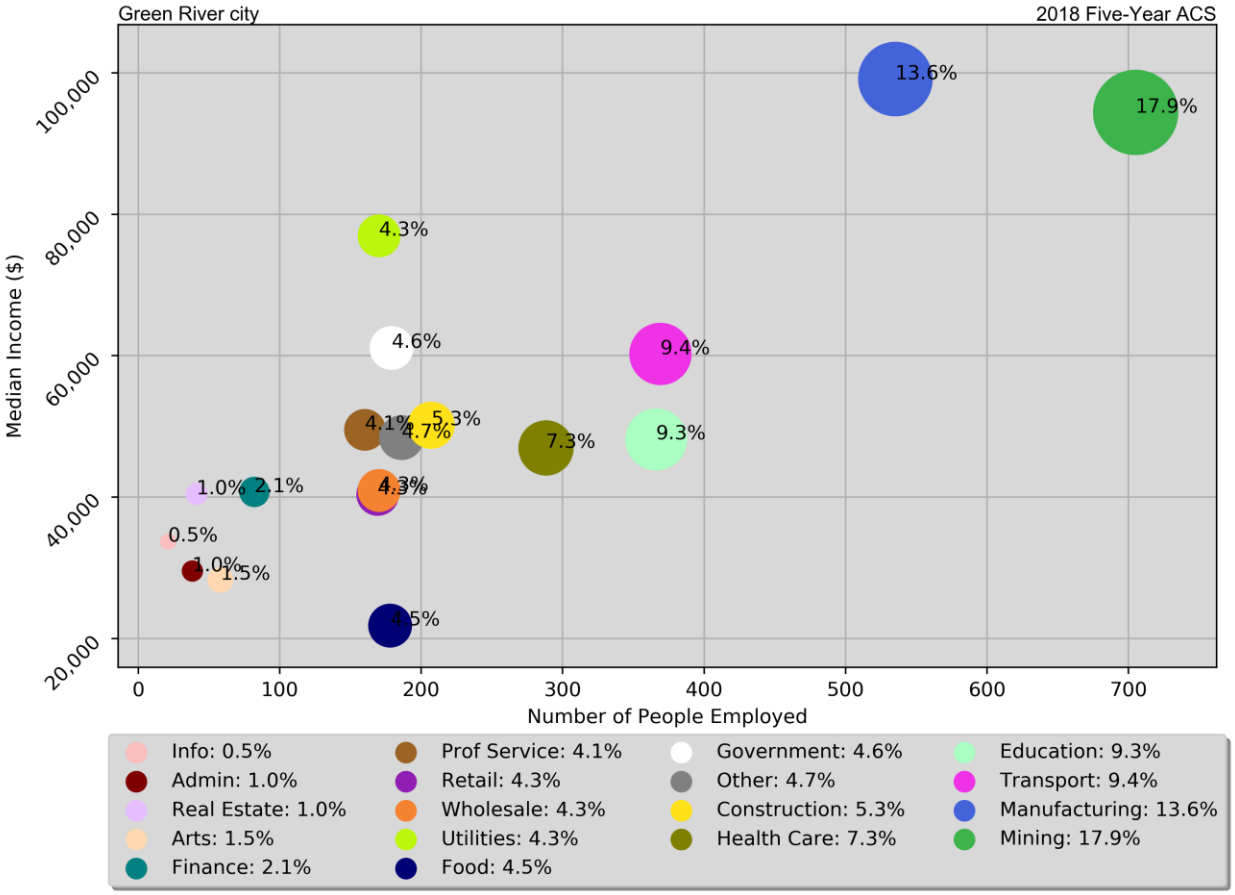
Earnings and Employment by Industry

Table III.9.16 shows earnings and employment by industry in Green River city as reported by the 2018 five year ACS. This data is also displayed in Diagram III.9.7.

Table III.9.16
City Level Employment by Industry
Green River city
2018 Five Year ACS Data

Industry	Total Employment	Percent of Employment	Median Earnings
Farming	12	0%	$0
Mining	705	18%	$94,425
Construction	207	5%	$50,208
Manufacturing	535	14%	$99,137
Wholesale	170	4%	$40,938
Retail	169	4%	$40,417
Transport	369	9%	$60,250
Utilities	170	4%	$76,983
Info	21	1%	$33,750
Finance	82	2%	$40,735
Real Estate	41	1%	$40,450
Prof Service	160	4%	$49,540
Management	0	0%	$0
Admin	38	1%	$29,565
Education	366	9%	$48,191
Health Care	288	7%	$47,000
Arts	58	1%	$28,333
Food	178	5%	$21,853
Other	186	5%	$48,409
Government	179	5%	$61,125

Diagram III.9.7
Earnings and Employment by Industry



Earnings: Sweetwater County

The Bureau of Economic Analysis (BEA) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies.

Table III.9.17, 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 5,090 jobs in 2018. Between 2017 and 2018 the administrative and waste management services industry saw the largest percentage increase, rising by 16.4 percent to 860 jobs.

Table III.9.17
Employment by Industry
Sweetwater County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	2018	% Change 17-18
Farm earnings	266	272	274	273	279	285	287	291	284	-2.4
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0	0
Mining	5,788	6,318	6,641	6,270	6,107	5,493	4,833	5,024	5,090	1.3
Utilities	0	0	0	0	0	0	0	0	0	0
Construction	2,196	2,171	2,202	1,967	2,089	2,107	1,978	1,900	1,809	-4.8
Manufacturing	1,369	1,448	1,479	1,524	1,473	1,442	1,494	1,433	1,401	-2.2
Wholesale trade	0	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	2,770	2,713	-2.1
Transportation and warehousing	1,650	1,729	1,771	1,713	1,694	1,616	1,376	1,399	1,486	6.2
Information	247	236	229	226	203	180	182	189	179	-5.3
Finance and insurance	710	771	740	791	749	726	728	691	708	2.5
Real estate and rental and leasing	1,237	1,273	1,238	1,412	1,416	1,360	1,246	1,236	1,243	0.6
Professional and technical services	862	880	838	837	838	803	736	785	827	5.4
Management of companies and enterprises	92	104	104	139	156	130	125	126	124	-1.6
Administrative and waste services	742	818	752	748	673	660	594	739	860	16.4
Educational services	124	107	111	125	131	127	139	159	169	6.3
Health care and social assistance	1,283	1,289	1,348	1,403	1,425	1,454	1,531	1,569	1,552	-1.1
Arts, entertainment, and recreation	260	246	208	193	203	235	252	225	226	0.4
Accommodation and food services	2,274	2,392	2,481	2,514	2,427	2,424	2,408	2,393	2,448	2.3
Other services, except public administration	1,159	1,116	1,122	1,121	1,153	1,100	1,059	1,072	1,081	0.8
Government and government enterprises	4,820	4,876	4,884	4,842	4,765	4,763	4,825	4,691	4,647	-0.9
Total	**29,291**	**30,278**	**30,682**	**30,380**	**29,976**	**29,136**	**27,831**	**27,903**	**28,100**	**0.7**

Table III.9.18, shows the real average earnings per job by industry for Sweetwater County. In 2018, the mining industry had the highest average earnings reaching 145,853 dollars. Between 2017 and 2018 the information industry saw the largest percentage increase, rising by 4 percent to 54,654 dollars.

Table III.9.18
Real Earnings Per Job by Industry
Sweetwater County
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	2018	% Change 17-18
Farm earnings	-6,563	6,775	-7,316	2,952	519	-2,070	-9,331	-6,476	17,211	-365.8
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0	0
Mining	114,899	122,707	117,138	119,213	124,129	128,554	130,575	144,748	145,853	0.8
Utilities	0	0	0	0	0	0	0	0	0	0
Construction	79,830	76,448	80,847	80,147	82,746	82,399	76,184	71,448	70,600	-1.2
Manufacturing	110,088	113,590	116,037	116,964	120,315	131,074	130,497	133,161	129,136	-3
Wholesale trade	0	0	0	0	0	0	0	0	0	0
Retail trade	31,711	31,743	33,141	33,903	35,584	35,263	34,323	33,627	33,683	0.2
Transportation and warehousing	93,420	100,713	98,239	105,257	98,721	107,325	101,862	103,709	106,925	3.1
Information	40,514	42,330	45,914	44,152	45,165	49,697	49,352	52,564	54,654	4
Finance and insurance	46,277	37,586	33,692	32,649	34,887	37,116	36,080	38,776	39,831	2.7
Real estate and rental and leasing	53,165	57,262	61,164	57,601	54,858	52,561	41,706	32,709	30,982	-5.3
Professional and technical services	63,890	65,888	74,259	69,089	66,065	61,041	57,261	57,952	57,272	-1.2
Management of companies and enterprises	79,546	73,254	70,372	114,688	94,840	110,575	113,786	111,260	110,524	-0.7
Administrative and waste services	31,968	39,450	39,825	36,710	38,201	41,828	38,057	40,868	39,594	-3.1
Educational services	20,404	20,597	21,849	21,315	20,707	20,803	20,907	19,288	19,533	1.3
Health care and social assistance	46,388	47,058	47,156	46,857	47,510	44,879	42,103	41,880	41,561	-0.8
Arts, entertainment, and recreation	9,471	7,921	7,929	7,628	8,171	10,574	10,279	10,517	10,080	-4.2
Accommodation and food services	21,654	22,173	23,480	23,764	23,682	23,296	22,852	22,883	22,686	-0.9
Other services, except public administration	48,552	40,299	39,081	39,480	37,664	37,620	38,259	38,312	38,722	1.1
Government and government enterprises	65,863	65,078	65,190	69,126	71,808	71,555	71,714	70,637	69,750	-1.3
Total	**69,482**	**72,205**	**72,289**	**72,907**	**74,209**	**74,537**	**71,874**	**74,106**	**74,369**	**0.4**

Diagram III.9.8, shows real average earnings per job for Sweetwater County from 1990 to 2018. Over this period the average earning per job for Sweetwater County was 62,305 dollars, which was higher than the statewide average of 47,143 dollars over the same period.

Diagram III.9.8
Real Average Earnings Per Job

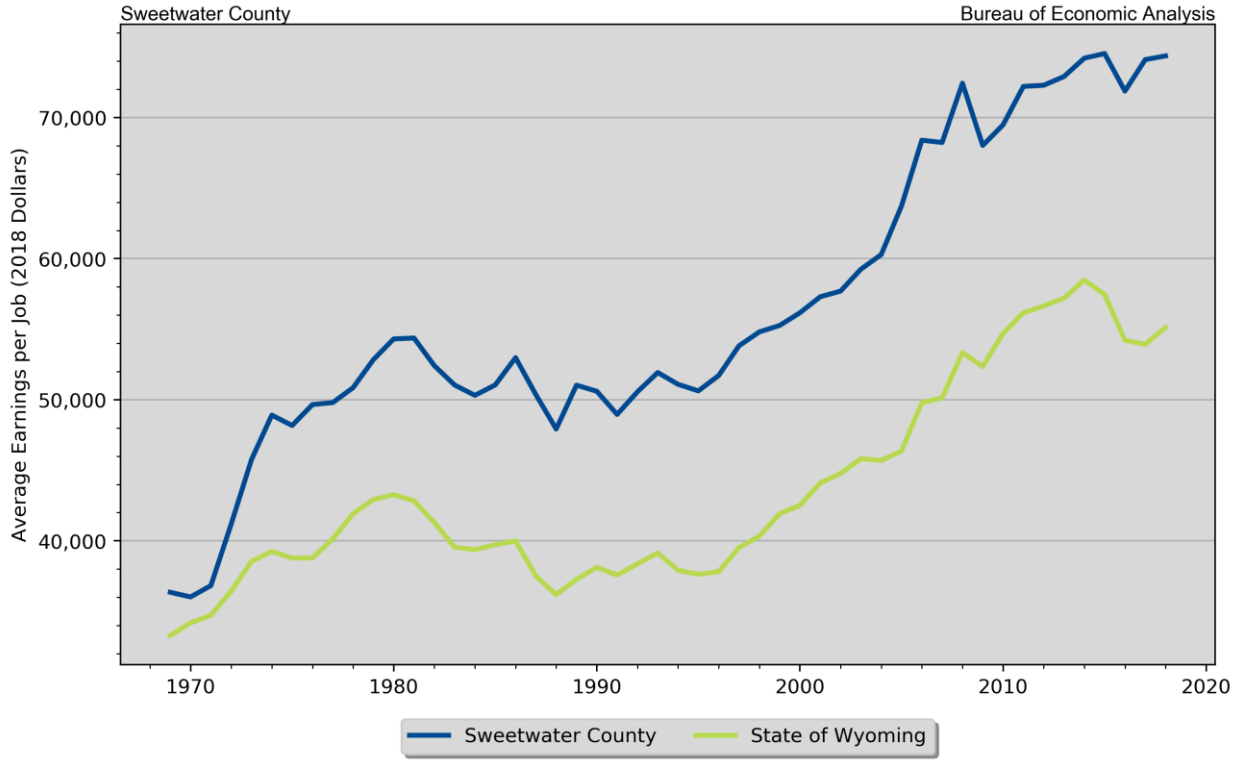
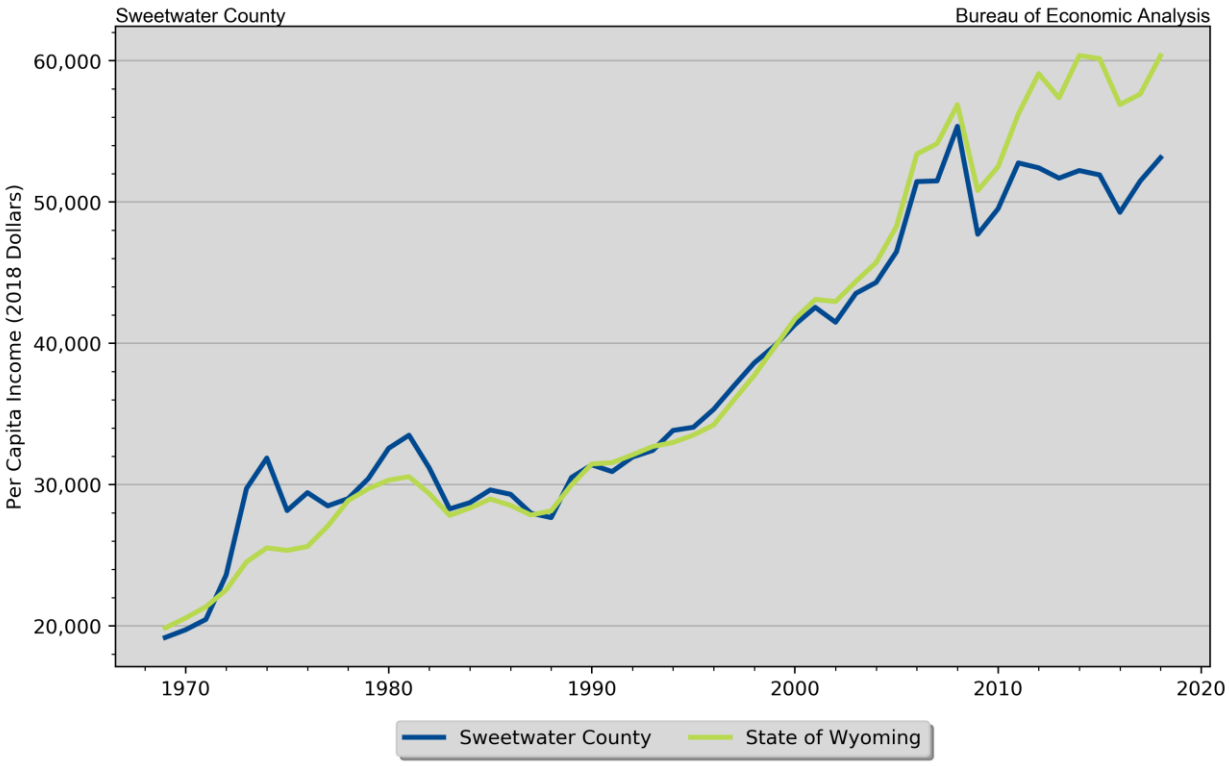


Diagram III.9.9, shows real per capita income for the Sweetwater County from 1990 to 2018, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Sweetwater County was 43,986 dollars, which was lower than the statewide average of 46,349 dollars over the same period.

Diagram III.9.9
Real Per Capita Income



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 3,914 in 2010 to 3540 in 2018, with the poverty rate reaching 8.4 percent in 2018. This compared to a state poverty rate of 10.7 percent and a national rate of 13.1 percent in 2018. Table III.9.19, at right, presents poverty data for the County. This data is also displayed in Diagram III.9.10.

The rate of poverty for Green River city is shown in Table III.9.20. In 2018, there were an estimated 1,513 persons living in poverty. This represented a 12.4 percent poverty rate, compared to 4.5 percent poverty in 2000. In 2018, some 13.2 percent of those in poverty were under age 6, and 13.7 percent were 65 or older.

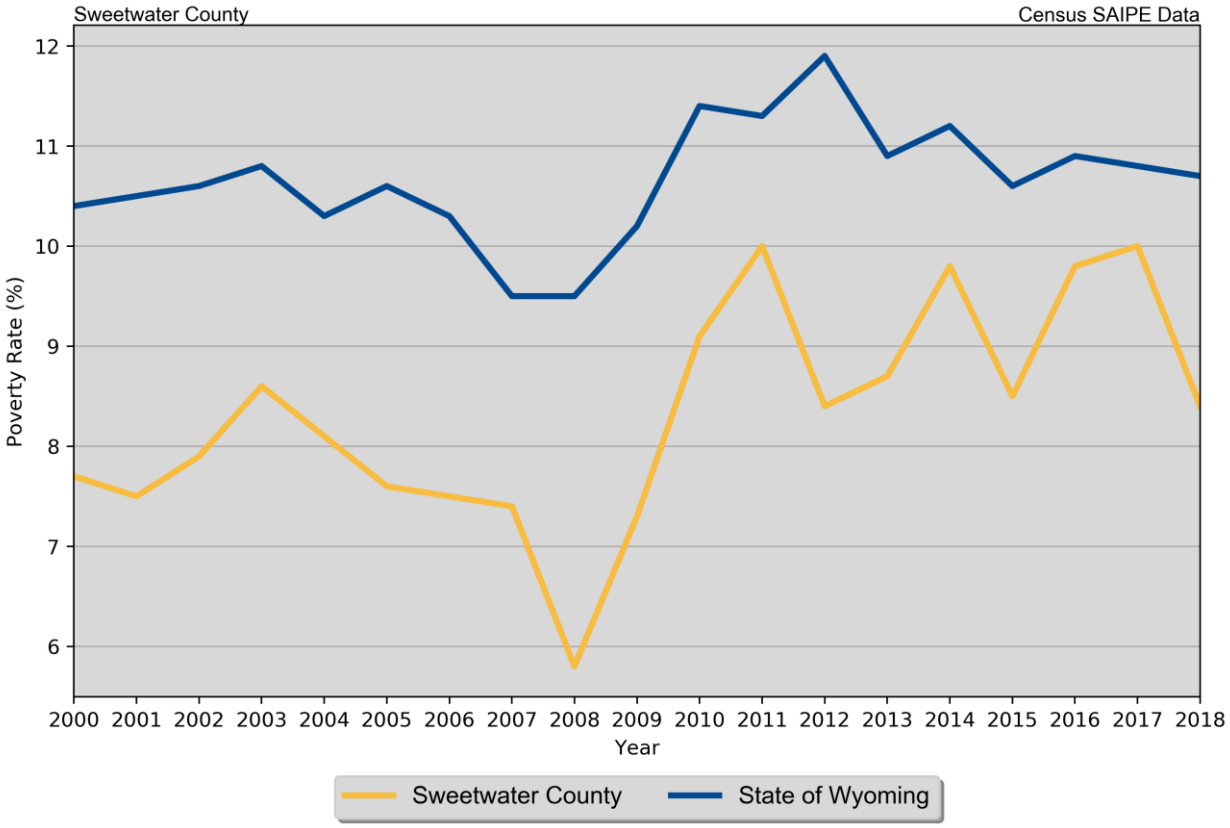
Table III.9.19
Persons in Poverty
Sweetwater County
2000–2018 SAIPE Estimates

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%
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%
2018	3,540	8.4%

Table III.9.20
Poverty by Age
Green River city
2000 Census SF3 & 2018 Five-Year ACS Data

Age	2000 Census		2018 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	84	15.8%	200	13.2%
6 to 17	144	27.2%	223	14.7%
18 to 64	264	49.8%	883	58.4%
65 or Older	38	7.2%	207	13.7%
Total	**530**	**100%**	**1,513**	**100%**
Poverty Rate	**4.5%**	**.**	**12.4%**	**.**

Diagram III.9.10
Poverty Rates



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 Sweetwater County remained unchanged from 8 authorizations in 2017 to 8 in 2018.

The real value of single-family building permits decreased from 285,433 dollars in 2017 to 263,450 dollars in 2018. 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.9.21.

Table III.9.21
Building Permits and Valuation
Green River city
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.9.11
Single-Family Permits

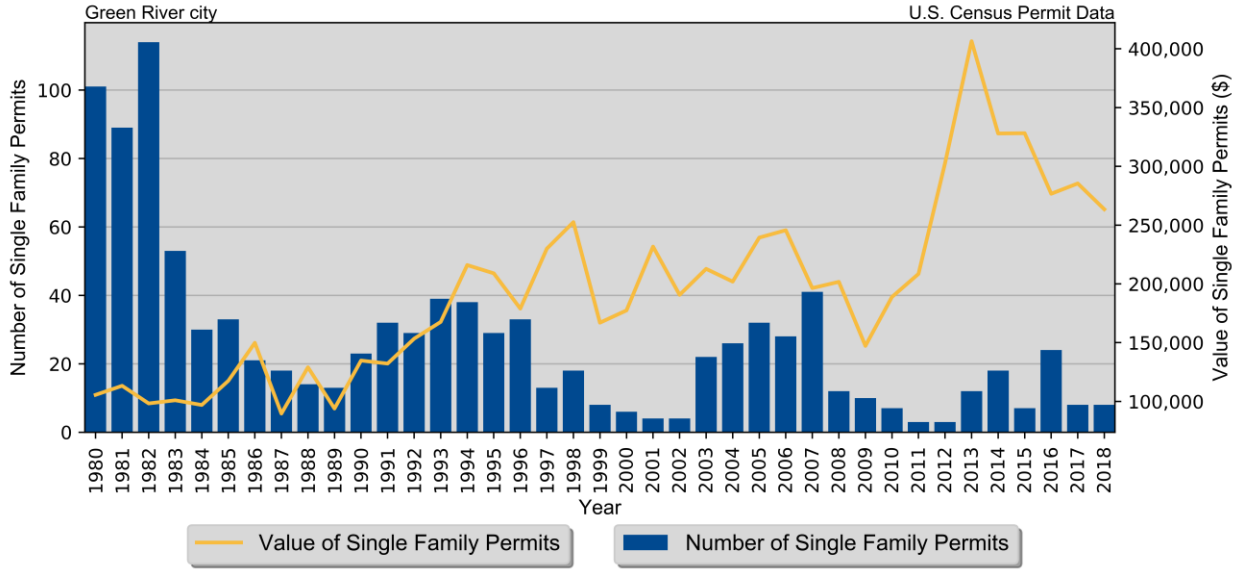
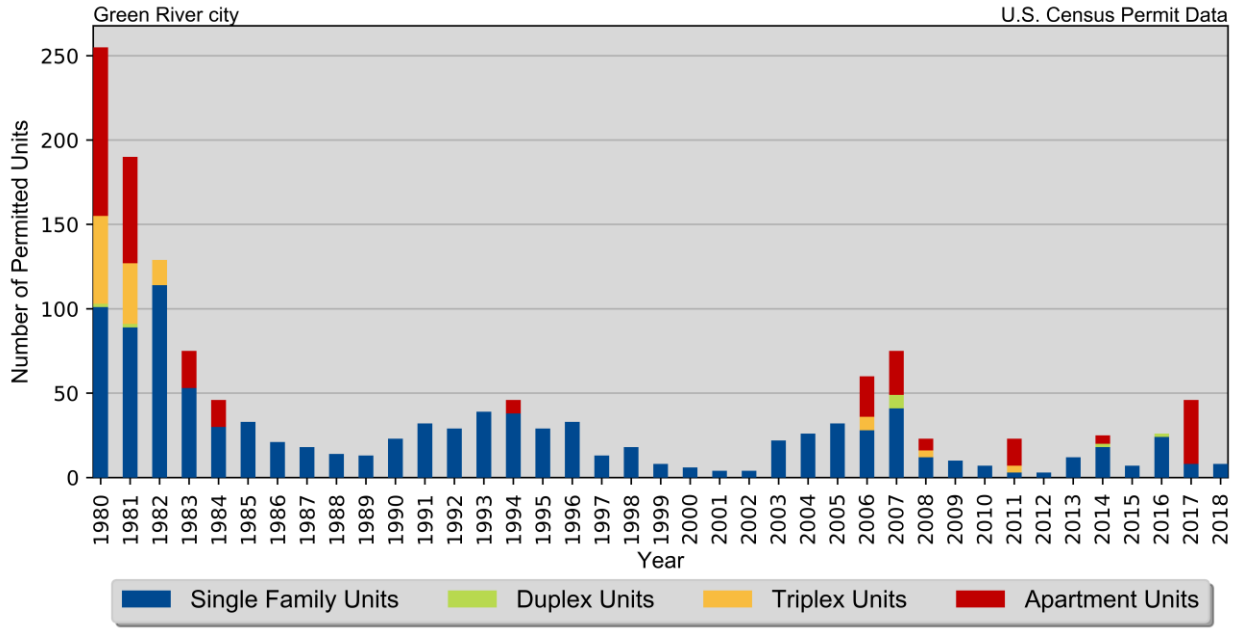


Diagram III.9.12
Total Permits by Unit Type



Housing Characteristics

Households by type and tenure are shown in Table III.9.22. Family households represented 73.5 percent of households, while non-family households accounted for 26.5 percent. These changed from 73.4 percent and 26.6 percent, respectively.

Table III.9.22
Household Type by Tenure
Green River city
2010 Census SF1 & 2018 Five-Year ACS Data

Household Type	2010 Census		2018 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	3,406	73.4%	3,186	73.5%
Married-Couple Family	2,757	80.9%	2,405	75.5%
Owner-Occupied	2,408	87.3%	2,068	86%
Renter-Occupied	349	12.7%	337	14%
Other Family	649	19.1%	781	20.4%
Male Householder, No Spouse Present	280	43.1%	168	35.9%
Owner-Occupied	167	59.6%	122	72.6%
Renter-Occupied	113	40.4%	46	27.4%
Female Householder, No Spouse Present	369	56.9%	613	47.2%
Owner-Occupied	195	52.8%	390	63.6%
Renter-Occupied	174	47.2%	223	36.4%
Non-Family Households	1,236	26.6%	1,148	26.5%
Owner-Occupied	684	55.3%	758	66%
Renter-Occupied	552	44.7%	390	34%
Total	**4,642**	**100%**	**4,334**	**100%**

Table III.9.23 below shows housing units by type in 2010 and 2018. In 2010, there were 4,636 housing units, compared with 4,903 in 2018. Single-family units accounted for 69.3 percent of units in 2018, compared to 69.5 in 2010. Apartment units accounted for 9.4 percent in 2018, compared to 9.4 percent in 2010.

Table III.9.23
Housing Units by Type
Green River city
2010 & 2018 Five-Year ACS Data

Unit Type	2010 Five-Year ACS		2018 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	3,224	69.5%	3,398	69.3%
Duplex	126	2.7%	233	4.8%
Tri- or Four-Plex	202	4.4%	185	3.8%
Apartment	437	9.4%	460	9.4%
Mobile Home	647	14%	627	12.8%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	**4,636**	**100%**	**4,903**	**100%**

Table III.9.24, shows housing units by tenure from 2010 to 2018. By 2018, there were 4,903 housing units. An estimated 77 percent were owner-occupied, and 11.6 percent were vacant.

Table III.9.24
Housing Units by Tenure
Green River city
2010 Census & 2018 Five-Year ACS Data

Tenure	2010 Census		2018 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	4,642	92.8%	4,334	88.4%
Owner-Occupied	3,454	74.4%	3,338	77%
Renter-Occupied	1,188	25.6%	996	23%
Vacant Housing Units	360	7.2%	569	11.6%
Total Housing Units	**5,002**	**100%**	**4,903**	**100%**

Households by income for the 2010 and 2018 5-year ACS are shown in Table III.9.25. Households earning more than 100,000 dollars per year represented 33.3 percent of households in 2018, compared to 29 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 8.3 percent of households in 2018, compared to 6.8 percent in 2000.

Table III.9.25
Households by Income
Green River city
2010 & 2018 Five-Year ACS Data

Income	2010 Five-Year ACS		2018 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than $15,000	302	6.8%	358	8.3%
$15,000 to $19,999	181	4.1%	200	4.6%
$20,000 to $24,999	132	3%	120	2.8%
$25,000 to $34,999	298	6.7%	258	6%
$35,000 to $49,999	470	10.6%	475	11%
$50,000 to $74,999	945	21.3%	873	20.1%
$75,000 to $99,999	823	18.6%	607	14%
$100,000 or More	1,284	29%	1,443	33.3%
Total	**4,435**	**100%**	**4,334**	**100%**

Table III.9.26 shows households by year home built for the 2010 and 2018 5-year ACS data. Housing units built between 2000 and 2009, account for 7.1 percent of households in 2010 and 8.1 percent of households in 2018. Housing units built in 1939 or earlier represented 5.7 percent of households in 2018 and 5.8 percent of households in 2010.

Table III.9.26
Households by Year Home Built
Green River city
2010 & 2018 Five-Year ACS Data

Year Built	2010 Five-Year ACS		2018 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	259	5.8%	249	5.7%
1940 to 1949	158	3.6%	216	5%
1950 to 1959	151	3.4%	235	5.4%
1960 to 1969	271	6.1%	338	7.8%
1970 to 1979	1,925	43.4%	1,510	34.8%
1980 to 1989	1,015	22.9%	922	21.3%
1990 to 1999	343	7.7%	414	9.6%
2000 to 2009	313	7.1%	349	8.1%
2010 or Later	.	.	101	2.3%
Total	**4,435**	**100%**	**4,334**	**100%**

The distribution of unit types by race are shown in Table III.9.27. An estimated 74.5 percent of white households occupy single-family homes, while 0 percent of black households do. Some 8.5 percent of white households occupied apartments, while 0 percent of black households do. An estimated 100 percent of Asian, and 27 percent of American Indian households occupy single-family homes.

Table III.9.27
Distribution of Units in Structure by Race
Green River city
2018 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	74.5%	0%	27%	100%	34.5%	79.4%	0%
Duplex	4.2%	0%	28.7%	0%	0%	0%	0%
Tri- or Four-Plex	1.2%	0%	44.3%	0%	0%	0%	100%
Apartment	8.5%	0%	0%	0%	65.5%	0%	0%
Mobile Home	11.5%	0%	0%	0%	0%	20.6%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**

The disposition of vacant units between 2010 and 2018 are shown in Table III.9.28. By 2018, for rent units accounted for 56.6 percent of vacant units, while for sale units accounted for 14.6 percent. "Other" vacant units accounted for 17.4 percent of vacant units, representing a total of 99 "other" vacant units.

Table III.9.28
Disposition of Vacant Housing Units
Green River city
2010 Census & 2018 Five-Year ACS Data

Disposition	2010 Census		2018 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	147	40.8%	322	56.6%
For Sale	88	24.4%	83	14.6%
Rented Not Occupied	2	0.6%	0	0%
Sold Not Occupied	10	2.8%	65	11.4%
For Seasonal, Recreational, or Occasional Use	35	9.7%	0	0%
For Migrant Workers	9	2.5%	0	0%
Other Vacant	69	19.2%	99	17.4%
Total	**360**	**100%**	**569**	**100%**

Table III.9.29, below, shows the number of households in Green River city by number of bedrooms and tenure. There were 42 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 5 percent of total households in Green River city. In Green River city the 1,933 households with three bedrooms accounted for 23 percent of all households, and there were only 651 five-bedroom or more households, which accounted for 18.5 percent of all households.

Table III.9.29
Households by Number of Bedrooms
Green River city
2018 Five-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	42	42	100
One	21	167	244	0.9
Two	467	432	1,128	5
Three	1,387	342	1,933	23
Four	871	13	905	39.4
Five or more	592	0	651	18.5
Total	**4,334**	**996**	**4,903**	**100**

The age of a structure influences its value. As shown in Table III.9.30, structures built in 1939 or earlier had a median value of, 134,700 while structures built between 1950 and 1959 had a median value of 154,900 and those built between 1990 to 1999 had a median value of 270,800. 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, 466,300 respectively. The total median value in Green River city was, 212,400.

Table III.9.30
Owner Occupied Median Value by Year Structure Built
Green River city
2018 Five-Year ACS Data

Year Structure Built	Median Value
1939 or earlier	134,700
1940 to 1949	158,100
1950 to 1959	154,900
1960 to 1969	223,500
1970 to 1979	220,200
1980 to 1989	220,800
1990 to 1999	270,800
2000 to 2009	300,000
2010 to 2013	0
2014 or later	466,300
Median Value	**212,400**

Household mortgage status is reported in Table III.9.31. In, Green River city households with a mortgage accounted for 57.7 percent of all households or 1,925 housing units, and the remaining 55.1 percent or 1,839 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 1,839 or 55.1 percent had no second mortgage or no home equity loan.

Table III.9.31
Mortgage Status
Green River city
2018 Five-Year ACS Data

Mortgage Status	Green River city	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,925	57.7
With either a second mortgage or home equity loan, but not both	86	2.6
Second mortgage only	11	0.3
Home equity loan only	75	2.2
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	1,839	55.1
Housing units without a mortgage	1,413	42.3
Total	3,338	100%

Table III.9.31 lists the Green River city median rent as $805 and the median home value as $212,400.

Table III.9.32
Median Rent
Green River city
2018 Five-Year ACS Data

Place	Rent
Median Rent	$805
Median Home Value	$212,400

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.

33. Housing unit lacks complete kitchen facilities;
34. Housing unit lacks complete plumbing facilities;
35. Household is overcrowded; and
36. 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.9.33. In 2018, an estimated 1.8 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table III.9.33
Overcrowding and Severe Overcrowding
Green River city
2010 & 2018 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%	24	0.7%	8	0.2%	3,354
2018 Five-Year ACS	3,323	99.6%	15	0.4%	0	0%	3,338
Renter							
2010 Five-Year ACS	1,010	93.4%	40	3.7%	31	2.9%	1,081
2018 Five-Year ACS	933	93.7%	63	6.3%	0	0%	996
Total							
2010 Five-Year ACS	4,332	97.7%	64	1.4%	39	0.9%	4,435
2018 Five-Year ACS	4,256	98.2%	78	1.8%	0	0%	4,334

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 2018, representing 0 percent of households in Green River city. This is compared to 0.2 percent of households lacking complete plumbing facilities in 2010.

Table III.9.34
Households with Incomplete Plumbing Facilities
Green River city
2010 and 2018 Five-Year ACS Data

Households	2010 Five-Year ACS	2018 Five-Year ACS
With Complete Plumbing Facilities	4,425	4,334
Lacking Complete Plumbing Facilities	10	0
Total Households	**4,435**	**4,334**
Percent Lacking	**0.2%**	**0%**

There were 0 households lacking complete kitchen facilities in 2018, compared to 4,435 households in 2010. This was a change from 0.9 percent of households in 2010 to 0 percent in 2018.

Table III.9.35
Households with Incomplete Kitchen Facilities
Green River city
2010 and 2018 Five-Year ACS Data

Households	2010 Five-Year ACS	2018 Five-Year ACS
With Complete Kitchen Facilities	4,397	4,334
Lacking Complete Kitchen Facilities	38	0
Total Households	**4,435**	**4,334**
Percent Lacking	**0.9%**	**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 Green River city 7.9 percent of households had a cost burden and 7.7 percent had a severe cost burden. Some 13.1 percent of renters were cost burdened, and 19 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 1.7 percent. Owner occupied households with a mortgage had a cost burden rate of 9.4 percent, and severe cost burden at 6.2 percent.

Table III.9.36
Cost Burden and Severe Cost Burden by Tenure
Green River city
2010 & 2018 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
2018 Five-Year ACS	1,616	83.9%	181	9.4%	119	6.2%	9	0.5%	1,925
Owner Without a Mortgage									
2010 Five-Year ACS	1,128	93.8%	39	3.2%	35	2.9%	0	0%	1,202
2018 Five-Year ACS	1,356	96%	33	2.3%	24	1.7%	0	0%	1,413
Renter									
2010 Five-Year ACS	828	76.6%	76	7%	110	10.2%	67	6.2%	1,081
2018 Five-Year ACS	614	61.6%	130	13.1%	189	19%	63	6.3%	996
Total									
2010 Five-Year ACS	3,685	83.1%	370	8.3%	313	7.1%	67	1.5%	4,435
2018 Five-Year ACS	3,586	82.7%	344	7.9%	332	7.7%	72	1.7%	4,334

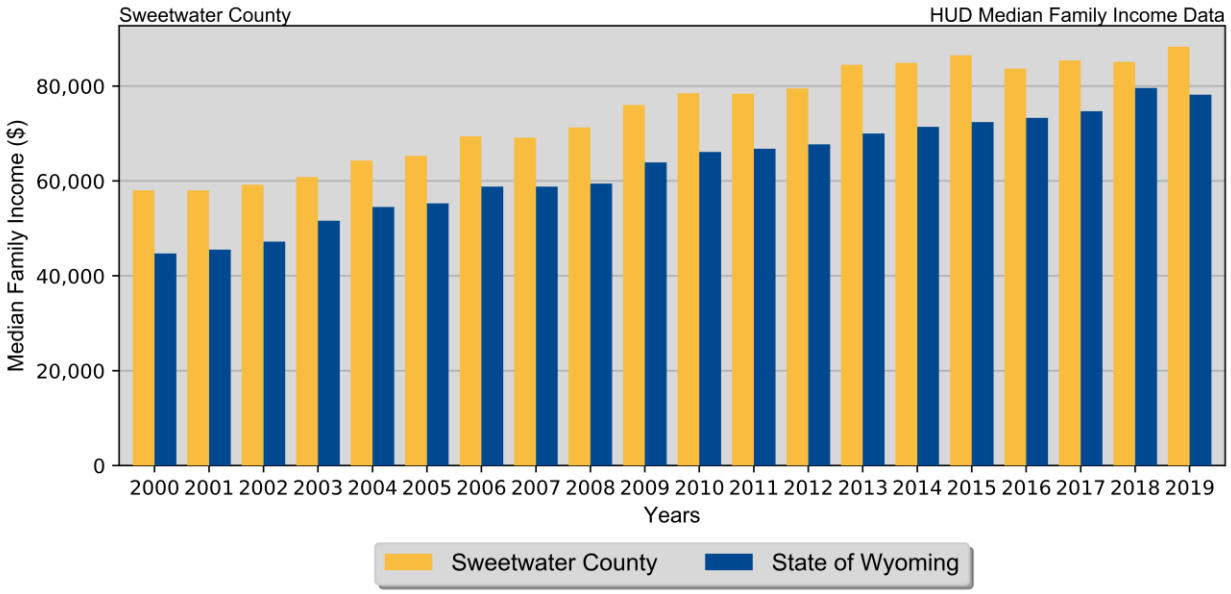
Housing Problems by Income

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.9.37 shows that the HUD estimated MFI for Green River city was $88,300 in 2019. This compared to Wyoming's MFI of $78,200. Diagram III.9.13, illustrates the estimated MFI for 2000 through 2019 in Sweetwater County.

Table III.9.37
Median Family Income
Sweetwater County
2000–2019 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
2019	88,300	78,200

Diagram III.9.13
Estimated Median Family Income



Comprehensive Housing Affordability Strategy (CHAS)

The following tables show Comprehensive Housing Affordability Strategy (CHAS) data.

Housing Problems by Income, Race, and Tenure

Table III.9.38 through Table III.9.43 show households with housing problems by race/ethnicity. These tables can be used to determine if there is a disproportionate housing need for any racial or ethnic groups. If any racial/ethnic group faces housing problems at a rate of ten percentage points or higher than the jurisdiction average, then they have a disproportionate share of housing problems. Housing problems are defined as any household that has overcrowding, inadequate kitchen or plumbing facilities, or are cost burdened (pay more than 30 percent of their income on housing). In Green River city, housing problems are faced by 230 White homeowner households, 0 Black homeowner households, 0 Asian homeowner households, and 60 Hispanic homeowner households.

Table III.9.38
Percent of Homeowner Households with Housing Problems by Income and Race
Green River city
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
$0 to $26,490	38.2%	0%	0%	0%	0%	0%	90.9%	49.1%
$26,491 to $44,150	28%	0%	0%	0%	0%	0%	66.7%	35.5%
$44,151 to $70,640	18.3%	0%	0%	0%	0%	0%	0%	15.6%
$70,641 to $88,300	4.2%	0%	0%	0%	0%	0%	0%	3.4%
Above $88,300	1.8%	0%	0%	0%	0%	0%	0%	1.6%
Total	**8.2%**	**0%**	**0%**	**0%**	**0%**	**0%**	**15.2%**	**8.9%**
Without Housing Problems								
$0 to $26,490	61.8%	0%	0%	0%	0%	0%	9.1%	50.9%
$26,491 to $44,150	72%	0%	0%	0%	0%	0%	33.3%	64.5%
$44,151 to $70,640	81.7%	0%	0%	0%	0%	0%	100%	84.4%
$70,641 to $88,300	95.8%	0%	0%	0%	0%	0%	100%	96.6%
Above $88,300	98.2%	0%	100%	0%	0%	100%	100%	98.4%
Total	**91.8%**	**0%**	**100%**	**0%**	**0%**	**100%**	**84.8%**	**91.1%**

Table III.9.39
Homeowner Households with Housing Problems by Income and Race
Green River city
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
$0 to $26,490	65	0	0	0	0	0	40	105
$26,491 to $44,150	35	0	0	0	0	0	20	55
$44,151 to $70,640	85	0	0	0	0	0	0	85
$70,641 to $88,300	15	0	0	0	0	0	0	15
Above $88,300	30	0	0	0	0	0	0	30
Total	**230**	**0**	**0**	**0**	**0**	**0**	**60**	**290**
Without Housing Problems								
$0 to $26,490	105	0	0	0	0	0	4	109
$26,491 to $44,150	90	0	0	0	0	0	10	100
$44,151 to $70,640	380	0	0	0	0	0	80	460
$70,641 to $88,300	345	0	0	0	0	0	85	430
Above $88,300	1,660	0	45	0	0	15	155	1,875
Total	**2,580**	**0**	**45**	**0**	**0**	**15**	**334**	**2,974**
Not Computed								
$0 to $26,490	0	0	0	0	0	0	0	0
$26,491 to $44,150	0	0	0	0	0	0	0	0
$44,151 to $70,640	0	0	0	0	0	0	0	0
$70,641 to $88,300	0	0	0	0	0	0	0	0
Above $88,300	0	0	0	0	0	0	0	0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total								
$0 to $26,490	170	0	0	0	0	0	44	214
$26,491 to $44,150	125	0	0	0	0	0	30	155
$44,151 to $70,640	465	0	0	0	0	0	80	545
$70,641 to $88,300	360	0	0	0	0	0	85	445
Above $88,300	1,690	0	45	0	0	15	155	1,905
Total	**2,810**	**0**	**45**	**0**	**0**	**15**	**394**	**3,264**

In total, some 409 renter households face housing problems in Green River city. Of these, some 225 white renter households, 0 black renter households, 0 Asian renter households, and 180 Hispanic renter households face housing problems.

Table III.9.40
Renter Households with Housing Problems by Income and Race
Green River city
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
$0 to $26,490	100	0	0	0	0	0	95	195
$26,491 to $44,150	65	0	0	4	0	0	85	154
$44,151 to $70,640	50	0	0	0	0	0	0	50
$70,641 to $88,300	0	0	0	0	0	0	0	0
Above $88,300	10	0	0	0	0	0	0	10
Total	**225**	**0**	**0**	**4**	**0**	**0**	**180**	**409**
Without Housing Problems								
$0 to $26,490	110	0	0	0	0	0	25	135
$26,491 to $44,150	80	0	0	0	0	0	15	95
$44,151 to $70,640	170	0	0	0	0	0	15	185
$70,641 to $88,300	65	0	0	0	0	0	0	65
Above $88,300	305	0	0	0	0	0	20	325
Total	**730**	**0**	**0**	**0**	**0**	**0**	**75**	**805**
Not Computed								
$0 to $26,490	30	0	0	0	0	0	0	30
$26,491 to $44,150	0	0	0	0	0	0	0	0
$44,151 to $70,640	0	0	0	0	0	0	0	0
$70,641 to $88,300	0	0	0	0	0	0	0	0
Above $88,300	0	0	0	0	0	0	0	0
Total	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**30**
Total								
$0 to $26,490	240	0	0	0	0	0	120	360
$26,491 to $44,150	145	0	0	4	0	0	100	249
$44,151 to $70,640	220	0	0	0	0	0	15	235
$70,641 to $88,300	65	0	0	0	0	0	0	65
Above $88,300	315	0	0	0	0	0	20	335
Total	**985**	**0**	**0**	**4**	**0**	**0**	**255**	**1,244**

Table III.9.41
Percent of Renter Households with Housing Problems by Income and Race
Green River city
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
$0 to $26,490	41.7%	0%	0%	0%	0%	0%	79.2%	**54.2%**
$26,491 to $44,150	44.8%	0%	0%	100%	0%	0%	85%	**61.8%**
$44,151 to $70,640	22.7%	0%	0%	0%	0%	0%	0%	**21.3%**
$70,641 to $88,300	0%	0%	0%	0%	0%	0%	0%	**0%**
Above $88,300	3.2%	0%	0%	0%	0%	0%	0%	**3%**
Total	**22.8%**	**0%**	**0%**	**100%**	**0%**	**0%**	**70.6%**	**32.9%**
Without Housing Problems								
$0 to $26,490	45.8%	0%	0%	0%	0%	0%	20.8%	**37.5%**
$26,491 to $44,150	55.2%	0%	0%	0%	0%	0%	15%	**38.2%**
$44,151 to $70,640	77.3%	0%	0%	0%	0%	0%	100%	**78.7%**
$70,641 to $88,300	100%	0%	0%	0%	0%	0%	0%	**100%**
Above $88,300	96.8%	0%	0%	0%	0%	0%	100%	**97%**
Total	**74.1%**	**0%**	**0%**	**0%**	**0%**	**0%**	**29.4%**	**64.7%**

Overall, there are 699 households, or 15.5% of households with housing problems in Green River city. This includes 455 White households, 0 Black households, 0 Asian households, 4 American Indian, 0 Pacific Islander, and 0 "other" race households with housing problems. In addition, there are 240 Hispanic households with housing problems. This is shown in Table III.9.42 and Table III.9.43.

Table III.9.42
Percent of Total Households with Housing Problems by Income and Race
Green River city
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
$0 to $26,490	40.2%	0%	0%	0%	0%	0%	82.3%	**52.3%**
$26,491 to $44,150	37%	0%	0%	100%	0%	0%	80.8%	**51.7%**
$44,151 to $70,640	19.7%	0%	0%	0%	0%	0%	0%	**17.3%**
$70,641 to $88,300	3.5%	0%	0%	0%	0%	0%	0%	**2.9%**
Above $88,300	2%	0%	0%	0%	0%	0%	0%	**1.8%**
Total	**12%**	**0%**	**0%**	**100%**	**0%**	**0%**	**37%**	**15.5%**
Without Housing Problems								
$0 to $26,490	52.4%	0%	0%	0%	0%	0%	17.7%	**42.5%**
$26,491 to $44,150	63%	0%	0%	0%	0%	0%	19.2%	**48.3%**
$44,151 to $70,640	80.3%	0%	0%	0%	0%	0%	100%	**82.7%**
$70,641 to $88,300	96.5%	0%	0%	0%	0%	0%	100%	**97.1%**
Above $88,300	98%	0%	100%	0%	0%	100%	100%	**98.2%**
Total	**87.2%**	**0%**	**100%**	**0%**	**0%**	**100%**	**63%**	**83.8%**

Table III.9.43
Total Households with Housing Problems by Income and Race
Green River city
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
$0 to $26,490	165	0	0	0	0	0	135	300
$26,491 to $44,150	100	0	0	4	0	0	105	209
$44,151 to $70,640	135	0	0	0	0	0	0	135
$70,641 to $88,300	15	0	0	0	0	0	0	15
Above $88,300	40	0	0	0	0	0	0	40
Total	**455**	**0**	**0**	**4**	**0**	**0**	**240**	**699**
Without Housing Problems								
$0 to $26,490	215	0	0	0	0	0	29	244
$26,491 to $44,150	170	0	0	0	0	0	25	195
$44,151 to $70,640	550	0	0	0	0	0	95	645
$70,641 to $88,300	410	0	0	0	0	0	85	495
Above $88,300	1,965	0	45	0	0	15	175	2,200
Total	**3,310**	**0**	**45**	**0**	**0**	**15**	**409**	**3,779**
Not Computed								
$0 to $26,490	30	0	0	0	0	0	0	30
$26,491 to $44,150	0	0	0	0	0	0	0	0
$44,151 to $70,640	0	0	0	0	0	0	0	0
$70,641 to $88,300	0	0	0	0	0	0	0	0
Above $88,300	0	0	0	0	0	0	0	0
Total	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**30**
Total								
$0 to $26,490	410	0	0	0	0	0	164	574
$26,491 to $44,150	270	0	0	4	0	0	130	404
$44,151 to $70,640	685	0	0	0	0	0	95	780
$70,641 to $88,300	425	0	0	0	0	0	85	510
Above $88,300	2,005	0	45	0	0	15	175	2,240
Total	**3,795**	**0**	**45**	**4**	**0**	**15**	**649**	**4,508**

Table III.9.44 through Table III.9.47 present the number and percent of households experiencing a severe housing problem, by race and ethnicity. Severe housing problems include overcrowding at a rate of more than 1.5 persons per room and housing costs exceeding 50 percent of the household income. Severe housing problems are experienced by some 245 white households, 0 black households, 0 Asian households, as well as 140 Hispanic homeowner households.

Table III.9.44
Percent of Homeowner Households with Severe Housing Problems by Income and Race
Green River city
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
$0 to $26,490	35.3%	0%	0%	0%	0%	0%	70%	43.2%
$26,491 to $44,150	12%	0%	0%	0%	0%	0%	33.3%	16.1%
$44,151 to $70,640	2.2%	0%	0%	0%	0%	0%	0%	1.8%
$70,641 to $88,300	0%	0%	0%	0%	0%	0%	0%	0%
Above $88,300	0.9%	0%	0%	0%	0%	0%	0%	0.8%
Total	**3.6%**	**0**	**0%**	**0%**	**0%**	**0%**	**11.2%**	**4.4%**
Without A Severe Housing Problems								
$0 to $26,490	64.7%	0%	0%	0%	0%	0%	30%	56.8%
$26,491 to $44,150	88%	0%	0%	0%	0%	0%	66.7%	83.9%
$44,151 to $70,640	97.8%	0%	0%	0%	0%	0%	100%	98.2%
$70,641 to $88,300	100%	0%	0%	0%	0%	0%	100%	100%
Above $88,300	99.1%	0%	100%	0%	0%	100%	100%	99.2%
Total	**96.4%**	**0%**	**100%**	**0%**	**0%**	**100%**	**88.8%**	**95.6%**

Table III.9.45
Percent of Renter Households with Severe Housing Problems by Income and Race
Green River city
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
$0 to $26,490	27.1%	0%	0%	0%	0%	0%	41.7%	31.9%
$26,491 to $44,150	13.8%	0%	0%	0%	0%	0%	45%	26.1%
$44,151 to $70,640	22.7%	0%	0%	0%	0%	0%	0%	21.3%
$70,641 to $88,300	0%	0%	0%	0%	0%	0%	0%	0%
Above $88,300	3.2%	0%	0%	0%	0%	0%	0%	3%
Total	**14.7**%	**0**%	**0**%	**0**%	**0**%	**0**%	**37.3**%	**19.3**%
Without A Severe Housing Problems								
$0 to $26,490	60.4%	0%	0%	0%	0%	0%	58.3%	59.7%
$26,491 to $44,150	86.2%	0%	0%	100%	0%	0%	55%	**73.9**%
$44,151 to $70,640	77.3%	0%	0%	0%	0%	0%	100%	**78.7**%
$70,641 to $88,300	100%	0%	0%	0%	0%	0%	0%	**100**%
Above $88,300	96.8%	0%	0%	0%	0%	0%	100%	**97**%
Total	**82.2**%	**0**%	**0**%	**100**%	**0**%	**0**%	**62.7**%	**78.3**%

Table III.9.46
Percent of Total Households with Severe Housing Problems by Income and Race
Green River city
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
$0 to $26,490	30.5%	0%	0%	0%	0%	0%	50%	36.2%
$26,491 to $44,150	13%	0%	0%	0%	0%	0%	42.3%	22.3%
$44,151 to $70,640	8.8%	0%	0%	0%	0%	0%	0%	7.7%
$70,641 to $88,300	0%	0%	0%	0%	0%	0%	0%	0%
Above $88,300	1.2%	0%	0%	0%	0%	0%	0%	1.1%
Total	**6.5**%	**0**%	**0**%	**0**%	**0**%	**0**%	**21.4**%	**8.5**%
Without A Severe Housing Problems								
$0 to $26,490	62.2%	0%	0%	0%	0%	0%	50%	58.6%
$26,491 to $44,150	87%	0%	0%	100%	0%	0%	57.7%	77.7%
$44,151 to $70,640	91.2%	0%	0%	0%	0%	0%	100%	92.3%
$70,641 to $88,300	100%	0%	0%	0%	0%	0%	100%	100%
Above $88,300	98.8%	0%	100%	0%	0%	100%	100%	98.9%
Total	**92.8**%	**0**%	**100**%	**100**%	**0**%	**100**%	**78.6**%	**90.8**%

Table III.9.47
Total Households with Severe Housing Problems by Income and Race
Green River city
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
$0 to $26,490	125	0	0	0	0	0	85	210
$26,491 to $44,150	35	0	0	0	0	0	55	90
$44,151 to $70,640	60	0	0	0	0	0	0	60
$70,641 to $88,300	0	0	0	0	0	0	0	0
Above $88,300	25	0	0	0	0	0	0	25
Total	**245**	**0**	**0**	**0**	**0**	**0**	**140**	**385**
Without A Severe Housing Problems								
$0 to $26,490	255	0	0	0	0	0	85	340
$26,491 to $44,150	235	0	0	4	0	0	75	314
$44,151 to $70,640	625	0	0	0	0	0	95	720
$70,641 to $88,300	425	0	0	0	0	0	85	510
Above $88,300	1,980	0	45	0	0	15	175	2,215
Total	**3,520**	**0**	**45**	**4**	**0**	**15**	**515**	**4,099**
Not Computed								
$0 to $26,490	30	0	0	0	0	0	0	30
$26,491 to $44,150	0	0	0	0	0	0	0	0
$44,151 to $70,640	0	0	0	0	0	0	0	0
$70,641 to $88,300	0	0	0	0	0	0	0	0
Above $88,300	0	0	0	0	0	0	0	0
Total	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**30**
Total								
$0 to $26,490	410	0	0	0	0	0	170	580
$26,491 to $44,150	270	0	0	4	0	0	130	404
$44,151 to $70,640	685	0	0	0	0	0	95	780
$70,641 to $88,300	425	0	0	0	0	0	85	510
Above $88,300	2,005	0	45	0	0	15	175	2,240
Total	**3,795**	**0**	**45**	**4**	**0**	**15**	**655**	**4,514**

Housing problems are explored by type and income in Table III.9.48 and Table III.9.49. More than 310 households have a cost burden and 200 have a severe cost burden. Some 170 renter households are impacted by cost burdens, and 90 are impacted by severe cost burdens. On the other hand, some 140 owner-occupied households have cost burdens, and 110 have severe cost burdens. Overall there are 3,785 households without a housing problem.

Table III.9.48
Percent of Housing Problems by Income and Tenure
Green River city
2012–2016 HUD CHAS Data

Housing Problem	$0 to $26,490	$26,491 to $44,150	$44,151 to $70,640	$70,641 to $88,300	Above $88,300	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)	20%	0%	22.2%	0%	100%	21.9%
Housing cost burden greater that 50% of income (and none of the above problems)	53.1%	62.5%	0%	0%	0%	55%
Housing cost burden greater than 30% of income (and none of the above problems)	11.1%	21.7%	100%	100%	100%	45.2%
Zero/negative income (and none of the above problems)	0%	0%	0%	0%	0%	0%
Has none of the 4 housing problems	46%	51.3%	71.3%	86.9%	85.2%	78.7%
Total	**37.9**%	**37.5**%	**69.9**%	**87.3**%	**85**%	**72.4**%
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0%	0%	100%	0%	100%	100%
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)	80%	100%	77.8%	0%	0%	78.1%
Housing cost burden greater that 50% of income (and none of the above problems)	46.9%	37.5%	0%	0%	0%	45%
Housing cost burden greater than 30% of income (and none of the above problems)	88.9%	78.3%	0%	0%	0%	54.8%
Zero/negative income (and none of the above problems)	100%	0%	0%	0%	0%	100%
Has none of the 4 housing problems	54%	48.7%	28.7%	13.1%	14.8%	21.3%
Total	**62.1**%	**62.5**%	**30.1**%	**12.7**%	**15**%	**27.6**%

Table III.9.49
Housing Problems by Income and Tenure
Green River city
2012–2016 HUD CHAS Data

Housing Problem	$0 to $26,490	$26,491 to $44,150	$44,151 to $70,640	$70,641 to $88,300	Above $88,300	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)	10	0	10	0	15	35
Housing cost burden greater that 50% of income (and none of the above problems)	85	25	0	0	0	110
Housing cost burden greater than 30% of income (and none of the above problems)	10	25	75	15	15	140
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	115	100	460	430	1,875	2,980
Total	220	150	545	445	1,905	3,265
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	15	0	10	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)	40	50	35	0	0	125
Housing cost burden greater that 50% of income (and none of the above problems)	75	15	0	0	0	90
Housing cost burden greater than 30% of income (and none of the above problems)	80	90	0	0	0	170
Zero/negative income (and none of the above problems)	30	0	0	0	0	30
Has none of the 4 housing problems	135	95	185	65	325	805
Total	360	250	235	65	335	1,245
Total						
Lacking complete plumbing or kitchen facilities	0	0	15	0	10	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)	50	50	45	0	15	160
Housing cost burden greater that 50% of income (and none of the above problems)	160	40	0	0	0	200
Housing cost burden greater than 30% of income (and none of the above problems)	90	115	75	15	15	310
Zero/negative income (and none of the above problems)	30	0	0	0	0	30
Has none of the 4 housing problems	250	195	645	495	2,200	3,785
Total	580	400	780	510	2,240	4,510

Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 12.8 percent of these households having a cost burden or severe cost burden. For lower income owner households, elderly non-family households and large families are most likely to experience cost burdens. Some 59.2 percent of elderly non-family and 40 percent of large family households below 30 percent HAMFI face cost burdens or severe cost burdens. These data are shown in Table III.9.50

Table III.9.51 displays cost burden in renter-occupied households by family status and income. Renter households tend to be impacted at a higher rate by cost burdens than owner households. Some 209 renter occupied households faced cost burdens, compared to 167 owner occupied households. Of these, there are 120 renter households with incomes less than 30 percent HAMFI facing housing problems.

Table III.9.50
Owner-Occupied Households by Income and Family Status and Cost Burden
Green River city
2012–2016 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
$0 to $26,490	10	45	15	20	20	110
$26,491 to $44,150	25	20	0	55	4	104
$44,151 to $70,640	105	190	15	65	80	455
$70,641 to $88,300	85	215	80	45	4	429
Above $88,300	275	1,155	130	40	295	1,895
Total	500	1,625	240	225	403	2,993
Cost Burden						
$0 to $26,490	0	0	10	4	4	18
$26,491 to $44,150	0	20	4	0	0	24
$44,151 to $70,640	0	60	10	0	20	90
$70,641 to $88,300	10	10	0	0	0	20
Above $88,300	0	0	15	0	0	15
Total	10	90	39	4	24	167
Severe Cost Burden						
$0 to $26,490	15	40	0	25	0	80
$26,491 to $44,150	10	0	10	4	0	24
$44,151 to $70,640	0	0	0	0	0	0
$70,641 to $88,300	0	0	0	0	0	0
Above $88,300	0	0	0	0	0	0
Total	25	40	10	29	0	104
Cost Burden Not Computed						
$0 to $26,490	0	0	0	0	0	0
$26,491 to $44,150	0	0	0	0	0	0
$44,151 to $70,640	0	0	0	0	0	0
$70,641 to $88,300	0	0	0	0	0	0
Above $88,300	0	0	0	0	0	0
Total	0	0	0	0	0	0
Total						
$0 to $26,490	25	85	25	49	24	208
$26,491 to $44,150	35	40	14	59	4	152
$44,151 to $70,640	105	250	25	65	100	545
$70,641 to $88,300	95	225	80	45	4	449
Above $88,300	275	1,155	145	40	295	1,910
Total	**535**	**1,755**	**289**	**258**	**427**	**3,264**

Table III.9.51
Renter-Occupied Households by Income and Family Status and Cost Burden
Green River city
2012–2016 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
$0 to $26,490	0	25	0	55	50	130
$26,491 to $44,150	10	55	45	20	10	140
$44,151 to $70,640	0	130	55	15	45	245
$70,641 to $88,300	10	25	0	0	30	65
Above $88,300	40	160	40	0	95	335
Total	60	395	140	90	230	915
Cost Burden						
$0 to $26,490	0	70	0	20	30	120
$26,491 to $44,150	4	0	0	10	75	89
$44,151 to $70,640	0	0	0	0	0	0
$70,641 to $88,300	0	0	0	0	0	0
Above $88,300	0	0	0	0	0	0
Total	4	70	0	30	105	209
Severe Cost Burden						
$0 to $26,490	10	45	4	0	10	69
$26,491 to $44,150	0	15	0	0	0	15
$44,151 to $70,640	0	0	0	0	0	0
$70,641 to $88,300	0	0	0	0	0	0
Above $88,300	0	0	0	0	0	0
Total	10	60	4	0	10	84
Cost Burden Not Computed						
$0 to $26,490	0	0	0	20	10	30
$26,491 to $44,150	0	0	0	0	0	0
$44,151 to $70,640	0	0	0	0	0	0
$70,641 to $88,300	0	0	0	0	0	0
Above $88,300	0	0	0	0	0	0
Total	0	0	0	20	10	30
Total						
$0 to $26,490	10	140	4	95	100	349
$26,491 to $44,150	14	70	45	30	85	244
$44,151 to $70,640	0	130	55	15	45	245
$70,641 to $88,300	10	25	0	0	30	65
Above $88,300	40	160	40	0	95	335
Total	**74**	**525**	**144**	**140**	**355**	**1,238**

In total, some 374 households face cost burdens, and 195 face severe cost burdens. This includes 165 owner households and 209 renter households with a cost burden, as seen in Table III.9.52.

Table III.9.52
Households with Cost Burden by Tenure and Race
Green River city
2012–2016 HUD CHAS Data

Race	No Cost Burden	Cost Burden	Severe Cost Burden	Not Computed	Total
Owner-Occupied					
White	2,600	140	75	0	2,815
Black	0	0	0	0	0
Asian	45	0	0	0	45
American Indian	0	0	0	0	0
Pacific Islander	0	0	0	0	0
Other Race	15	0	0	0	15
Hispanic	335	25	35	0	395
Total	**2,995**	**165**	**110**	**0**	**3,270**
Renter-Occupied					
White	800	80	75	30	985
Black	0	0	0	0	0
Asian	0	0	0	0	0
American Indian	0	4	0	0	4
Pacific Islander	0	0	0	0	0
Other Race	0	0	0	0	0
Hispanic	115	125	10	0	250
Total	**915**	**209**	**85**	**30**	**1,239**
Total					
White	3,400	220	150	30	3,800
Black	0	0	0	0	0
Asian	45	0	0	0	45
American Indian	0	4	0	0	4
Pacific Islander	0	0	0	0	0
Other Race	15	0	0	0	15
Hispanic	450	150	45	0	645
Total	**3,910**	**374**	**195**	**30**	**4,509**

Lead-Based Paint Risks

Table III.9.53 shows the risk of lead-based paint for households with young children present. There are an estimated 440 households built between 1940 and 1979 with young children present, and 8 built prior to 1939.

Table III.9.53
Vintage of Households by Income and Presence of Young Children
Green River city
2012–2016 HUD CHAS Data

Income	One or more children age 6 or younger	No children age 6 or younger	Total
Built 1939 or Earlier			
$0 to $26,490	4	70	74
$26,491 to $44,150	0	50	50
$44,151 to $70,640	0	60	60
$70,641 to $88,300	0	10	10
Above $88,300	4	105	109
Total	8	295	303
Built 1940 to 1979			
$0 to $26,490	75	245	320
$26,491 to $44,150	30	120	150
$44,151 to $70,640	125	285	410
$70,641 to $88,300	65	250	315
Above $88,300	145	1,060	1,205
Total	440	1,960	2,400
Built 1980 or Later			
$0 to $26,490	30	160	190
$26,491 to $44,150	59	140	199
$44,151 to $70,640	45	265	310
$70,641 to $88,300	25	155	180
Above $88,300	145	780	925
Total	304	1,500	1,804
Total			
$0 to $26,490	109	475	584
$26,491 to $44,150	89	310	399
$44,151 to $70,640	170	610	780
$70,641 to $88,300	90	415	505
Above $88,300	294	1,945	2,239
Total	**752**	**3,755**	**4,507**

Elderly Housing Needs

Table III.9.54 shows the rate of housing problems for elderly households. Some 79 elderly and 53 extra-elderly households have housing problems. Of these, some 55 elderly households with housing problems have incomes less than 30 percent HAMFI, and 24 extra-elderly households have incomes below 30 percent HAMFI.

Table III.9.54
Households with Housing Problems by Income and Elderly Status
Green River city
2012–2016 HUD CHAS Data

Income	Elderly	Extra-Elderly	Non-Elderly	Total
With Housing Problems				
$0 to $26,490	55	24	220	299
$26,491 to $44,150	14	19	170	203
$44,151 to $70,640	10	0	130	140
$70,641 to $88,300	0	10	10	20
Above $88,300	0	0	40	40
Total	79	53	570	702
Without Housing Problems				
$0 to $26,490	95	14	135	244
$26,491 to $44,150	70	50	70	190
$44,151 to $70,640	125	85	435	645
$70,641 to $88,300	155	0	340	495
Above $88,300	375	60	1,760	2,195
Total	820	209	2,740	3,769
Not Computed				
$0 to $26,490	20	0	10	30
$26,491 to $44,150	0	0	0	0
$44,151 to $70,640	0	0	0	0
$70,641 to $88,300	0	0	0	0
Above $88,300	0	0	0	0
Total	20	0	10	30
Total				
$0 to $26,490	170	38	365	573
$26,491 to $44,150	84	69	240	393
$44,151 to $70,640	135	85	565	785
$70,641 to $88,300	155	10	350	515
Above $88,300	375	60	1,800	2,235
Total	919	262	3,320	4,501

Survey of Rental Properties

From November 2019 through January of 2020, a telephone survey was conducted with landlords and rental property managers throughout Wyoming. Table III.9.55 presents some basic statistics about the completed surveys.

Table III.9.55
Survey of Rental Properties
Green River city
2019B Survey of Rental Properties

Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	23	587	5.5	32

Table III.9.56, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 24 single-family units in Green River city, with 1 of them available. This translates into a vacancy rate of 4.2 percent in Green River city, which compares to a single-family vacancy rate of 3.9 percent for the State of Wyoming. There were 269 apartment units reported in the survey, with 21 of them available, which resulted in a vacancy rate of 7.8 percent. This compares to a statewide vacancy rate of 3.9 percent for apartment units across the state.

Table III.9.56
Rental Vacancy Survey by Type
Green River city
2019B Survey of Rental Properties

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	24	1	4.2%
Apartments	269	21	7.8%
Mobile Homes	2	0	0%
"Other" Units	15	2	13.3%
Don't Know	257	7	2.7%
Total	**587**	**32**	**5.5%**

Table III.9.57, reports units by bedroom size. As can be seen there were 222 two bedroom apartment units and 39 three bedroom units. Overall, the 255 two bedroom units accounted for 43.4 percent of all units, and the 60 three bedroom units accounted for 10.2 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.9.57
Rental Units by Bedroom Size
Green River city
2019B 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	4	0	0	·	12
Two	15	222	0	10	·	255
Three	4	39	2	5	·	60
Four	2	0	0	0	·	2
Don't Know	0	4	0	0	257	261
Total	**24**	**269**	**2**	**15**	**257**	**587**

Table III.9.58 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 6.7 percent.

Table III.9.59 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 8.1 percent.

Table III.9.58
Single-Family Units by Bedroom Size
Green River city
2019B Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	2	0	0%
Two	15	1	6.7%
Three	4	0	0%
Four	2	0	0%
Don't know	0	0	0%
Total	**24**	**1**	**4.2%**

Table III.9.59
Apartment Units by Bedroom Size
Green River city
2019B Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	4	1	25%
Two	222	18	8.1%
Three	39	1	2.6%
Four	0	0	0%
Don't know	4	1	25%
Total	**269**	**21**	**7.8%**

Average market-rate rents by unit type are shown in Table III.9.60. 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.9.60
Average Market Rate Rents by Bedroom Size
Green River city
2019B Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$.	$.	$.	$.	$.
One	$.	$567	$.	$.	$560
Two	$754	$647	$700	$800	$694
Three	$1,117	$917	$763	$825	$898
Four	$1,200	$.	$.	$.	$1,200
Total	**$963.4**	**$691.6**	**$756.2**	**$816.7**	**$817.8**

Table III.9.61, 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.9.61
Average Assisted Rate Rents by Bedroom Size
Green River city
2019B 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	$615
Three	$0	$0	$0	$0	$0
Four	$0	$0	$0	$0	$0
Total	**$1475**	**$615**	**$0**	**$0**	**$1188.3**

Table III.9.62, shows vacancy rates for single-family units by average rental rates for Green River city. 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.9.62
Single-Family Market Rate Rents by Vacancy Status
Green River city
2019B 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	1	9.1%
$750 to $999	4	0	0%
$1,000 to $1,249	9	0	0%
$1,250 to $1,499	0	0	0%
Above $1,500	0	0	0%
Missing	0	0	0%
Total	**24**	**1**	**4.2%**

The average rent and availability of apartment units is displayed in Table III.9.63. 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 8.4 percent.

Table III.9.63
Apartment Market Rate Rents by Vacancy Status
Green River city
2019B Survey of Rental Properties

Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than $500	4	0	0%
$500 to $749	238	20	8.4%
$750 to $999	27	1	3.7%
$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	**269**	**21**	**7.8%**

Respondents were asked if utilities are included in the rent and as shown in Table III.9.64, 14 respondents, or 70 percent, included some sort of utility in the rent.

Table III.9.64
Are there any utilities included with the rent?
Green River city
2019B Survey of Rental Properties

Period	Respondent
Yes	14
No	6
% Offering Utilities	**70%**

The type of utility included in the rent is shown in Table III.9.65. There were 18 respondents who included electricity, 48 respondents who included natural gas, 352 respondents who included water and sewer and 351 respondents included trash collection in the rent.

Table III.9.65
Which utilities are included with the rent?
Green River city
2019B Survey of Rental Properties

Type of Utility Provided	Respondent
Electricity	18
Natural Gas	48
Water/Sewer	352
Trash Collection	351

Perceived Need for Housing Units

Table III.9.66, shows the number of survey respondents who keep a waiting list. As can be seen 3 respondents said they keep a waitlist, with an estimated 7 number of persons on the wait list.

Table III.9.66
Do you keep a waiting list?
Green River city
2019B Survey of Rental Properties

Period	Respondent
Yes	3
No	17
Waitlist Size	**7**

Table III.9.67, shows the condition of rental units by unit type for Green River city. 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 242 units were in good condition, or 41.2 percent and 7 units, or 1.2 percent, being in average condition. Details by unit type and condition are displayed.

Table III.9.67
Condition by Unit Type
Green River city
2019B Survey of Rental Properties

Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	7	1.2%
Good	242	41.2%
Excellent	231	39.4%
Don't Know	0	0%
Total	**587**	**100%**

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.9.68, 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.9.68
If you had the opportunity to own/manage more units, how many would you prefer
Green River city
2019B 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**

2019 Household Forecast

The 2019 Housing Needs Forecast reports housing demand projections from 2018 to 2050, with 2018 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 2018 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.9.69, shows the current CHAS housing problem estimates for the period of 2012-2016. 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 295 owner occupied and 405 renter occupied households experiencing a housing problem.

Table III.9.69
Households with Housing Problems by Income
Green River city
2012-2016 HUD CHAS Data

Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	105	190	295
30.1-50% HAMFI	55	155	210
50.1-80% HAMFI	90	50	140
80.1-95% HAMFI	15	0	15
95 – 115% HAMFI	15	0	15
115.1% HAMFI or more	15	10	25
Total	295	405	700
Without Housing Problems			
30% HAMFI or less	110	135	245
30.1-50% HAMFI	100	90	190
50.1-80% HAMFI	460	185	645
80.1-95% HAMFI	315	50	365
95 – 115% HAMFI	365	125	490
115.1% HAMFI or more	1,625	215	1,840
Total	2,975	800	3,775
Not Computed			
30% HAMFI or less	0	30	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	30
Total			
30% HAMFI or less	215	355	570
30.1-50% HAMFI	155	245	400
50.1-80% HAMFI	550	235	785
80.1-95% HAMFI	330	50	380
95 – 115% HAMFI	380	125	505
115.1% HAMFI or more	1,640	225	1,865
Total	**3,270**	**1,235**	**4,505**

Table III.9.70, shows the total estimated housing by tenure for Green River city. 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 Green River city.

Table III.9.70
Total Estimated Housing Forecast
Green River city
Strong Growth Scenario

Year	Owner	Renter	Total
2018	3,382	1,200	4,582
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.9.71, shows the incremental housing demand for Green River city. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 2018, 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 458 owner-occupied and 159 renter occupied households will be needed above current 2018 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated Green River city will see an additional 1,547 households, of which 191 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 269 household's above current 2018 levels are expected to have incomes of 50.1 to 80 percent of MFI.

Table III.9.71 Incremental Housing Demand Forecast Green River city Strong Growth Scenario								
Income (% of MFI)	**2018**	**2020**	**2025**	**2030**	**2035**	**2040**	**2045**	**2050**
				Owner				
0-30%	0	5	18	30	42	54	65	75
30.1-50%	0	4	13	22	31	39	47	54
50.1-80%	0	13	45	77	108	138	166	192
80.1-95%	0	8	27	46	65	83	99	115
95.1-115%	0	9	31	53	75	95	114	133
115+%	0	39	134	230	323	410	494	573
Total	**0**	**77**	**267**	**458**	**644**	**818**	**984**	**1,143**
				Renter				
0-30%	0	7	26	46	65	83	100	116
30.1-50%	0	5	18	32	45	57	69	80
50.1-80%	0	5	18	30	43	55	66	77
80.1-95%	0	1	4	6	9	12	14	16
95.1-115%	0	3	9	16	23	29	35	41
115+%	0	5	17	29	41	53	63	74
Total	**0**	**26**	**92**	**159**	**226**	**289**	**348**	**404**
				Total				
0-30%	0	13	44	76	107	137	165	191
30.1-50%	0	9	31	53	75	96	116	134
50.1-80%	0	18	62	107	151	193	232	269
80.1-95%	0	9	31	53	74	94	113	132
95.1-115%	0	12	40	69	98	124	150	174
115+%	0	43	151	259	364	463	557	647
Total	**0**	**103**	**359**	**617**	**870**	**1,107**	**1,332**	**1,547**

Table III.9.72 shows the Incremental Total Housing Need Forecast for Green River city. 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 2018, the base year, the total housing need set at the 699 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 1,448 owner and 798 renter occupied households for a total of 2,246 quality households.

Table III.9.72 Incremental Total Housing Need Forecast Green River city Strong Growth Scenario								
Income (% of MFI)	**2018**	**2020**	**2025**	**2030**	**2035**	**2040**	**2045**	**2050**
				Owner				
0-30%	109	114	126	139	151	162	173	184
30.1-50%	57	61	70	79	87	96	104	111
50.1-80%	93	106	138	170	201	231	259	285
80.1-95%	16	23	42	62	81	98	115	131
95.1-115%	16	24	47	69	90	111	130	148
115+%	16	54	149	245	338	426	509	589
Total	**305**	**382**	**572**	**763**	**949**	**1,123**	**1,289**	**1,448**
				Renter				
0-30%	185	192	211	230	250	268	285	301
30.1-50%	151	156	169	182	195	208	220	231
50.1-80%	49	54	66	79	92	104	115	125
80.1-95%	0	1	4	6	9	12	14	16
95.1-115%	0	3	9	16	23	29	35	41
115+%	10	14	26	39	51	62	73	83
Total	**394**	**420**	**486**	**553**	**620**	**683**	**742**	**798**
				Total				
0-30%	293	306	337	369	401	430	458	484
30.1-50%	207	216	238	261	283	304	323	342
50.1-80%	142	160	204	249	293	334	373	411
80.1-95%	16	24	46	68	90	110	129	147
95.1-115%	16	27	56	85	113	140	165	189
115+%	25	69	176	284	389	488	582	672
Total	**699**	**802**	**1,058**	**1,316**	**1,569**	**1,806**	**2,031**	**2,246**