

Riverton city

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DEMOGRAPHICS

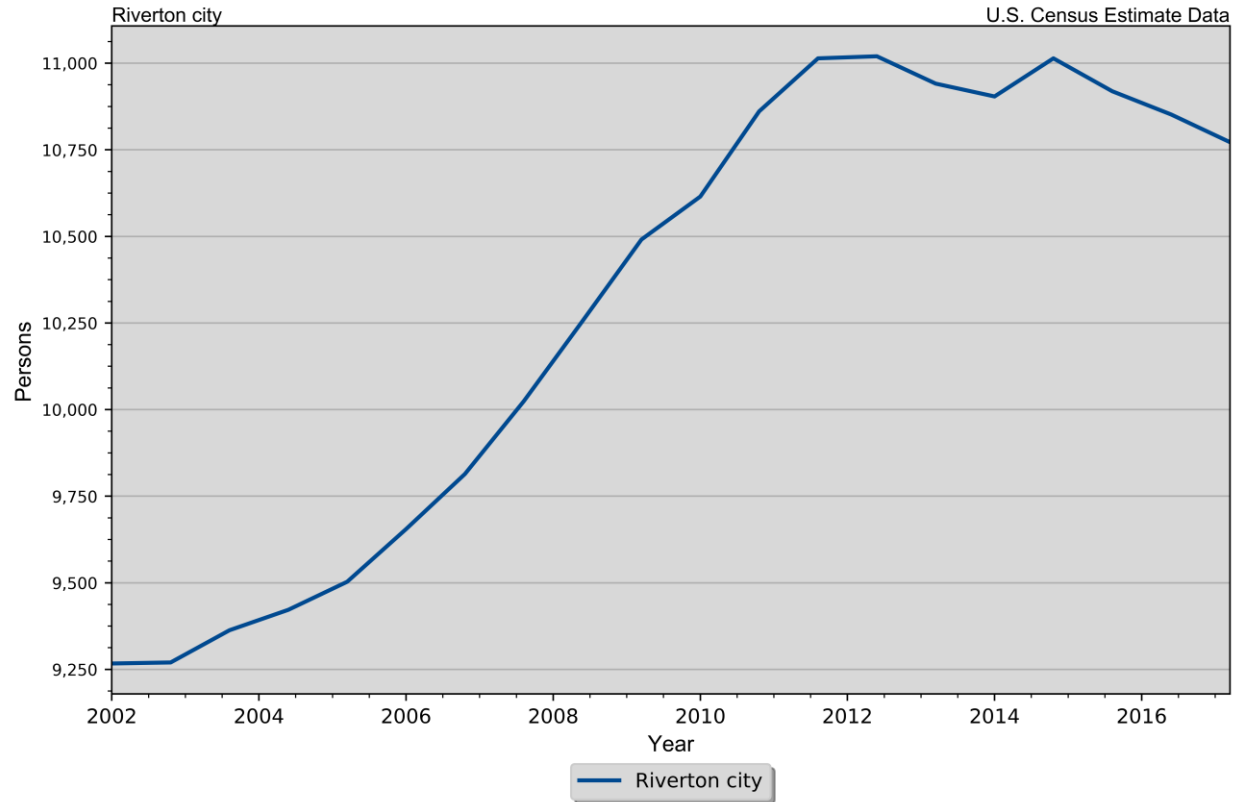
Population Estimates

Table III.19.1, at right shows the population for Riverton city. As can be seen, the population in Riverton city increased from 10,615 persons in 2010 to 10,772 persons in 2019, or by 1.5 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 Riverton city. Although a city may span several counties, for the county level data pieces, Fremont County was selected.

Table III.19.1 Population Estimates Riverton city Census Population Estimates		
Year	Population	Percent Yearly Change
2000	9,267	.
2001	9,270	0%
2002	9,363	1%
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	10,861	2.3%
2012	11,014	1.4%
2013	11,020	0.1%
2014	10,941	-0.7%
2015	10,904	-0.3%
2016	11,014	1%
2017	10,919	-0.9%
2018	10,852	-0.6%
2019	10,772	-0.7%

Diagram III.19.1
Population



Population Migration Trends

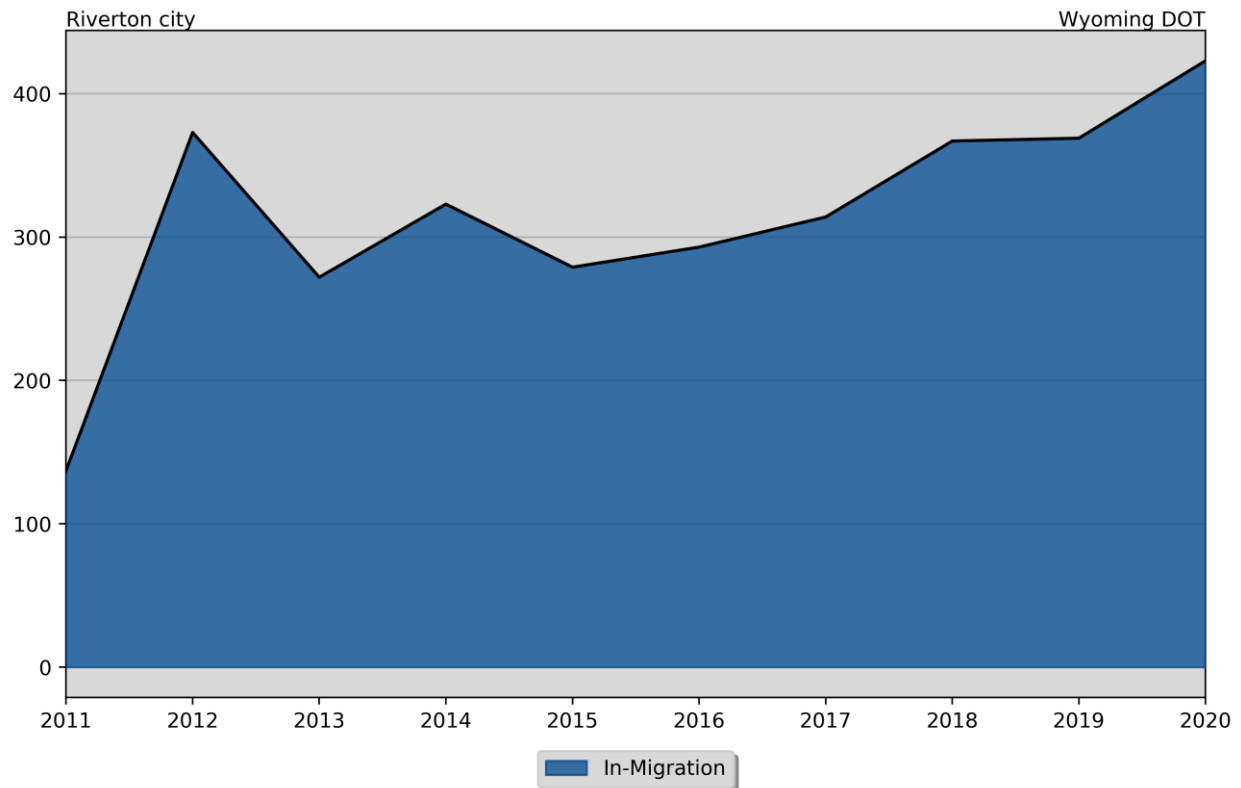
The Wyoming Department of Transportation (WYDOT) collects data on drivers who move to Wyoming and exchange licenses from other states as well as those surrendering Wyoming driver's licenses when relocating to a different state. The WYDOT data do not represent a precise count of migration, as they show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

Table III.19.2 shows in-migration between 2011 and 2020 for Riverton city 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.19.2 In-Migration by Age Cohort Riverton city Wyoming DOT Data										
Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
In										
14-17	1	6	4	2	4	8	4	7	8	5
18-22	8	28	34	40	35	40	46	69	94	38
23-25	10	41	24	29	18	30	29	24	24	43
26-35	39	97	69	92	66	74	82	75	65	99
36-45	27	67	45	58	58	51	43	52	62	71
46-55	18	70	47	48	48	40	35	54	36	65
56-65	23	46	33	37	36	35	48	57	47	56
66 +	11	18	16	17	14	15	27	29	33	46
Total	137	373	272	323	279	293	314	367	369	423

The shaded area in Diagram III.19.2 represents in-migration, as seen, the maximum net migration occurred in 2020 with 423 people entering Riverton city.

Diagram III.19.2
In-Migration



The driver's license total exchanges since 2000 for Fremont County are presented in Diagram III.19.3, and showed a net migration of 2,759 persons over the time period. In 2008, there were a total of 931 in-migrations and 581 out-migrations, for a net-migration of 350 people. In 2020, there were 1,067 in-migrants, 1,069 out-migrants for a net out-migration of -2 people. The maximum net migration occurred in 2010 with 432 people entering and the lowest net migration occurred in 2018 with 374 people leaving Fremont County.

During the past five years, there have been zero years of positive net-migration. This means that Fremont County has experienced five consecutive years of negative net-migration. This trend of consecutive years of negative net-migration has led to a net 407 persons leaving Fremont County since 2016. Wyoming DOT data indicates that there was a net decrease of 2 people in the most recent year.

Diagram III.19.3
Migration Trends

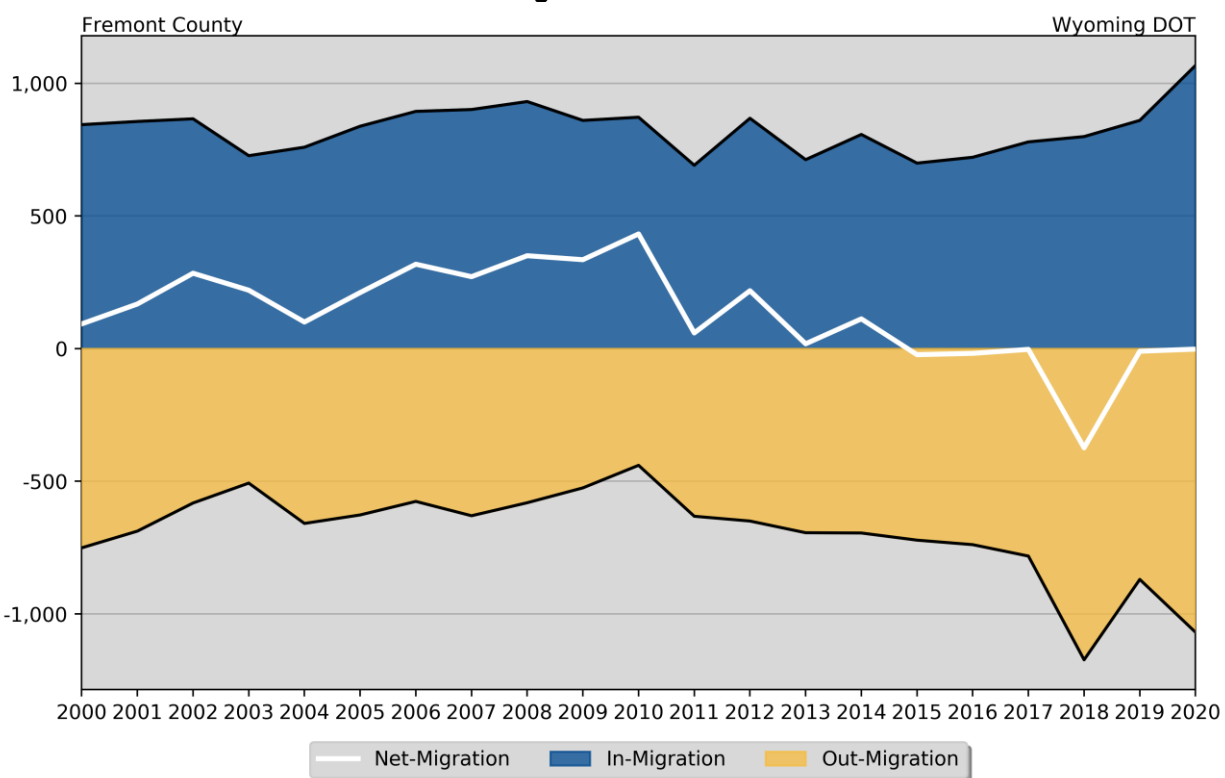


Table III.19.3, shows net-migration for Fremont County by age range. The largest age cohort in the most recent 2020 net migration data was those in the age range of 56 to 65, with 46 persons entering Fremont County. Those in the age range of 18 to 22 had the lowest levels of net migration, with 49 persons leaving Fremont County.

Table III.19.3
Net-Migration by Age Range
Fremont County
Wyoming DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Net													
14-17	4	5	9	-3	3	-1	4	-7	4	-1	8	3	-4
18-22	0	21	33	-18	-3	18	9	-2	23	11	-46	13	-49
23-25	42	22	30	0	35	3	25	10	4	4	-46	-33	1
26-35	98	70	136	28	58	13	64	10	-27	-2	-128	-15	-27
36-45	68	82	73	25	38	-3	-7	14	-21	-10	-90	10	9
46-55	94	60	87	12	67	9	5	-36	-16	-16	-13	6	11
56-65	49	63	59	31	15	6	21	0	22	22	-33	26	46
66 +	-5	12	5	-16	5	-27	-9	-12	-7	-11	-26	-20	11
Total	350	335	432	59	218	18	112	-23	-18	-3	-374	-10	-2

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 data³⁷, 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 Characteristics

The Riverton city population by race and ethnicity is shown in Table III.19.4. The white population represented 76 percent of the population in 2019, compared with the black population accounting for 1.1 percent of the population in 2019. Hispanic households represented 14.4 percent of the population in 2019.

Table III.19.4 Population by Race and Ethnicity Riverton city 2010 Census & 2019 Five-Year ACS				
Race	2010 Census		2019 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	8,862	83.5%	8,281	76%
Black	50	0.5%	115	1.1%
American Indian	1,099	10.4%	1,353	12.4%
Asian	35	0.3%	59	0.5%
Native Hawaiian/ Pacific Islander	6	0.1%	0	0%
Other	196	1.8%	504	4.6%
Two or More Races	367	3.5%	579	5.3%
Total	10,615	100.0%	10,891	100.0%
Non-Hispanic	9,659	91%	9,323	85.6%
Hispanic	956	9%	1,568	14.4%

The change in race and ethnicity between 2010 and 2019 is shown in Table III.19.5. During this time, the total non-Hispanic population was 9,323 persons in 2019, while the Hispanic population was 1,568.

Table III.19.5 Population by Race and Ethnicity Riverton city 2010 Census & 2019 Five-Year ACS				
Race	2010 Census		2019 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	8,354	86.5%	7,721	82.8%
Black	41	0.4%	115	1.2%
American Indian	947	9.8%	1,057	11.3%
Asian	32	0.3%	59	0.6%
Native Hawaiian/ Pacific Islander	4	0%	0	0%
Other	7	0.1%	0	0%
Two or More Races	274	2.8%	371	4%
Total Non-Hispanic	9,659	100.0%	9,323	100.0%
Hispanic				
White	508	53.1%	560	35.7%
Black	9	0.9%	0	0%
American Indian	152	15.9%	296	18.9%
Asian	3	0.3%	0	0%
Native Hawaiian/ Pacific Islander	2	0.2%	0	0%
Other	189	19.8%	504	32.1%
Two or More Races	93	9.7%	208	13.3%
Total Hispanic	956	100.0	1,568	100.0%
Total Population	10,615	100.0%	10,891	100.0%

Cohorts

Table III.19.6 shows the population distribution in Riverton city by age. In 2010, children under the age of 5 accounted for 8.1 percent of the total population, which compared to 6.5 percent in 2019.

Table III.19.6 Population Distribution by Age Riverton city 2019 Five-Year ACS Data				
Age	2010 Census		2019 Five-Year ACS	
	Number of Persons	Percent	Number of Persons	Percent
Under 5	858	8.1	707	6.5
5 to 19	2,036	19.2	2,091	19.2
20 to 24	865	8.1	677	6.2
25 to 34	1,498	14.1	1,395	12.8
35 to 54	2,471	23.3	2,704	24.8
55 to 64	1,272	12	1,378	12.7
65 or Older	1,615	15.2	1,939	17.8
Total	10,615	100%	10,891	100%

Table III.19.7 shows the population in Riverton city by age and gender. In 2010, there were 1,498 people aged 25 to 34, made up of 793 men, and 705 women. In comparison, in 2019, there were 1,395 people in the 25 to 34 age cohort, with 706 men and 689 women.

Table III.19.7 Population by Age and Gender Riverton city 2010 Census & 2019 Five-Year ACS Data								
Age	2010 Census				2019 Five Year ACs			
	Male	Female	Total	Percent	Male	Female	Total	Percent
Under 5	421	437	858	8.1%	376	331	707	6.5%
5 to 19	1,079	957	2,036	19.2%	1,237	854	2,091	19.2%
20 to 24	451	414	865	8.1%	432	245	677	6.2%
25 to 34	793	705	1,498	14.1%	706	689	1,395	12.8%
35 to 54	1,250	1,221	2,471	23.3%	1,407	1,297	2,704	24.8%
55 to 64	650	622	1,272	12%	659	719	1,378	12.7%
65 and Older	667	948	1,615	15.2%	859	1,080	1,939	17.8%
Total	5,311	5,304	10,615	100%	5,676	5,215	10,891	100%

Diagram III.19.4
Population Distribution by Age
Riverton city
2010 Census and 2019 Five-Year ACS Data

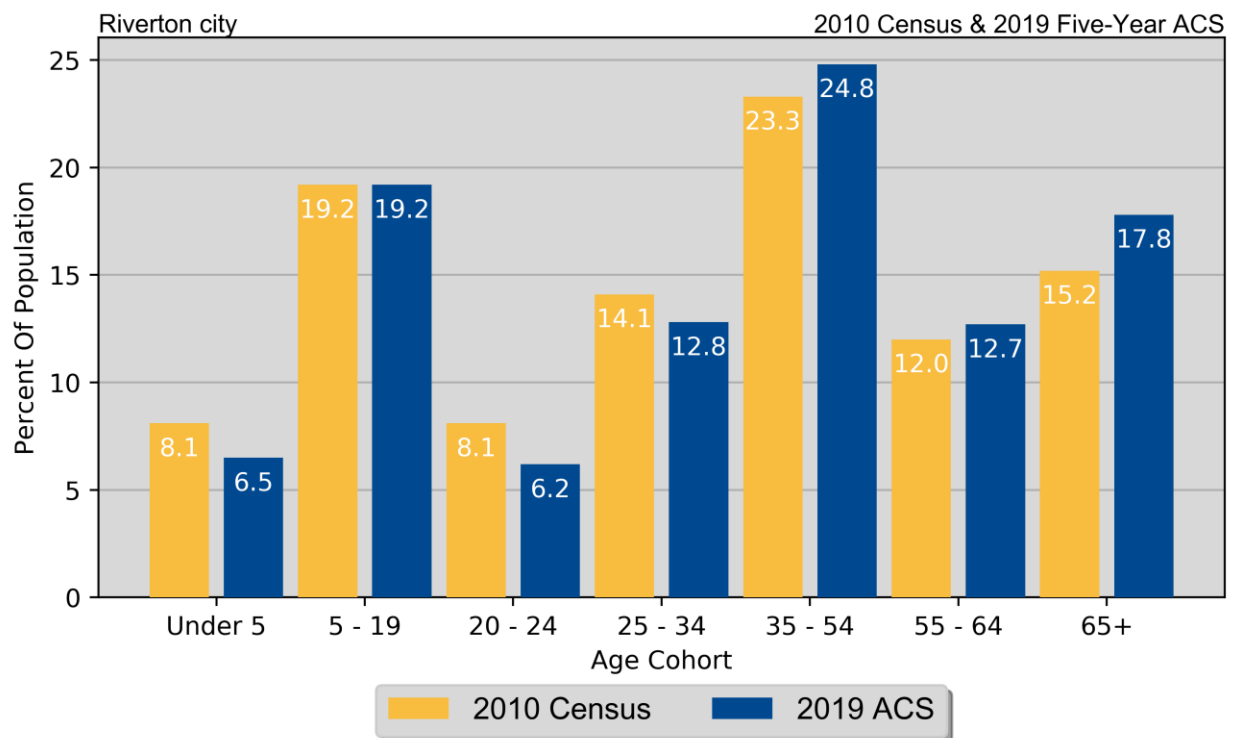
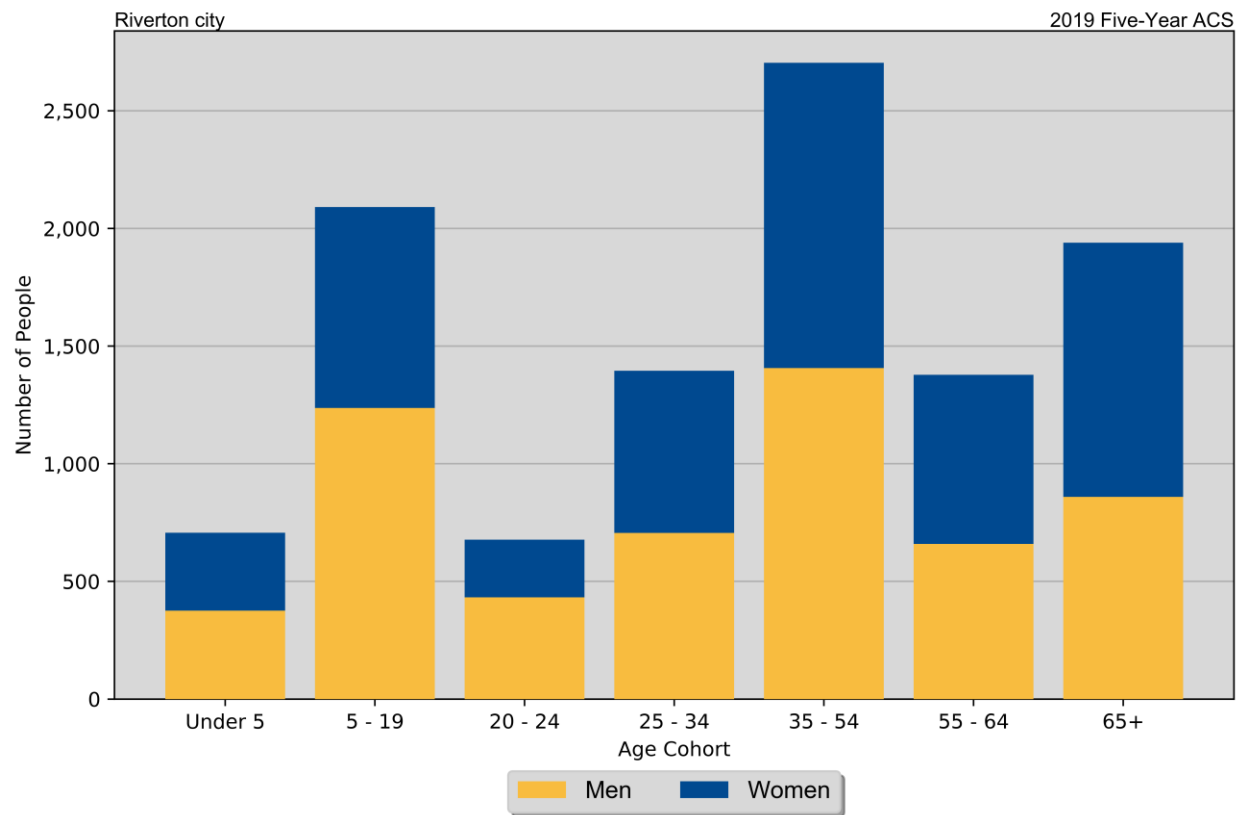


Diagram III.19.5
Population Distribution by Age and Gender
Riverton city
2019 Five-Year ACS



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.19.8, between 2000 and 2010, the institutionalized population changed 35.7 percent in Riverton city, from 210 people in 2000 to 285 in 2010.

Table III.19.8 Group Quarters Population Riverton 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	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%	%
Total	210	100.0%	285	100.0%	35.7%
Noninstitutionalized					
College Dormitories	112	56.3%	206	76%	83.9%
Military Quarters	0	0%	0	0%	%
Other Noninstitutionalized	87	43.7%	65	24%	-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.19.9. 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 Philippines.

Table III.19.9 Place of Birth for the Foreign-Born Population Riverton city 2019 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Guatemala	62	0.6%
#2 country of origin	Mexico	40	0.4%
#3 country of origin	Philippines	25	0.2%
#4 country of origin	Canada	21	0.2%
#5 country of origin	Other Eastern Europe	20	0.2%
#6 country of origin	Jamaica	18	0.2%
#7 country of origin	Cambodia	15	0.1%
#8 country of origin	Ireland	14	0.1%
#9 country of origin	Japan	10	0.1%
#10 country of origin	Australia	7	0.1%

The language spoken at home for those with Limited English Proficiency are shown in Table III.19.10. An estimated 0.7 percent of the population speaks Spanish at home, followed by 0.1 percent speaking Other and unspecified languages.

Table III.19.10 Limited English Proficiency and Language Spoken at Home Riverton city 2019 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	71	0.7%
#2 LEP Language	Other and unspecified languages	11	0.1%
#3 LEP Language	Other Asian and Pacific Island languages	10	0.1%
#4 LEP Language	Russian, Polish, or other Slavic languages	2	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 2019 ACS, is shown in Table III.19.11, below. The disability rate for females was 18 percent, compared to 15 percent for males. The disability rate grew precipitously higher with age, with 50.7 percent of those over 75 experiencing a disability.

Table III.19.11 Disability by Age Riverton city 2019 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	2.4%	19	2.7%	45	2.5%
18 to 34	163	13.4%	86	7.9%	249	10.8%
35 to 64	307	16.2%	423	21.1%	730	18.7%
65 to 74	156	31.8%	109	22.2%	265	27%
75 or Older	159	46.8%	292	53.1%	451	50.7%
Total	811	15%	929	18%	1,740	16.5%

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table III.19.12. Some 10.2 percent have an ambulatory disability, 5.7 have an independent living disability, and 2.3 percent have a self-care disability.

Table III.19.12 Total Disabilities Tallied: Aged 5 and Older Riverton city 2019 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	564	5.3%
Vision disability	264	2.5%
Cognitive disability	535	5.4%
Ambulatory disability	1,002	10.2%
Self-Care disability	228	2.3%
Independent living difficulty	461	5.7%

Education and Employment

Education and employment data from the Riverton city 2019 Five-Year ACS is presented in Table III.19.13, Table III.19.14, and Table III.19.15. In 2019, 5,535 people were in the labor force, including 5,252 employed and 283 unemployed people. The unemployment rate for Riverton city was estimated at 5.1 percent in 2019.

Table III.19.13 Employment, Labor Force and Unemployment Riverton city 2019 Five-Year ACS Data	
Employment Status	2019 Five-Year ACS
Employed	5,252
Unemployed	283
Labor Force	5,535
Unemployment Rate	5.1%

Table III.19.14 and Table III.19.15 show educational attainment in Riverton city. In 2019, 90.7 percent of households had a high school education or greater, including 33 percent with a high school diploma or equivalent, 40.5 percent with some college, 11.9 percent with a Bachelor's Degree, and 5.3 percent with a graduate or professional degree.

Table III.19.14 High School or Greater Education Riverton city 2019 Five-Year ACS Data	
Education Level	Households
High School or Greater	7,621
Total Households	4,329
Percent High School or Above	90.7%

Table III.19.15 Educational Attainment Riverton city 2019 Five-Year ACS Data		
Education Level	2019 Five-Year ACS	Percent
Less Than High School	781	9.3%
High School or Equivalent	2,773	33%
Some College or Associates Degree	3,403	40.5%
Bachelor's Degree	996	11.9%
Graduate or Professional Degree	449	5.3%
Total Population Above 18 years	8,402	100.0%

Commuting Patterns

Table III.19.16 shows the place of work by county of residence. In 2010 95.8 percent of residents worked within the county they reside with 4.2 percent working outside their home county. This compares to 95.9 percent of residents in 2019 who worked within the county in which they resided and 2.8 percent of residents worked outside their home county but still within the state.

Table III.19.16 Place of Work Riverton city 2010 and 2019 Five-Year ACS Data				
Place of work	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Worked in county of residence	4,633	95.8%	4,613	95.9%
Worked outside county of residence	204	4.2%	135	2.8%
Worked outside state of residence	0	0%	62	1.3%
Total	4,837	100.0%	4,810	100.0%

Table III.19.17 shows the aggregate travel time to work based on place of work and residence. In Riverton city the total aggregate travel time was 64,820 minutes, with residents working in their home county spending a total of 58,100 minutes traveling.

Table III.19.17 Aggregate Travel Time to Work (in Minutes) Riverton city 2010 & 2019 Five-Year ACS Data				
Place of Work	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Worked in county of residence	51,980	76.6%	58,100	89.6%
Worked outside county of residence	15,905	23.4%	5,590	8.6%
Worked outside State of residence	0	0%	1,130	1.7%
Aggregate travel time to work (in minutes):	67,885	100.0%	64,820	100.0%

Table III.19.18 shows the average travel time to work based on place of work and residence. In 2019 the overall aggregate travel time was 67,885 minutes. Residents working within their home county spent an average of 12.6 minutes commuting to work, with those working outside their county of residence spending an average of 41.4 minutes on their commute.

Table III.19.18
Average Travel Time to Work (in Minutes)
 Riverton city
 2010 & 2019 Five-Year ACS Data

Place of Work	2010 Five-Year ACS	2019 Five-Year ACS
Worked in county of residence	11.2	12.6
Worked outside county of residence	78	41.4
Worked outside State of residence		18.2
Average travel time to work (in minutes):	14	13.5

Table III.19.19 shows the means of transportation to work. In 2019, 78.1 percent of commuters drove alone in a car, truck, or van. Only 8.8 percent carpooled, with an additional 2.4 percent taking public transportation. Also, there were 197 persons or 4.1 percent who worked from home.

Table III.19.19
Means of Transportation to Work
 Riverton city
 2010 & 2019 Five-Year ACS Data

Means	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Car, truck, or van: Drove alone	3,644	75.3%	3,755	78.1%
Car, truck, or van: Carpooled:	776	16%	421	8.8%
Public transportation (excluding taxicab):	13	0.3%	114	2.4%
Taxicab	0	0%	0	0%
Motorcycle	26	0.5%	57	1.2%
Bicycle	19	0.4%	21	0.4%
Walked	261	5.4%	224	4.7%
Other means	28	0.6%	21	0.4%
Worked at home	70	1.4%	197	4.1%
Total	4,837	100.0%	4,810	100.0%

Table III.19.20 shows the breakdown of the means of transportation by tenure. In 2019, 51.6 percent of commuters owned their home and commuted alone by car, which compares to 59.7 percent in 2010. There were also 1,285 renters who drove alone in 2019 and accounted for 27.1 percent of the total commuter population. Commuters who owned their own home and took public transportation represented 2.1 percent of the population, which compares to 15 renters, or 0.3 percent taking public transportation.

Table III.19.20 Means Of Transportation To Work By Tenure Riverton city 2010 & 2019 Five-Year ACS Data				
Tenure	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Car, truck, or van - drove alone:				
Owner	2,866	59.7%	2,452	51.6%
Renter	765	15.9%	1,285	27.1%
Car, truck, or van - carpooled:				
Owner	465	9.7%	310	6.5%
Renter	311	6.5%	106	2.2%
Public transportation (excluding taxicab):				
Owner	0	0%	99	2.1%
Renter	13	0.3%	15	0.3%
Walked:				
Owner	176	3.7%	78	1.6%
Renter	63	1.3%	111	2.3%
Taxicab, motorcycle, bicycle, or other means:				
Owner	45	0.9%	78	1.6%
Renter	28	0.6%	19	0.4%
Worked at home:				
Owner	70	1.5%	141	3%
Renter	0	0%	54	1.1%
Total:	4,802	100.0%	4,748	100.0%

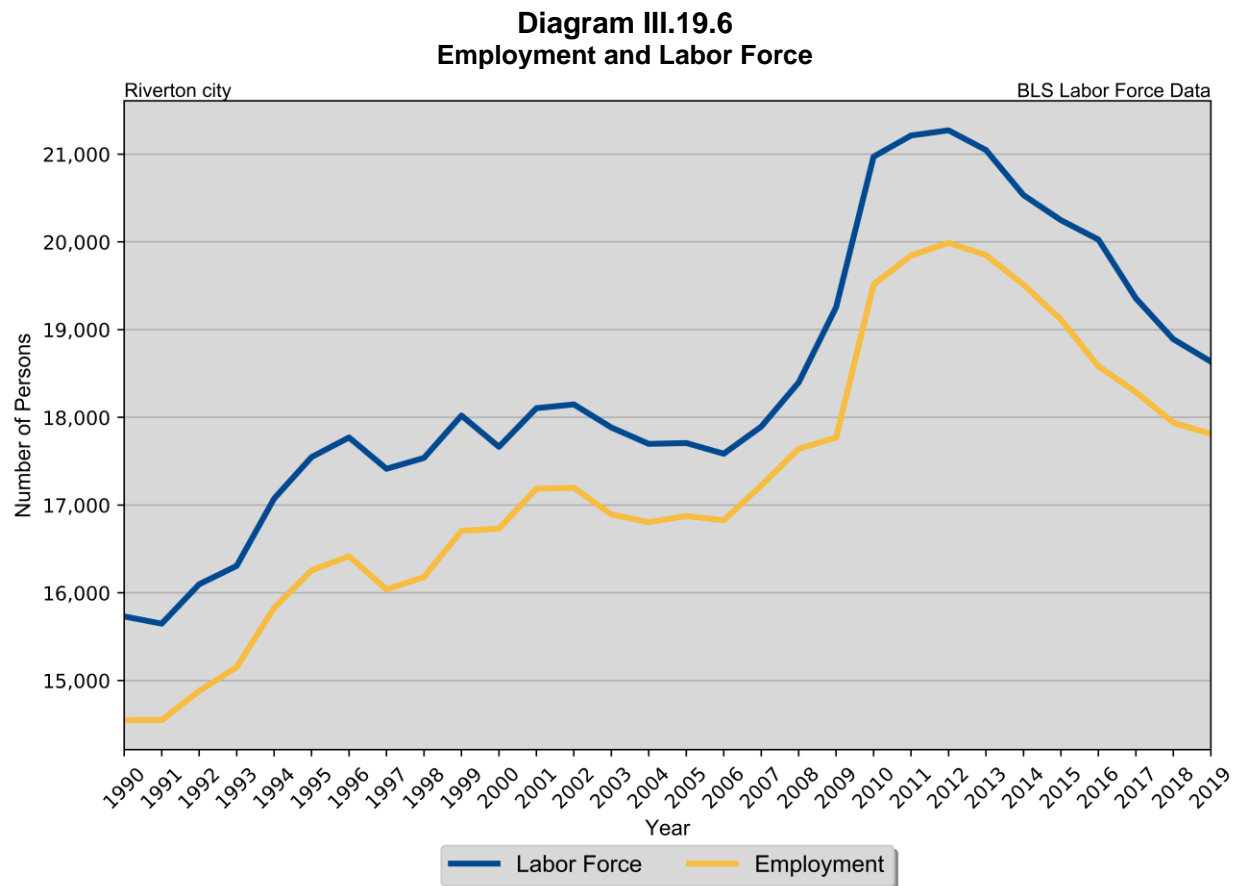
ECONOMICS

Labor Force

Table III.19.21, 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 percent in 2018 to 4.4 percent in 2019, which compared to a statewide decrease to 3.6 percent.

Table III.19.21 Labor Force Statistics Riverton city 1990 - 2019 BLS Data					
Year	Riverton city				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%	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%
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%
2003	991	16,893	17,884	5.5%	4.3%
2004	893	16,804	17,697	5%	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%	5.3%
2013	1,198	19,848	21,046	5.7%	4.7%
2014	1,020	19,513	20,533	5%	4.1%
2015	1,133	19,114	20,247	5.6%	4.3%
2016	1,445	18,581	20,026	7.2%	5.3%
2017	1,068	18,288	19,356	5.5%	4.2%
2018	951	17,939	18,890	5%	3.9%
2019	824	17,811	18,635	4.4%	3.6%

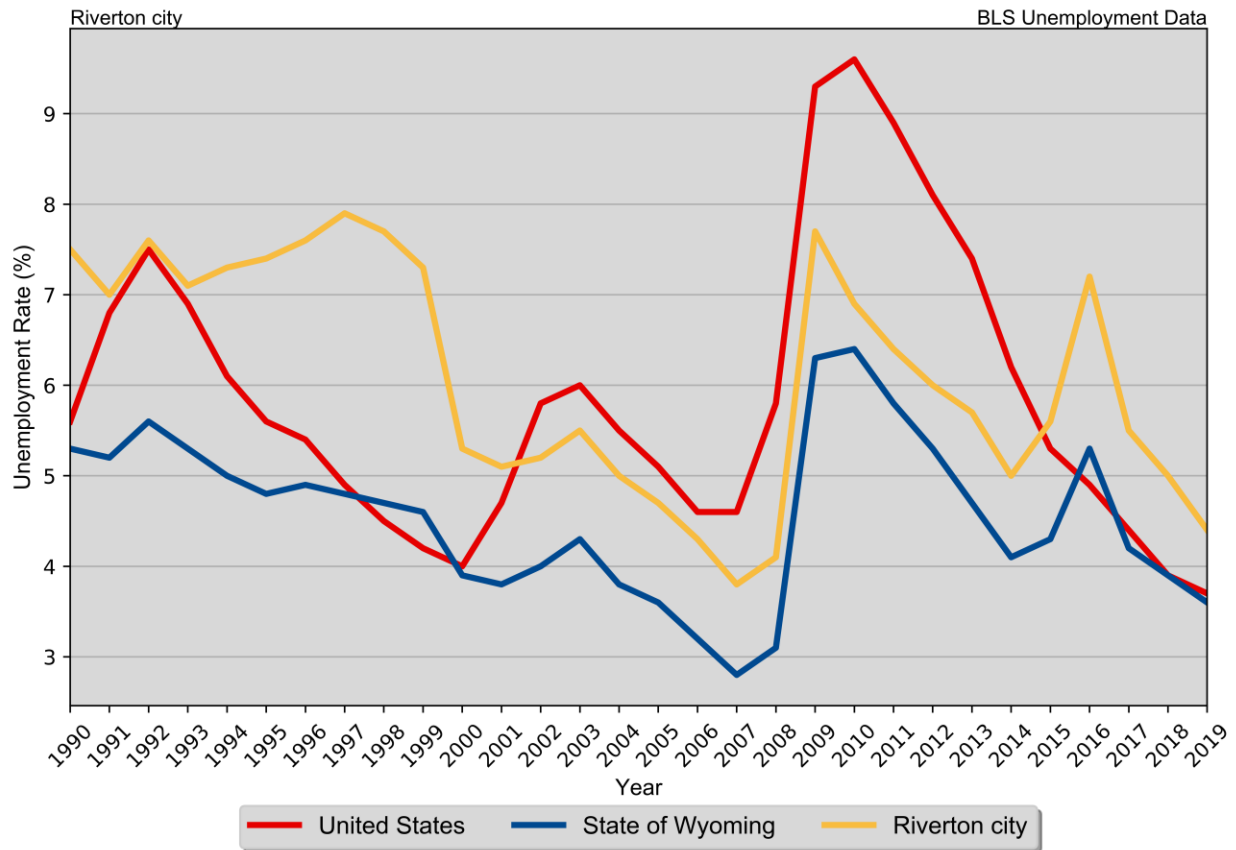
Diagram III.19.6, shows the employment and labor force for Riverton city. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 17,811 persons, with the labor force reaching 18,635, indicating there were a total of 824 unemployed persons.



Unemployment

Diagram III.19.7, 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 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 5.8 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.19.7
Annual Unemployment Rate



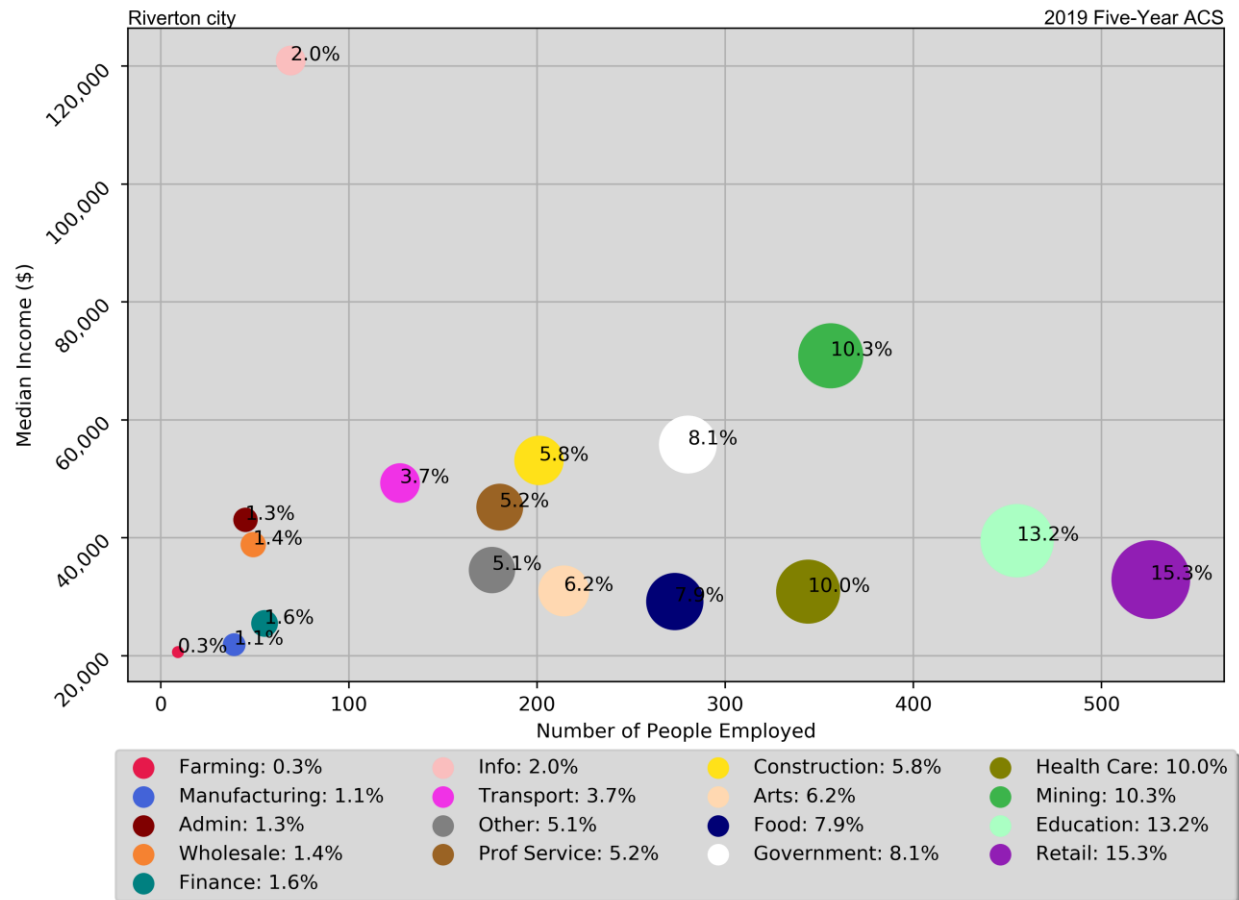
Earnings and Employment by Industry

Table III.19.22 shows employment and median earnings by industry for Riverton city from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Riverton city was Retail, which employed 526 people and paid a median salary of 32,938 dollars. The highest paying industry in Riverton city was the Info industry, which paid a median salary of 120,987 dollars in 2019. This data is also displayed in Diagram III.19.8.

Table III.19.22 City Level Employment by Industry Riverton city 2019 Five Year ACS Data			
Industry	Total Employment	Percent of Employment	Median Earnings
Administrative and support and waste management services	45	1%	\$43,063
Arts, entertainment, and recreation	214	6%	\$31,010
Construction	201	6%	\$53,125
Educational services ³⁸	455	13%	\$39,536
Agriculture, forestry, fishing and hunting	9	0%	\$20,625
Finance and insurance	55	2%	\$25,481
Accommodation and food services	273	8%	\$29,234
Health care and social assistance	344	10%	\$30,889
Information	69	2%	\$120,987
Management of companies and enterprises	12	0%	\$
Manufacturing	39	1%	\$21,932
Mining, quarrying, and oil and gas extraction	356	10%	\$70,900
Other services, except public administration	176	5%	\$34,583
Prof Service	180	5%	\$45,217
Government	280	8%	\$55,852
Real estate and rental and leasing	9	0%	\$
Retail Trade	526	15%	\$32,938
Transportation and warehousing	127	4%	\$49,313
Utilities	24	1%	\$
Wholesale trade	49	1%	\$38,875

³⁸ Includes both Public and Private Education

Diagram III.19.8
Earnings and Employment by Industry



Earnings: Fremont 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.19.23, 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 5,681 jobs in 2019. Between 2018 and 2019 the construction industry saw the largest percentage increase, rising by 5.3 percent to 1,380 jobs.

Table III.19.23 Employment by Industry Fremont County BEA Table CA25 Data									
NAICS Categories	2010	2013	2014	2015	2016	2017	2018	2019	% Change 18-19
Farm earnings	1,471	1,474	1,502	1,518	1,523	1,545	1,504	1,531	1.8%
Forestry, fishing, related activities, and other	234	247	271	246	254	0	0	0	0%
Mining	1,071	1,418	1,380	1,147	900	788	725	707	-2.5%
Utilities	75	75	74	81	70	72	74	71	-4.1%
Construction	1,589	1,469	1,411	1,417	1,394	1,327	1,310	1,380	5.3%
Manufacturing	397	427	393	427	431	416	436	439	0.7%
Wholesale trade	440	450	468	522	454	409	412	403	-2.2%
Retail trade	2,516	2,398	2,377	2,427	2,434	2,358	2,295	2,350	2.4%
Transportation and warehousing	554	586	587	542	461	465	463	465	0.4%
Information	285	243	238	232	232	236	221	205	-7.2%
Finance and insurance	671	723	701	682	695	676	723	729	0.8%
Real estate and rental and leasing	1,255	1,290	1,315	1,253	1,166	1,152	1,210	1,234	2%
Professional and technical services	878	912	909	892	852	825	863	903	4.6%
Management of companies and enterprises	38	55	74	62	71	64	85	84	-1.2%
Administrative and waste services	588	539	531	435	464	507	529	556	5.1%
Educational services	0	0	0	0	0	0	664	678	2.1%
Health care and social assistance	0	0	0	0	0	0	2,470	2,474	0.2%
Arts, entertainment, and recreation	406	438	434	429	432	429	0	0	0%
Accommodation and food services	1,601	1,672	1,665	1,662	1,602	1,578	1,571	1,622	3.2%
Other services, except public administration	1,229	1,277	1,278	1,283	1,248	1,237	1,253	1,187	-5.3%
Government and government enterprises	6,145	6,182	6,017	5,966	5,734	5,699	5,640	5,681	0.7%
Total	24,428	24,794	24,517	24,301	23,671	23,329	23,155	23,440	1.2%

Table III.19.24, shows the real average earnings per job by industry for Fremont County. In 2019, the utilities industry had the highest average earnings reaching 108,887 dollars. Between 2018 and 2019 the construction industry saw the largest percentage increase, rising by 4.9 percent to 52,004 dollars.

Table III.19.24
Real Earnings Per Job by Industry
 Fremont County
 BEA Table CA5N and CA25 Data

NAICS Categories	2010	2013	2014	2015	2016	2017	2018	2019	% Change 18-19
Farm earnings	11,497	20,499	23,213	17,870	14,052	17,399	20,217	20,930	3.5%
Forestry, fishing, related activities, and other	13,604	17,371	15,202	17,521	19,144	0	0	0	0%
Mining	87,936	88,832	87,352	84,964	79,044	86,368	96,298	96,745	0.5%
Utilities	105,027	106,511	108,838	103,508	120,405	109,675	105,188	108,887	3.5%
Construction	58,621	55,264	53,916	52,064	48,238	48,467	49,566	52,004	4.9%
Manufacturing	34,079	33,483	37,498	34,307	34,484	33,394	34,180	33,822	-1%
Wholesale trade	47,910	53,670	50,380	49,087	51,727	50,752	51,616	50,744	-1.7%
Retail trade	33,317	32,545	31,540	30,025	29,585	29,733	29,383	29,928	1.9%
Transportation and warehousing	58,684	86,425	75,285	72,300	73,387	74,612	99,933	95,327	-4.6%
Information	46,151	49,617	49,173	48,991	46,687	45,579	45,497	45,634	0.3%
Finance and insurance	34,451	32,085	33,654	35,952	32,973	34,068	31,118	31,597	1.5%
Real estate and rental and leasing	28,360	30,661	31,539	30,215	22,450	22,478	19,689	19,727	0.2%
Professional and technical services	53,855	50,095	52,355	50,625	44,130	44,914	43,244	42,925	-0.7%
Management of companies and enterprises	81,864	100,093	114,610	112,263	93,328	111,642	72,123	73,179	1.5%
Administrative and waste services	22,311	33,726	35,684	36,195	28,930	28,130	26,388	26,099	-1.1%
Educational services	0	0	0	0	0	0	38,043	36,996	-2.8%
Health care and social assistance	0	0	0	0	0	0	48,850	48,251	-1.2%
Arts, entertainment, and recreation	8,653	12,077	6,682	6,993	7,485	7,926	0	0	0%
Accommodation and food services	19,759	20,740	21,248	21,456	21,609	23,092	22,237	21,287	-4.3%
Other services, except public administration	35,872	32,651	32,585	33,047	33,186	34,293	34,049	33,400	-1.9%
Government and government enterprises	62,397	66,001	67,465	67,918	67,731	67,232	68,820	68,583	-0.3%
Total	45,181	47,946	47,989	46,546	44,321	44,650	45,648	45,380	-0.6%

Diagram III.19.9, shows real average earnings per job for Fremont County from 1990 to 2019. Over this period the average earning per job for Fremont County was 39,574 dollars, which was lower than the statewide average of 48,330 dollars over the same period.

Diagram III.19.9
Real Average Earnings Per Job

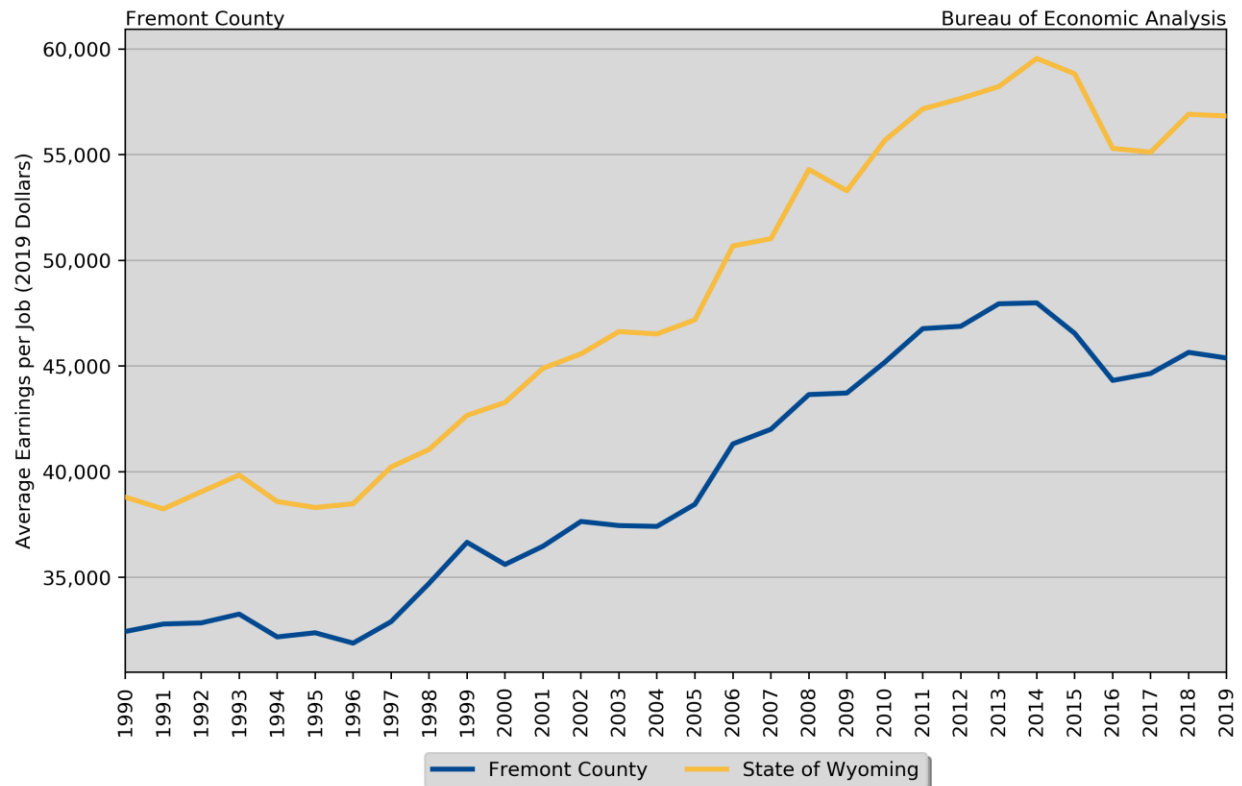
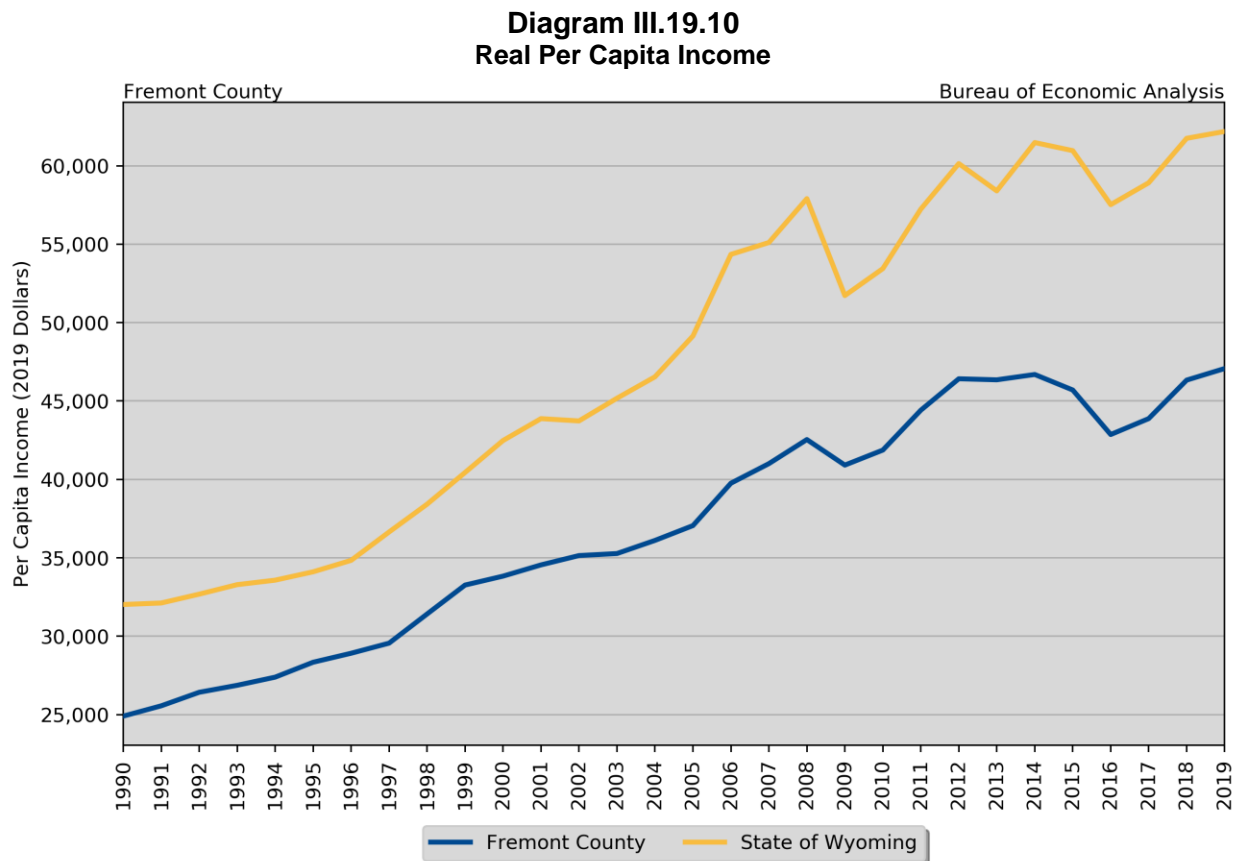


Diagram III.19.10, shows real per capita income for the Fremont County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Fremont County was 37,013 dollars, which was lower than the statewide average of 47,674 dollars over the same period.



Poverty

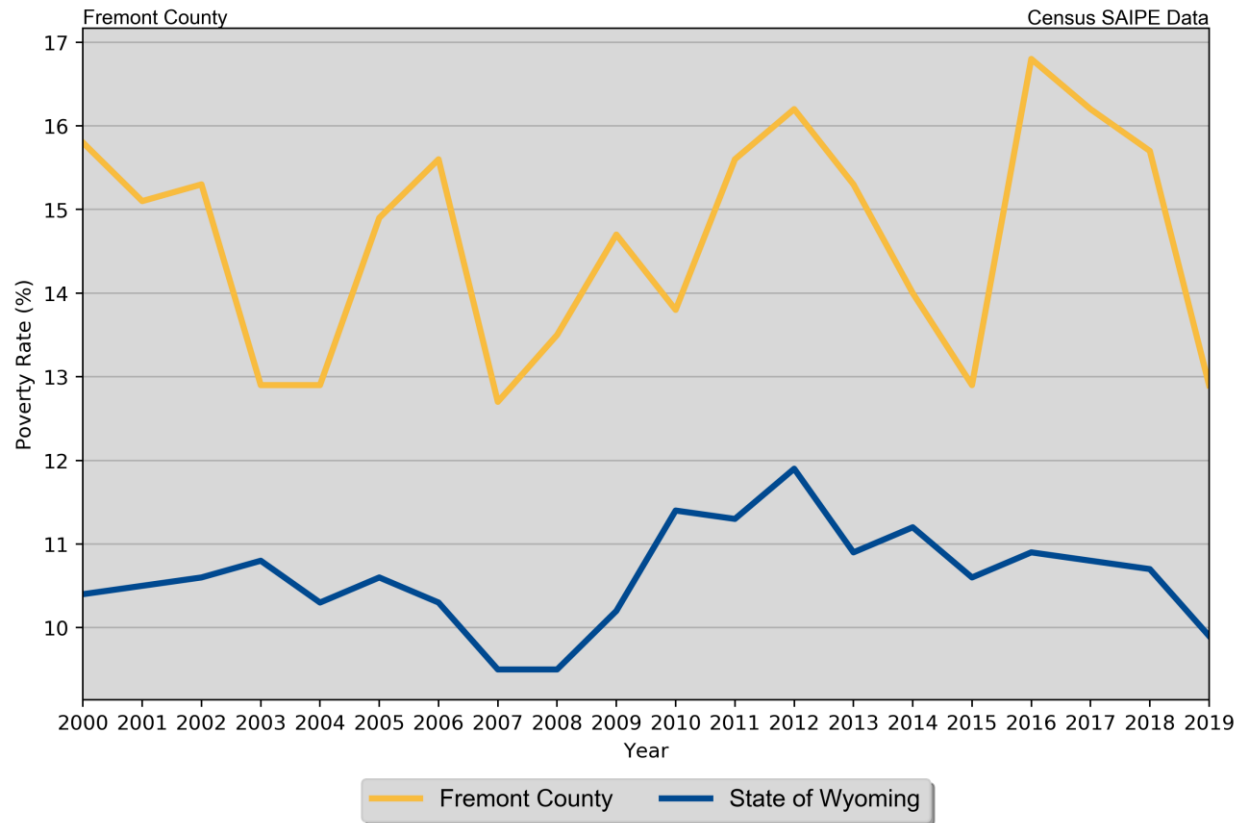
Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 5,447 in 2010 to 4,937 in 2019, with the poverty rate reaching 12.9 percent in 2019. This compared to a state poverty rate of 9.9 percent and a national rate of 12.3 percent in 2019. Table III.19.25, at right, presents poverty data for the county. This data is also displayed in Diagram III.19.11.

The rate of poverty for Riverton city is shown in Table III.19.26. In 2019, the poverty rate was 12.7 percent meaning there were an estimated 1,326 people living in poverty, compared to 1,592 persons living in poverty in 2010. In 2019, some 16.9 percent of those in poverty were under age 6 and 11.5 percent were 65 or older.

Table III.19.25 Persons in Poverty Fremont County 2000–2019 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%
2015	5,071	12.9%
2016	6,616	16.8%
2017	6,291	16.2%
2018	6,070	15.7%
2019	4,937	12.9%

Table III.19.26 Poverty by Age Riverton city 2000 Census SF3 & 2019 Five-Year ACS Data				
Age	2010 Five-Year ACS		2019 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	296	32.3	151	16.9%
6 to 17	190	13.6	200	12.8%
18 to 64	995	16.3	760	12.5%
65 or Older	111	7.1	215	11.5%
Total	1,592	100.0%	1,326	100.0%
Poverty Rate	15.9%	.	12.7%	.

Diagram III.19.11
Poverty Rates



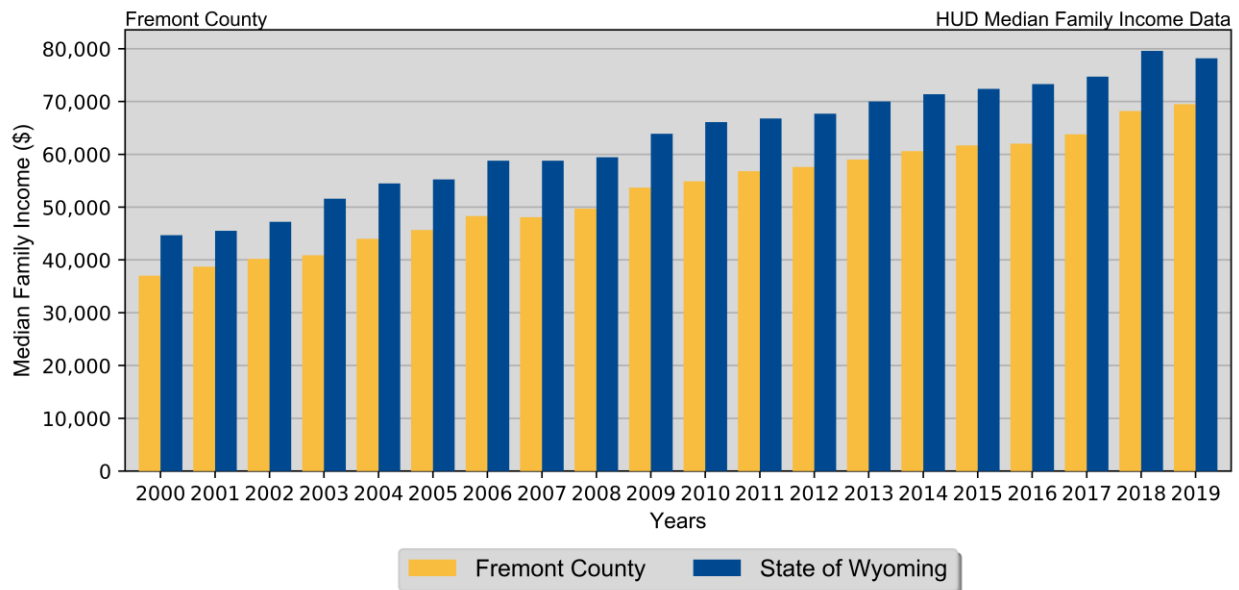
Household Income

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.19.46 shows that the HUD estimated MFI for Fremont County was \$69,500 in 2019. This compared to Wyoming's MFI of \$78,200. Diagram III.19.12, illustrates the estimated MFI for 2000 through 2019 in Fremont County.

Table III.19.27
Median Family Income
Fremont County
2000–2019 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
2019	69,500	78,200

Diagram III.19.12
Estimated Median Family Income



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 Riverton city increased from 3 authorizations in 2018 to 4 in 2019.

The real value of single-family building permits increased from 137,193 dollars in 2018 to 202,250 dollars in 2019. This compares to a decrease in permit value statewide, with values dropping by 34,054 dollars from 374,392 dollars in 2018 to 340,338 dollars in 2019. Additional details are given in Table III.19.28.

Table III.19.28
Building Permits and Valuation
Riverton city
Census Bureau Data, 1980–2019

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2019\$)	
	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	107,490	0
1981	88	0	4	0	92	94,229	0
1982	31	0	0	24	55	115,777	58,066
1983	48	0	4	0	52	121,384	0
1984	7	0	0	27	34	141,316	51,821
1985	4	0	0	0	4	92,161	0
1986	4	0	0	0	4	120,247	0
1987	1	0	0	0	1	227,051	0
1988	1	0	0	0	1	101,973	0
1989	7	0	0	0	7	167,514	0
1990	5	0	0	48	53	181,195	71,920
1991	6	0	0	0	6	180,451	0
1992	24	0	0	0	24	121,368	0
1993	24	14	0	0	38	130,835	0
1994	32	2	0	0	34	138,351	0
1995	33	0	0	0	33	133,969	0
1996	36	0	0	0	36	134,507	0
1997	24	2	0	0	26	120,028	0
1998	30	2	0	20	52	129,877	83,428
1999	31	2	0	0	33	116,507	0
2000	23	2	0	0	25	72,166	0
2001	22	2	0	48	72	101,414	65,304
2002	21	4	0	0	25	169,181	0
2003	19	6	0	0	25	167,694	0
2004	31	4	0	0	35	147,756	0
2005	15	6	3	32	56	197,641	52,532
2006	27	0	0	0	27	231,944	0
2007	35	0	0	0	35	198,633	0
2008	22	0	0	0	22	176,450	0
2009	14	2	4	0	20	187,805	0
2010	10	0	0	0	10	202,946	0
2011	16	2	0	0	18	163,127	0
2012	13	0	0	0	13	277,329	0
2013	13	2	0	0	15	181,269	0
2014	11	2	4	0	17	218,477	0
2015	12	4	0	0	16	216,917	0
2016	6	0	0	0	6	175,215	0
2017	9	0	0	0	9	151,368	0
2018	3	0	0	0	3	137,193	0
2019	4	0	0	0	4	202,250	0

Diagram III.19.13
Single-Family Permits

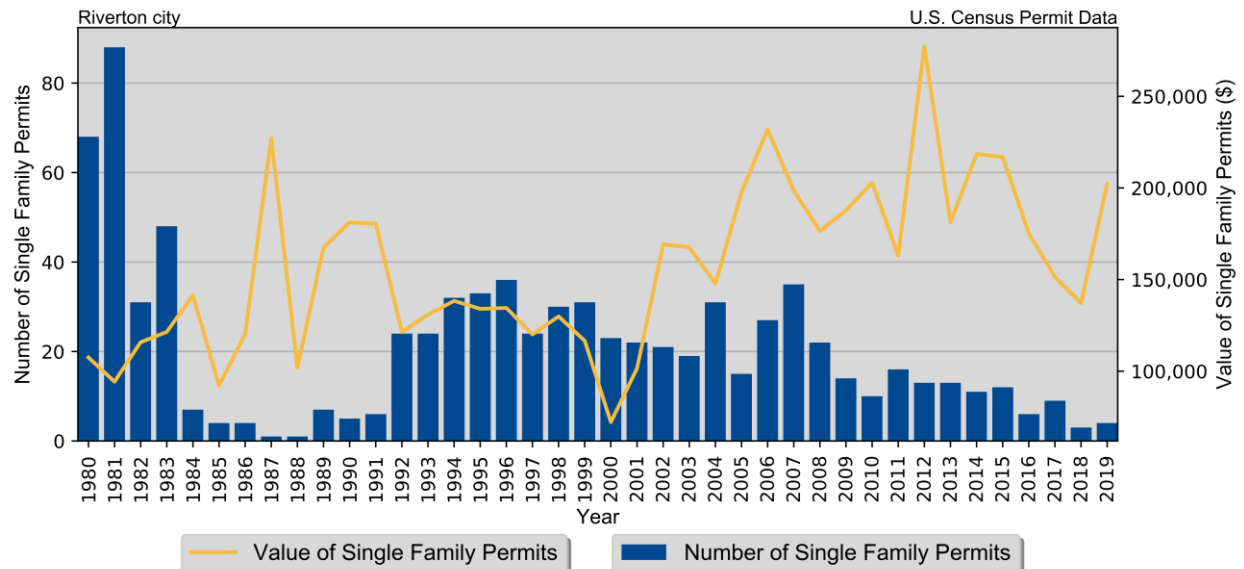
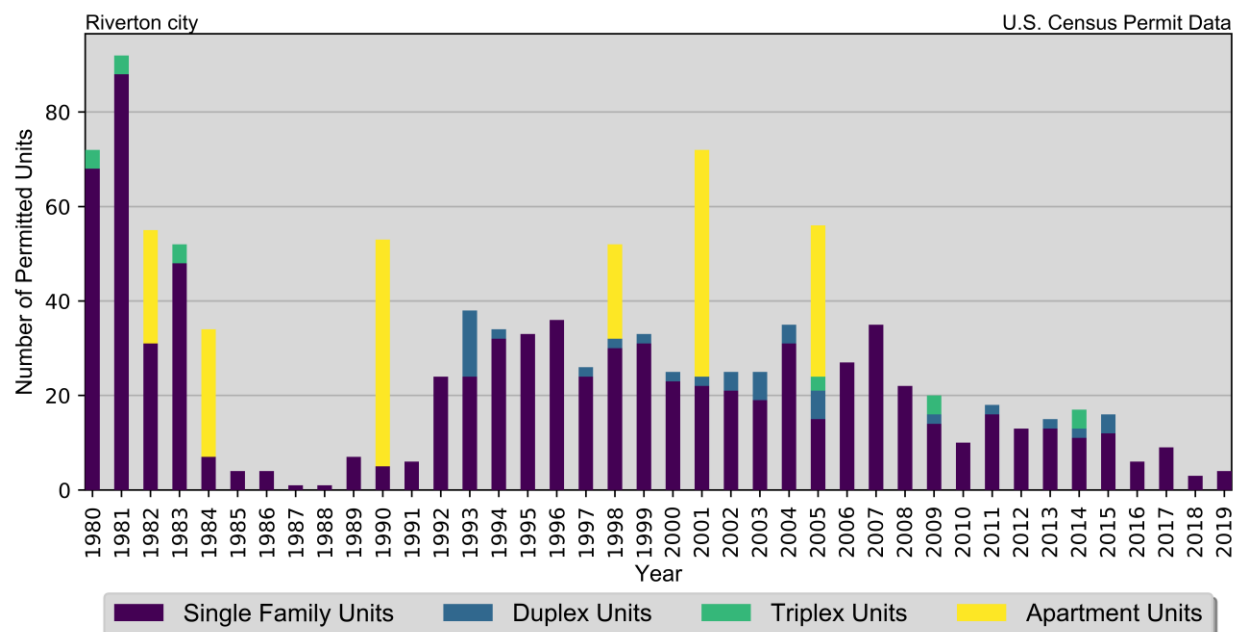


Diagram III.19.14
Total Permits by Unit Type



Housing Characteristics

Households by type and tenure are shown in Table II.19.29. Family households represented 58.6 percent of households, while non-family households accounted for 41.4 percent. These changed from 61.1 and 38.9 percent, respectively.

Table II.19.29 Household Type by Tenure Riverton city 2010 Census SF1 & 2019 Five-Year ACS Data				
Household Type	2010 Census		2019 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	2,600	61.1%	2,535	58.6%
Married-Couple Family	1,836	70.6%	1,894	74.7%
Owner-Occupied	1,550	84.4%	1,439	76%
Renter-Occupied	286	15.6%	455	24%
Other Family	764	29.4%	641	30.1%
Male Householder, No Spouse Present	215	28.1%	310	33.5%
Owner-Occupied	112	52.1%	209	67.4%
Renter-Occupied	103	47.9%	101	32.6%
Female Householder, No Spouse Present	549	71.9%	331	85.6%
Owner-Occupied	255	46.4%	173	52.3%
Renter-Occupied	294	53.6%	158	47.7%
Non-Family Households	1,652	38.9%	1,794	41.4%
Owner-Occupied	890	53.9%	989	55.1%
Renter-Occupied	762	46.1%	805	44.9%
Total	4,252	100.0%	4,329	100.0%

Table II.19.30, below, shows housing units by type in 2010 and 2019. In 2010, there were 4,748 housing units, compared with 4,942 in 2019. Single-family units accounted for 70.6 percent of units in 2019, compared to 72.4 in 2010. Apartment units accounted for 8.4 percent in 2019, compared to 8.7 percent in 2010.

Table II.19.30 Housing Units by Type Riverton city 2010 & 2019 Five-Year ACS Data				
Unit Type	2010 Five-Year ACS		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	3,436	72.4%	3,490	70.6%
Duplex	91	1.9%	208	4.2%
Tri- or Four-Plex	223	4.7%	226	4.6%
Apartment	411	8.7%	417	8.4%
Mobile Home	587	12.4%	601	12.2%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	4,748	100.0%	4,942	100.0%

Table II.19.31 shows housing units by tenure from 2010 to 2019. By 2019, there were 4,942 housing units. An estimated 64.9 percent were owner-occupied, and 12.4 percent were vacant.

Table II.19.31 Housing Units by Tenure Riverton city 2010 Census & 2019 Five-Year ACS Data				
Tenure	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	4,252	93.1%	4,329	87.6%
Owner-Occupied	2,807	66%	2,810	64.9%
Renter-Occupied	1,445	34%	1,519	35.1%
Vacant Housing Units	315	6.9%	613	12.4%
Total Housing Units	4,567	100.0%	4,942	100.0%

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.19.32. Households earning more than 100,000 dollars per year represented 19.8 percent of households in 2019, compared to 10.9 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 10.1 percent of households in 2019, compared to 17.5 percent in 2010.

Table II.19.32 Households by Income Riverton city 2010 & 2019 Five-Year ACS Data				
Income	2010 Five-Year ACS		2019 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	790	17.5%	437	10.1%
\$15,000 to \$19,999	326	7.2%	193	4.5%
\$20,000 to \$24,999	261	5.8%	189	4.4%
\$25,000 to \$34,999	563	12.5%	381	8.8%
\$35,000 to \$49,999	667	14.8%	864	20%
\$50,000 to \$74,999	949	21%	863	19.9%
\$75,000 to \$99,999	468	10.4%	545	12.6%
\$100,000 or More	492	10.9%	857	19.8%
Total	4,516	100.0%	4,329	100.0%

Table II.19.33 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 6.2 percent of households in 2010 and 14.9 percent of households in 2019. Housing units built in 1939 or earlier represented 8 percent of households in 2019 and 11.5 percent of households in 2010.

Table II.19.33 Households by Year Home Built Riverton city 2010 & 2019 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2019 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	521	11.5%	347	8%
1940 to 1949	381	8.4%	324	7.5%
1950 to 1959	488	10.8%	688	15.9%
1960 to 1969	698	15.5%	537	12.4%
1970 to 1979	1,296	28.7%	767	17.7%
1980 to 1989	444	9.8%	501	11.6%
1990 to 1999	409	9.1%	372	8.6%
2000 to 2009	279	6.2%	644	14.9%
2010 or Later	.	.	149	3.4%
Total	4,516	100.0%	4,329	100.0%

The distribution of unit types by race are shown in Table II.19.34. An estimated 75.8 percent of white households occupy single-family homes, compared to 31.9 percent of black households. Some 7.1 percent of white households occupied apartments, compared to 53.6 percent of black households. An estimated 0 percent of Asian, and 68.5 percent of American Indian households occupy single-family homes.

Table II.19.34
Distribution of Units in Structure by Race
 Riverton city
 2019 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islanders	Other	Two or More Races
Single-Family	75.8%	31.9%	68.5%	0%	%	50.5%	51%
Duplex	3.3%	0%	2.9%	0%	%	0%	33.8%
Tri- or Four-Plex	3.8%	14.5%	10%	0%	%	0%	0%
Apartment	7.1%	53.6%	0%	0%	%	0%	9%
Mobile Home	10%	0%	18.6%	100%	%	49.5%	6.2%
Boat, RV, Van, Etc.	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 2019 are shown in Table II.19.35. An estimated 40.3 percent of vacant units were for rent in 2010. In addition, some 17.1 percent of vacant units were for sale. "Other" vacant units represented 24.8 percent of vacant units in 2010. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas and may create a "blighting" effect.

By 2019, for rent units accounted for 11.7 percent of vacant units, while for sale units accounted for 13.2 percent. "Other" vacant units accounted for 58.1 percent of vacant units, representing a total of 356 "other" vacant units.

Table II.19.35
Disposition of Vacant Housing Units
 Riverton city
 2010 Census & 2019 Five-Year ACS Data

Disposition	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	127	40.3%	72	11.7%
For Sale	54	17.1%	81	13.2%
Rented Not Occupied	8	2.5%	0	0%
Sold Not Occupied	8	2.5%	0	0%
For Seasonal, Recreational, or Occasional Use	40	12.7%	104	17%
For Migrant Workers	0	0%	0	0%
Other Vacant	78	24.8%	356	58.1%
Total	315	100.0%	613	100.0%

Table II.19.36 shows the number of households in the county by number of bedrooms and tenure. There were 55 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 25.5 percent of total households in Riverton city. In Riverton city the 1,910 households with three-bedrooms accounted for 44.12 percent of all households, and there were 210 five-bedroom or more households, which accounted for 4.85 percent of all households.

Table II.19.36 Households by Number of Bedrooms Riverton city 2019 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	55	55	1.27%
One	117	380	497	11.48%
Two	534	570	1,104	25.5%
Three	1,496	414	1,910	44.12%
Four	492	61	553	12.77%
Five or more	171	39	210	4.85%
Total	2,810	1,519	4,329	100.0

The age of a structure influences its value. As shown in Table II.19.37, structures built in 1939 or earlier had a median value of, 128,700 while structures built between 1950 and 1959 had a median value of 146,700 and those built between 1990 to 1999 had a median value of 169,800. 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 and, respectively. The total median value in Riverton city was, 156,800.

Table II.19.37 Owner Occupied Median Value by Year Structure Built Riverton city 2019 Five-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	128,700
1940 to 1949	132,400
1950 to 1959	146,700
1960 to 1969	146,700
1970 to 1979	172,800
1980 to 1989	179,400
1990 to 1999	169,800
2000 to 2009	191,500
2010 to 2013	
2014 or later	
Median Value	156,800

Household mortgage status is reported in Table II.19.38. In, Riverton city households with a mortgage accounted for 53.4 percent of all households or 1,500 housing units, and the remaining 49.6 percent or 1,395 units had no mortgage. Of those units with a mortgage, 105 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,395 or 49.6 percent had no second mortgage or no home equity loan.

Table II.19.38 Mortgage Status Riverton city 2019 Five-Year ACS Data		
Mortgage Status	Riverton city	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,500	53.4
With either a second mortgage or home equity loan, but not both	105	3.7
Second mortgage only	64	2.3
Home equity loan only	41	1.5
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	1,395	49.6
Housing units without a mortgage	1,310	46.6
Total	2,810	100.0%

Table II.19.39 lists the Riverton city median rent as \$679 and the median home value as \$156,800 in 2019.

Table II.19.39 Median Rent Riverton city 2019 Five-Year ACS Data	
Place	Rent
Median Rent	\$679
Median Home Value	\$156,800

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 II.19.40. In 2019, an estimated 2.3 percent of households were overcrowded, and an additional 1.4 percent were severely overcrowded.

Table II.19.40 Overcrowding and Severe Overcrowding Riverton city 2010 & 2019 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%	3,098
2019 Five-Year ACS	2,743	97.6%	18	0.6%	49	1.7%	2,810
Renter							
2010 Five-Year ACS	1,349	95.1%	69	4.9%	0	0%	1,418
2019 Five-Year ACS	1,428	94%	80	5.3%	11	0.7%	1,519
Total							
2010 Five-Year ACS	4,447	98.5%	69	1.5%	0	0%	4,516
2019 Five-Year ACS	4,171	96.4%	98	2.3%	60	1.4%	4,329

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. This data is displayed in Table II.19.41 and Table II.19.42, below.

There were a total of 14 households with incomplete plumbing facilities in 2019, representing 0.3 percent of households in Riverton city. This is compared to 1.1 percent of households lacking complete plumbing facilities in 2010.

Table II.19.41 Households with Incomplete Plumbing Facilities 2010 and 2019 Five-Year ACS Data		
Households	2010 Five-Year ACS	2019 Five-Year ACS
With Complete Plumbing Facilities	4,468	4,315
Lacking Complete Plumbing Facilities	48	14
Total Households	4,516	4,329
Percent Lacking	1.1%	0.3%

There were 57 households lacking complete kitchen facilities in 2019, compared to 51 households in 2010. This was a change from 1.1 percent of households in 2010 to 1.3 percent in 2019.

Table II.19.42 Households with Incomplete Kitchen Facilities Riverton city 2010 and 2019 Five-Year ACS Data		
Households	2010 Five-Year ACS	2019 Five-Year ACS
With Complete Kitchen Facilities	4,465	4,272
Lacking Complete Kitchen Facilities	51	57
Total Households	4,516	4,329
Percent Lacking	1.1%	1.3%

Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 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.

As seen in Table II.19.43, in Riverton city 15.1 percent of households had a cost burden and 7.8 percent had a severe cost burden. Some 15.4 percent of renters were cost burdened, and 15.1 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 6.8 percent and a severe cost burden rate of 0.7 percent. Owner occupied households with a mortgage had a cost burden rate of 21.9 percent, and severe cost burden at 6.5 percent.

Table II.19.43
Cost Burden and Severe Cost Burden by Tenure
 Riverton city
 2010 & 2019 Five-Year ACS Data

2010 & 2019 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
2019 Five-Year ACS	1,073	71.5%	329	21.9%	98	6.5%	0	0%	1,500
Owner Without a Mortgage									
2010 Five-Year ACS	1,008	91.6%	63	5.7%	30	2.7%	0	0%	1,101
2019 Five-Year ACS	1,200	91.6%	89	6.8%	9	0.7%	12	0.9%	1,310
Renter									
2010 Five-Year ACS	718	50.6%	204	14.4%	324	22.8%	172	12.1%	1,418
2019 Five-Year ACS	960	63.2%	234	15.4%	230	15.1%	95	6.3%	1,519
Total									
2010 Five-Year ACS	3,140	69.5%	669	14.8%	535	11.8%	172	3.8%	4,516
2019 Five-Year ACS	3,233	74.7%	652	15.1%	337	7.8%	107	2.5%	4,329

Comprehensive Housing Affordability Strategy (CHAS)

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

Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low-income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds. To make this dataset more accessible to the average user the income brackets were replaced with actual HUD Area Median Family Income (HAMFI/MFI) from Fremont County. Below is a table showing the MFI breakdown:

Fremont County MFI	
Income Bracket	Actual Income
0 – 30% MFI	\$0 to \$20,850
30.1 – 50% MFI	\$20,851 to \$34,750
50.1 – 80% MFI	\$34,751 to \$55,600
80.1 – 100% MFI	\$55,601 to \$69,500
Above 100% MFI	Above \$69,500

Housing Problems by Income, Race, and Tenure

Table III.19.44 through Table III.19.49 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 high 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 Riverton city, housing problems are faced by 520 white homeowner households, 0 black homeowner households, 0 Asian homeowner households, and 54 Hispanic homeowner households.

Table III.19.44 Percent of Homeowner Households with Housing Problems by Income and Race Riverton city 2013–2017 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 \$20,850	93.5%	0%	0%	0%	0%	0%	100%	83.2%
\$20,851 to \$34,750	66.7%	0%	0%	0%	0%	33.3%	50%	61.8%
\$34,751 to \$55,600	30.2%	0%	0%	0%	0%	0%	71.4%	30.3%
\$55,601 to \$69,500	10.3%	0%	0%	0%	0%	0%	0%	9.9%
Above \$69,500	1.1%	0%	0%	0%	0%	0%	25%	2.2%
Total	19.9%	0%	0%	0%	0%	13.3%	45.4%	20.5%
Without Housing Problems								
\$0 to \$20,850	0%	0%	0%	100%	0%	0%	0%	11.2%
\$20,851 to \$34,750	33.3%	0%	0%	0%	0%	66.7%	50%	38.2%
\$34,751 to \$55,600	69.8%	0%	0%	100%	0%	100%	28.6%	69.7%
\$55,601 to \$69,500	89.7%	0%	0%	100%	0%	0%	0%	90.1%
Above \$69,500	98.9%	0%	0%	0%	0%	100%	75%	97.8%
Total	79.7%	0%	0%	100%	0%	86.7%	54.6%	79.2%

Table III.19.45 Homeowner Households with Housing Problems by Income and Race Riverton city 2013–2017 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 \$20,850	145	0	0	0	0	0	4	149
\$20,851 to \$34,750	150	0	0	0	0	10	10	170
\$34,751 to \$55,600	175	0	0	0	0	0	25	200
\$55,601 to \$69,500	35	0	0	0	0	0	0	35
Above \$69,500	15	0	0	0	0	0	15	30
Total	520	0	0	0	0	10	54	584
Without Housing Problems								
\$0 to \$20,850	0	0	0	20	0	0	0	20
\$20,851 to \$34,750	75	0	0	0	0	20	10	105
\$34,751 to \$55,600	405	0	0	15	0	30	10	460
\$55,601 to \$69,500	305	0	0	15	0	0	0	320
Above \$69,500	1,295	0	0	0	0	15	45	1,355
Total	2,080	0	0	50	0	65	65	2,260
Not Computed								
\$0 to \$20,850	10	0	0	0	0	0	0	10
\$20,851 to \$34,750	0	0	0	0	0	0	0	0
\$34,751 to \$55,600	0	0	0	0	0	0	0	0
\$55,601 to \$69,500	0	0	0	0	0	0	0	0
Above \$69,500	0	0	0	0	0	0	0	0
Total	10	0	0	0	0	0	0	10
Total								
\$0 to \$20,850	155	0	0	20	0	0	4	179
\$20,851 to \$34,750	225	0	0	0	0	30	20	275
\$34,751 to \$55,600	580	0	0	15	0	30	35	660
\$55,601 to \$69,500	340	0	0	15	0	0	0	355
Above \$69,500	1,310	0	0	0	0	15	60	1,385
Total	2,610	0	0	50	0	75	119	2,854

In total, some 549 renter households face housing problems in Riverton city. Of these, some 345 white renter households, 15 black renter households, 0 Asian renter households, and 110 Hispanic renter households face housing problems.

Table III.19.46 Renter Households with Housing Problems by Income and Race Riverton city 2013–2017 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 \$20,850	120	15	0	50	0	0	35	220
\$20,851 to \$34,750	120	0	0	15	0	4	35	174
\$34,751 to \$55,600	85	0	0	0	0	0	30	115
\$55,601 to \$69,500	20	0	0	0	0	0	10	30
Above \$69,500	0	0	0	10	0	0	0	10
Total	345	15	0	75	0	4	110	549
Without Housing Problems								
\$0 to \$20,850	50	0	0	0	0	0	10	60
\$20,851 to \$34,750	125	0	0	10	0	0	0	135
\$34,751 to \$55,600	245	15	0	10	0	15	0	285
\$55,601 to \$69,500	55	0	0	35	0	0	10	100
Above \$69,500	285	15	0	65	0	15	0	380
Total	760	30	0	120	0	30	20	960
Not Computed								
\$0 to \$20,850	50	0	0	0	0	0	0	50
\$20,851 to \$34,750	0	0	0	0	0	0	0	0
\$34,751 to \$55,600	0	0	0	0	0	0	0	0
\$55,601 to \$69,500	0	0	0	0	0	0	0	0
Above \$69,500	0	0	0	0	0	0	0	0
Total	50	0	0	0	0	0	0	50
Total								
\$0 to \$20,850	220	15	0	50	0	0	45	330
\$20,851 to \$34,750	245	0	0	25	0	4	35	309
\$34,751 to \$55,600	330	15	0	10	0	15	30	400
\$55,601 to \$69,500	75	0	0	35	0	0	20	130
Above \$69,500	285	15	0	75	0	15	0	390
Total	1,155	45	0	195	0	34	130	1,559

Table III.19.47
Percent of Renter Households with Housing Problems by Income and Race
 Riverton city
 2013–2017 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 \$20,850	54.5%	100%	0%	100%	0%	0%	77.8%	66.7%
\$20,851 to \$34,750	49%	0%	0%	60%	0%	100%	100%	56.3%
\$34,751 to \$55,600	25.8%	0%	0%	0%	0%	0%	100%	28.7%
\$55,601 to \$69,500	26.7%	0%	0%	0%	0%	0%	50%	23.1%
Above \$69,500	0%	0%	0%	13.3%	0%	0%	0%	2.6%
Total	29.9%	33.3%	0%	38.5%	0%	11.8%	84.6%	35.2%
Without Housing Problems								
\$0 to \$20,850	22.7%	0%	0%	0%	0%	0%	22.2%	18.2%
\$20,851 to \$34,750	51%	0%	0%	40%	0%	0%	0%	43.7%
\$34,751 to \$55,600	74.2%	100%	0%	100%	0%	100%	0%	71.2%
\$55,601 to \$69,500	73.3%	0%	0%	100%	0%	0%	50%	76.9%
Above \$69,500	100%	100%	0%	86.7%	0%	100%	0%	97.4%
Total	65.8%	66.7%	0%	61.5%	0%	88.2%	15.4%	61.6%

Overall, there are 1,133 households, or 25.7 percent of households with housing problems in Riverton city. This includes 865 white households, 15 black households, 0 Asian households, 75 American Indian, 0 Pacific Islander, and 14 “other” race households with housing problems. In addition, there are 164 Hispanic households with housing problems. This is shown in Table III.19.48 and Table III.19.49.

Table III.19.48
Percent of Total Households with Housing Problems by Income and Race
 Riverton city
 2013–2017 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 \$20,850	70.7%	100%	0%	71.4%	0%	0%	79.6%	72.5%
\$20,851 to \$34,750	57.4%	0%	0%	60%	0%	41.2%	81.8%	58.9%
\$34,751 to \$55,600	28.6%	0%	0%	0%	0%	0%	84.6%	29.7%
\$55,601 to \$69,500	13.3%	0%	0%	0%	0%	0%	50%	13.4%
Above \$69,500	0.9%	0%	0%	13.3%	0%	0%	25%	2.3%
Total	23%	33.3%	0%	30.6%	0%	12.8%	65.9%	25.7%
Without Housing Problems								
\$0 to \$20,850	13.3%	0%	0%	28.6%	0%	0%	20.4%	15.7%
\$20,851 to \$34,750	42.6%	0%	0%	40%	0%	58.8%	18.2%	41.1%
\$34,751 to \$55,600	71.4%	100%	0%	100%	0%	100%	15.4%	70.3%
\$55,601 to \$69,500	86.7%	0%	0%	100%	0%	0%	50%	86.6%
Above \$69,500	99.1%	100%	0%	86.7%	0%	100%	75%	97.7%
Total	75.4%	66.7%	0%	69.4%	0%	87.2%	34.1%	73%

Table III.19.49
Total Households with Housing Problems by Income and Race
 Riverton city
 2013–2017 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 \$20,850	265	15	0	50	0	0	39	369
\$20,851 to \$34,750	270	0	0	15	0	14	45	344
\$34,751 to \$55,600	260	0	0	0	0	0	55	315
\$55,601 to \$69,500	55	0	0	0	0	0	10	65
Above \$69,500	15	0	0	10	0	0	15	40
Total	865	15	0	75	0	14	164	1,133
Without Housing Problems								
\$0 to \$20,850	50	0	0	20	0	0	10	80
\$20,851 to \$34,750	200	0	0	10	0	20	10	240
\$34,751 to \$55,600	650	15	0	25	0	45	10	745
\$55,601 to \$69,500	360	0	0	50	0	0	10	420
Above \$69,500	1,580	15	0	65	0	30	45	1,735
Total	2,840	30	0	170	0	95	85	3,220
Not Computed								
\$0 to \$20,850	60	0	0	0	0	0	0	60
\$20,851 to \$34,750	0	0	0	0	0	0	0	0
\$34,751 to \$55,600	0	0	0	0	0	0	0	0
\$55,601 to \$69,500	0	0	0	0	0	0	0	0
Above \$69,500	0	0	0	0	0	0	0	0
Total	60	0	0	0	0	0	0	60
Total								
\$0 to \$20,850	375	15	0	70	0	0	49	509
\$20,851 to \$34,750	470	0	0	25	0	34	55	584
\$34,751 to \$55,600	910	15	0	25	0	45	65	1,060
\$55,601 to \$69,500	415	0	0	50	0	0	20	485
Above \$69,500	1,595	15	0	75	0	30	60	1,775
Total	3,765	45	0	245	0	109	249	4,413

Table III.19.50 through Table III.19.53 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 340 white households, 15 black households, 0 Asian households, as well as 70 Hispanic households.

Table III.19.50 Percent of Homeowner Households with Severe Housing Problems by Income and Race Riverton city 2013–2017 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 \$20,850	48.4%	0%	0%	0%	0%	0%	0%	41.9%
\$20,851 to \$34,750	13.3%	0%	0%	0%	0%	33.3%	0%	14.3%
\$34,751 to \$55,600	11.2%	0%	0%	0%	0%	0%	0%	9.8%
\$55,601 to \$69,500	10.3%	0%	0%	0%	0%	0%	0%	9.9%
Above \$69,500	0%	0%	0%	0%	0%	0%	0%	0%
Total	7.9%	0	0%	0%	0%	13.3%	0%	7.5%
Without A Severe Housing Problems								
\$0 to \$20,850	45.2%	0%	0%	100%	0%	0%	100%	52.5%
\$20,851 to \$34,750	86.7%	0%	0%	0%	0%	66.7%	100%	85.7%
\$34,751 to \$55,600	88.8%	0%	0%	100%	0%	100%	100%	90.2%
\$55,601 to \$69,500	89.7%	0%	0%	100%	0%	0%	0%	90.1%
Above \$69,500	100%	0%	0%	0%	0%	100%	100%	100%
Total	91.8%	0%	0%	100%	0%	86.7%	100%	92.1%

Table III.19.51
Percent of Renter Households with Severe Housing Problems by Income and Race
 Riverton city
 2013–2017 HUD CHAS Data

2019-2021 HUD CHRS 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 \$20,850	27.3%	100%	0%	80%	0%	0%	77.8%	45.5%
\$20,851 to \$34,750	14%	0%	0%	0%	0%	0%	28.6%	14.3%
\$34,751 to \$55,600	11.9%	0%	0%	0%	0%	0%	60%	13.8%
\$55,601 to \$69,500	0%	0%	0%	0%	0%	0%	50%	7.7%
Above \$69,500	0%	0%	0%	13.3%	0%	0%	0%	2.6%
Total	11.6%	33.3%	0%	25.6%	0%	0%	56%	17.3%
Without A Severe Housing Problems								
\$0 to \$20,850	50%	0%	0%	20%	0%	0%	22.2%	39.4%
\$20,851 to \$34,750	86%	0%	0%	100%	0%	100%	71.4%	85.7%
\$34,751 to \$55,600	88.1%	100%	0%	100%	0%	100%	40%	86.2%
\$55,601 to \$69,500	100%	0%	0%	100%	0%	0%	50%	92.3%
Above \$69,500	100%	100%	0%	86.7%	0%	100%	0%	97.4%
Total	84.1%	66.7%	0%	74.4%	0%	100%	44%	79.5%

Table III.19.52
Percent of Total Households with Severe Housing Problems by Income and Race
 Riverton city
 2013–2017 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 \$20,850	36%	100%	0%	57.1%	0%	0%	71.4%	44.2%
\$20,851 to \$34,750	13.7%	0%	0%	0%	0%	29.4%	16.7%	14.3%
\$34,751 to \$55,600	11.5%	0%	0%	0%	0%	0%	25%	11.3%
\$55,601 to \$69,500	8.4%	0%	0%	0%	0%	0%	50%	9.3%
Above \$69,500	0%	0%	0%	13.3%	0%	0%	0%	0.6%
Total	9%	33.3%	0%	20.4%	0%	9.2%	28.7%	11%
Without A Severe Housing Problems								
\$0 to \$20,850	48%	0%	0%	42.9%	0%	0%	28.6%	44%
\$20,851 to \$34,750	86.3%	0%	0%	100%	0%	70.6%	83.3%	85.7%
\$34,751 to \$55,600	88.5%	100%	0%	100%	0%	100%	75%	88.7%
\$55,601 to \$69,500	91.6%	0%	0%	100%	0%	0%	50%	90.7%
Above \$69,500	100%	100%	0%	86.7%	0%	100%	100%	99.4%
Total	89.4%	66.7%	0%	79.6%	0%	90.8%	71.3%	87.7%

Table III.19.53
Total Households with Severe Housing Problems by Income and Race
 Riverton city
 2013–2017 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 \$20,850	135	15	0	40	0	0	35	225
\$20,851 to \$34,750	65	0	0	0	0	10	10	85
\$34,751 to \$55,600	105	0	0	0	0	0	15	120
\$55,601 to \$69,500	35	0	0	0	0	0	10	45
Above \$69,500	0	0	0	10	0	0	0	10
Total	340	15	0	50	0	10	70	485
Without A Severe Housing Problems								
\$0 to \$20,850	180	0	0	30	0	0	14	224
\$20,851 to \$34,750	410	0	0	25	0	24	50	509
\$34,751 to \$55,600	810	15	0	25	0	45	45	940
\$55,601 to \$69,500	380	0	0	50	0	0	10	440
Above \$69,500	1,595	15	0	65	0	30	55	1,760
Total	3,375	30	0	195	0	99	174	3,873
Not Computed								
\$0 to \$20,850	60	0	0	0	0	0	0	60
\$20,851 to \$34,750	0	0	0	0	0	0	0	0
\$34,751 to \$55,600	0	0	0	0	0	0	0	0
\$55,601 to \$69,500	0	0	0	0	0	0	0	0
Above \$69,500	0	0	0	0	0	0	0	0
Total	60	0	0	0	0	0	0	60
Total								
\$0 to \$20,850	375	15	0	70	0	0	49	509
\$20,851 to \$34,750	475	0	0	25	0	34	60	594
\$34,751 to \$55,600	915	15	0	25	0	45	60	1,060
\$55,601 to \$69,500	415	0	0	50	0	0	20	485
Above \$69,500	1,595	15	0	75	0	30	55	1,770
Total	3,775	45	0	245	0	109	244	4,418

Housing problems are explored by type and income in Table III.19.54 and Table III.19.55. More than 665 households have a cost burden and 310 have a severe cost burden. Some 290 renter households are impacted by cost burdens, and 155 are impacted by severe cost burdens. On the other hand, some 375 owner-occupied households have cost burdens, and 155 have severe cost burdens. Overall, there are 3,215 households without a housing problem.

Table III.19.54 Percent of Housing Problems by Income and Tenure Riverton city 2013–2017 HUD CHAS Data						
Housing Problem	\$0 to \$20,850	\$20,851 to \$34,750	\$34,751 to \$55,600	\$55,601 to \$69,500	Above \$69,500	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0%	0%	1.5%	4.3%	0%	0.9%
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%	3%	4.3%	0%	1.2%
Housing cost burden greater than 50% of income (and none of the above problems)	41.7%	14.3%	6%	0%	0%	5.4%
Housing cost burden greater than 30% of income (and none of the above problems)	41.7%	48.2%	20.3%	0%	2.2%	13.1%
Zero/negative income (and none of the above problems)	5.6%	0%	0%	0%	0%	0.4%
Has none of the 4 housing problems	11.1%	37.5%	69.2%	91.4%	97.8%	79%
Total	100%	100%	100%	100%	100%	100%
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	4.5%	0%	10%	0%	0%	3.5%
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)	4.5%	3.1%	3.8%	7.7%	2.6%	3.8%
Housing cost burden greater than 50% of income (and none of the above problems)	35.8%	10.9%	0%	0%	0%	9.9%
Housing cost burden greater than 30% of income (and none of the above problems)	22.4%	42.2%	15%	15.4%	0%	18.5%
Zero/negative income (and none of the above problems)	14.9%	0%	0%	0%	0%	3.2%
Has none of the 4 housing problems	17.9%	43.8%	71.2%	76.9%	97.4%	61.1%
Total	100%	100%	100%	100%	100%	100%

Table III.19.55
Housing Problems by Income and Tenure
 Riverton city
 2013–2017 HUD CHAS Data

Housing Problem	\$0 to \$20,850	\$20,851 to \$34,750	\$34,751 to \$55,600	\$55,601 to \$69,500	Above \$69,500	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	10	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	0	20	15	0	35
Housing cost burden greater than 50% of income (and none of the above problems)	75	40	40	0	0	155
Housing cost burden greater than 30% of income (and none of the above problems)	75	135	135	0	30	375
Zero/negative income (and none of the above problems)	10	0	0	0	0	10
Has none of the 4 housing problems	20	105	460	320	1,350	2,255
Total	180	280	665	350	1,380	2,855
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	15	0	40	0	0	55
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)	15	10	15	10	10	60
Housing cost burden greater than 50% of income (and none of the above problems)	120	35	0	0	0	155
Housing cost burden greater than 30% of income (and none of the above problems)	75	135	60	20	0	290
Zero/negative income (and none of the above problems)	50	0	0	0	0	50
Has none of the 4 housing problems	60	140	285	100	375	960
Total	335	320	400	130	385	1,570
Total						
Lacking complete plumbing or kitchen facilities	15	0	50	15	0	80
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)	15	10	35	25	10	95
Housing cost burden greater than 50% of income (and none of the above problems)	195	75	40	0	0	310
Housing cost burden greater than 30% of income (and none of the above problems)	150	270	195	20	30	665
Zero/negative income (and none of the above problems)	60	0	0	0	0	60
Has none of the 4 housing problems	80	245	745	420	1,725	3,215
Total	515	600	1,065	480	1,765	4,425

Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 18 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 73.3 percent of elderly non-family and 100 percent of large family households below 30 percent HAMFI face cost burdens or severe cost burdens. These data are shown in Table III.19.56.

Table III.19.57 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 284 renter occupied households faced cost burdens, compared to 364 owner occupied households. Of these, there are 75 renter households with incomes less than 30 percent HAMFI facing housing problems.

Table III.19.56 Owner-Occupied Households by Income and Family Status and Cost Burden Riverton city 2013–2017 HUD CHAS Data						
Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$20,850	0	0	0	20	0	20
\$20,851 to \$34,750	0	0	0	80	25	105
\$34,751 to \$55,600	100	170	35	130	45	480
\$55,601 to \$69,500	65	155	0	70	65	355
Above \$69,500	295	685	120	110	140	1,350
Total	460	1,010	155	410	275	2,310
Cost Burden						
\$0 to \$20,850	20	10	4	35	0	69
\$20,851 to \$34,750	0	55	0	0	75	130
\$34,751 to \$55,600	0	50	0	35	50	135
\$55,601 to \$69,500	0	0	0	0	0	0
Above \$69,500	0	30	0	0	0	30
Total	20	145	4	70	125	364
Severe Cost Burden						
\$0 to \$20,850	20	20	0	20	15	75
\$20,851 to \$34,750	0	10	0	0	30	40
\$34,751 to \$55,600	30	15	0	0	0	45
\$55,601 to \$69,500	0	0	0	0	0	0
Above \$69,500	0	0	0	0	0	0
Total	50	45	0	20	45	160
Cost Burden Not Computed						
\$0 to \$20,850	0	10	0	0	0	10
\$20,851 to \$34,750	0	0	0	0	0	0
\$34,751 to \$55,600	0	0	0	0	0	0
\$55,601 to \$69,500	0	0	0	0	0	0
Above \$69,500	0	0	0	0	0	0
Total	0	10	0	0	0	10
Total						
\$0 to \$20,850	40	40	4	75	15	174
\$20,851 to \$34,750	0	65	0	80	130	275
\$34,751 to \$55,600	130	235	35	165	95	660
\$55,601 to \$69,500	65	155	0	70	65	355
Above \$69,500	295	715	120	110	140	1,380
Total	530	1,210	159	500	445	2,844

Table III.19.57 Renter-Occupied Households by Income and Family Status and Cost Burden Riverton city 2013–2017 HUD CHAS Data						
Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$20,850	0	25	0	35	15	75
\$20,851 to \$34,750	0	70	10	60	10	150
\$34,751 to \$55,600	30	75	15	45	160	325
\$55,601 to \$69,500	0	35	20	10	45	110
Above \$69,500	0	230	15	20	120	385
Total	30	435	60	170	350	1,045
Cost Burden						
\$0 to \$20,850	10	20	0	10	35	75
\$20,851 to \$34,750	0	50	4	25	55	134
\$34,751 to \$55,600	0	30	10	0	15	55
\$55,601 to \$69,500	0	20	0	0	0	20
Above \$69,500	0	0	0	0	0	0
Total	10	120	14	35	105	284
Severe Cost Burden						
\$0 to \$20,850	0	20	20	20	70	130
\$20,851 to \$34,750	0	0	0	35	0	35
\$34,751 to \$55,600	0	0	0	15	0	15
\$55,601 to \$69,500	0	0	0	0	0	0
Above \$69,500	0	0	0	0	0	0
Total	0	20	20	70	70	180
Cost Burden Not Computed						
\$0 to \$20,850	40	0	0	0	10	50
\$20,851 to \$34,750	40	0	0	0	0	0
\$34,751 to \$55,600	0	0	0	0	0	0
\$55,601 to \$69,500	0	0	0	0	0	0
Above \$69,500	0	0	0	0	0	0
Total	40	0	0	0	10	50
Total						
\$0 to \$20,850	50	65	20	65	130	330
\$20,851 to \$34,750	0	120	14	120	65	319
\$34,751 to \$55,600	30	105	25	60	175	395
\$55,601 to \$69,500	0	55	20	10	45	130
Above \$69,500	0	230	15	20	120	385
Total	80	575	94	275	535	1,559

In total, some 654 households face cost burdens, and 340 face severe cost burdens. This includes 370 owner households and 284 renter households with a cost burden, as seen in Table III.19.58.

Table III.19.58 Households with Cost Burden by Tenure and Race Riverton city 2013–2017 HUD CHAS Data					
Race	No Cost Burden	Cost Burden	Severe Cost Burden	Not Computed	Total
Owner-Occupied					
White	2,140	315	145	10	2,610
Black	0	0	0	0	0
Asian	0	0	0	0	0
American Indian	50	0	0	0	50
Pacific Islander	0	0	0	0	0
Other Race	60	0	10	0	70
Hispanic	65	55	0	0	120
Total	2,315	370	155	10	2,850
Renter-Occupied					
White	780	215	110	50	1,155
Black	30	0	15	0	45
Asian	0	0	0	0	0
American Indian	130	25	40	0	195
Pacific Islander	0	0	0	0	0
Other Race	25	4	0	0	29
Hispanic	70	40	20	0	130
Total	1,035	284	185	50	1,554
Total					
White	2,920	530	255	60	3,765
Black	30	0	15	0	45
Asian	0	0	0	0	0
American Indian	180	25	40	0	245
Pacific Islander	0	0	0	0	0
Other Race	85	4	10	0	99
Hispanic	135	95	20	0	250
Total	3,350	654	340	60	4,404

Lead-Based Paint Risks

Table III.19.59 shows the risk of lead-based paint for households with young children present. There are an estimated 400 households built between 1940 and 1979 with young children present, and 64 built prior to 1939.

Table III.19.59 Vintage of Households by Income and Presence of Young Children Riverton city 2013–2017 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 \$20,850	14	50	64
\$20,851 to \$34,750	20	35	55
\$34,751 to \$55,600	10	125	135
\$55,601 to \$69,500	20	10	30
Above \$69,500	0	55	55
Total	64	275	339
Built 1940 to 1979			
\$0 to \$20,850	30	305	335
\$20,851 to \$34,750	60	315	375
\$34,751 to \$55,600	60	510	570
\$55,601 to \$69,500	55	275	330
Above \$69,500	195	965	1,160
Total	400	2,370	2,770
Built 1980 or Later			
\$0 to \$20,850	15	90	105
\$20,851 to \$34,750	55	115	170
\$34,751 to \$55,600	140	215	355
\$55,601 to \$69,500	45	75	120
Above \$69,500	80	470	550
Total	335	965	1,300
Total			
\$0 to \$20,850	59	445	504
\$20,851 to \$34,750	135	465	600
\$34,751 to \$55,600	210	850	1,060
\$55,601 to \$69,500	120	360	480
Above \$69,500	275	1,490	1,765
Total	799	3,610	4,409

Elderly Housing Needs

Table III.19.60 shows the rate of housing problems for elderly households. Some 185 elderly and 180 extra-elderly households have housing problems. Of these, some 90 elderly households with housing problems have incomes less than 30 percent HAMFI, and 50 extra-elderly households have incomes below 30 percent HAMFI.

Table III.19.60 Households with Housing Problems by Income and Elderly Status Riverton city 2013–2017 HUD CHAS Data				
Income	Elderly	Extra-Elderly	Non-Elderly	Total
With Housing Problems				
\$0 to \$20,850	90	50	235	375
\$20,851 to \$34,750	25	35	295	355
\$34,751 to \$55,600	55	80	180	315
\$55,601 to \$69,500	15	0	45	60
Above \$69,500	0	15	25	40
Total	185	180	780	1,145
Without Housing Problems				
\$0 to \$20,850	40	15	25	80
\$20,851 to \$34,750	75	70	95	240
\$34,751 to \$55,600	130	185	435	750
\$55,601 to \$69,500	95	50	275	420
Above \$69,500	325	135	1,270	1,730
Total	665	455	2,100	3,220
Not Computed				
\$0 to \$20,850	40	0	20	60
\$20,851 to \$34,750	0	0	0	0
\$34,751 to \$55,600	0	0	0	0
\$55,601 to \$69,500	0	0	0	0
Above \$69,500	0	0	0	0
Total	40	0	20	60
Total				
\$0 to \$20,850	170	65	280	515
\$20,851 to \$34,750	100	105	390	595
\$34,751 to \$55,600	185	265	615	1,065
\$55,601 to \$69,500	110	50	320	480
Above \$69,500	325	150	1,295	1,770
Total	890	635	2,900	4,425

Survey of Rental Properties

From December 2020 through January of 2021, a telephone survey was conducted with landlords and rental property managers throughout Wyoming. Table III.19.61 presents some basic statistics about the completed surveys.

Table III.19.61 Survey of Rental Properties Riverton city 2020B Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019A	50	1,221	4.3	53
2019B	44	1,006	5.6	56
2020A	34	785	3.3	26
2020B	17	286	7.3	21

Table III.19.62, 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 Riverton city, with 1 of them available. This translates into a vacancy rate of 4.2 percent in Riverton city, which compares to a single-family vacancy rate of 4.5 percent for the State of Wyoming. There were 205 apartment units reported in the survey, with 7 of them available, which resulted in a vacancy rate of 3.4 percent. This compares to a statewide vacancy rate of 4.5 percent for apartment units across the state.

Table III.19.62 Rental Vacancy Survey by Type Riverton city 2020B Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	24	1	4.2%
Apartments	205	7	3.4%
Mobile Homes	9	2	22.2%
"Other" Units	0	0	0%
Don't Know	43	10	23.3%
Total	286	21	7.3%

Table III.19.63, reports units by bedroom size. As can be seen there were 122 two-bedroom apartment units and 59 three-bedroom units. Overall, the 137 two-bedroom units accounted for 47.9 percent of all units, and the 73 three-bedroom units accounted for 25.5 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.19.63 Rental Units by Bedroom Size Riverton city 2020B Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	1	0	0	·	1
One	4	23	0	0	·	27
Two	9	122	3	0	·	137
Three	7	59	5	0	·	73
Four	3	0	1	0	·	4
Don't Know	0	0	0	0	43	43
Total	24	205	9	0	43	286

Table III.19.64 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 11.1 percent.

Table III.19.65 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 1.6 percent.

Table III.19.64 Single-Family Units by Bedroom Size Riverton city 2020B Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	4	0	0%
Two	9	1	11.1%
Three	7	0	0%
Four	3	0	0%
Don't know	0	0	0%
Total	24	1	4.2%

Table III.19.65 Apartment Units by Bedroom Size Riverton city 2020B Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	1	0	0%
One	23	2	8.7%
Two	122	2	1.6%
Three	59	3	5.1%
Four	0	0	0%
Don't know	0	0	0%
Total	205	7	3.4%

Average market-rate rents by unit type are shown in Table III.19.66. 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.19.66 Average Market Rate Rents by Bedroom Size Riverton city 2020B Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$0	\$475	\$0	\$0	\$475
One	\$588	\$607	\$0	\$0	\$618
Two	\$762	\$684	\$550	\$0	\$675
Three	\$938	\$907	\$750	\$0	\$827
Four	\$0	\$0	\$1,000	\$0	\$1,000
Total	\$951.4	\$675.9	\$762.5	\$0	\$756.7

Table III.19.67, 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.19.67 Average Assisted Rate Rents by Bedroom Size Riverton city 2020B 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	\$625	\$0	\$0	\$0	\$625
Three	\$650	\$0	\$0	\$0	\$650
Four	\$0	\$0	\$0	\$0	\$0
Total	\$925	\$0	\$0	\$0	\$925

Table III.19.68, shows vacancy rates for single-family units by average rental rates for Riverton city. 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.19.68 Single-Family Market Rate Rents by Vacancy Status Riverton city 2020B Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$749	7	1	14.3%
\$750 to \$999	3	0	0%
\$1,000 to \$1,249	14	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.19.69. 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 3.5 percent.

Table III.19.69 Apartment Market Rate Rents by Vacancy Status Riverton city 2020B Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$749	141	5	3.5%
\$750 to \$999	64	2	3.1%
\$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	205	7	3.4%

Respondents were asked if utilities are included in the rent and as shown in Table III.19.70, 13 respondents, or 81.2 percent, included some sort of utility in the rent.

Table III.19.70 Are there any utilities included with the rent? Riverton city 2020B Survey of Rental Properties	
Period	Respondent
Yes	13
No	3
% Offering Utilities	81.2%

The type of utility included in the rent is shown in Table III.19.71. There were 39 respondents who included electricity, 32 respondents who included natural gas, 237 respondents who included water and sewer and 237 respondents included trash collection in the rent.

Table III.19.71 Which utilities are included with the rent? Riverton city 2020B Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	39
Natural Gas	32
Water/Sewer	237
Trash Collection	237

Perceived Need for Housing Units

Table III.19.72, 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 7 number of persons on the wait list.

Table III.19.73, shows the condition of rental units by unit type for Riverton 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 195 units were in good condition, or 68.2 percent and 19 units, or 6.6 percent, being in average condition. Details by unit type and condition are displayed.

Table III.19.72 Do you keep a waiting list? Riverton city 2020B Survey of Rental Properties	
Period	Respondent
Yes	4
No	11
Waitlist Size	7

Table III.19.73 Condition by Unit Type Riverton city 2020B Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	19	6.6%
Good	195	68.2%
Excellent	69	24.1%
Don't Know	0	0%
Total	286	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.19.74, 1 respondent said they would prefer more single family units, 1 respondent wanted more apartment units, and 3 respondents indicated they would prefer more units of any type.

Table III.19.74 If you had the opportunity to own/manage more units, how many would you prefer Riverton city 2020B 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	3
Total	5

2020 Household Forecast

The 2020 Housing Needs Forecast reports housing demand projections from 2019 to 2050, with 2019 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 2019 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.19.75, shows the current CHAS housing problem estimates for the period of 2013-2017. 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 580 owner occupied and 550 renter occupied households experiencing a housing problem.

Table III.19.75 Households with Housing Problems by Income Riverton city 2013-2017 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	150	220	370
30.1-50% HAMFI	170	180	350
50.1-80% HAMFI	200	110	310
80.1-95% HAMFI	15	10	25
95 – 115% HAMFI	15	30	45
115.1% HAMFI or more	30	0	30
Total	580	550	1,130
Without Housing Problems			
30% HAMFI or less	20	60	80
30.1-50% HAMFI	105	135	240
50.1-80% HAMFI	460	290	750
80.1-95% HAMFI	260	95	355
95 – 115% HAMFI	290	79	369
115.1% HAMFI or more	1,125	300	1,425
Total	2,260	959	3,219
Not Computed			
30% HAMFI or less	10	50	60
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	50	60
Total			
30% HAMFI or less	180	330	510
30.1-50% HAMFI	275	315	590
50.1-80% HAMFI	660	400	1,060
80.1-95% HAMFI	275	105	380
95 – 115% HAMFI	305	109	414
115.1% HAMFI or more	1,155	300	1,455
Total	2,850	1,559	4,409

Table III.19.76, shows the total estimated housing by tenure for Riverton city. As can be seen, in 2030 there are estimated to be a total of 2,937 owner and 1,517 renter occupied households or a total of 4,454 households. By 2050 there are estimated to be 3,304 owner, 1,671 renter for a total of 4,975 households in Riverton city.

Table III.19.77, below shows the incremental housing demand for Riverton city. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 2019, 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.

Table III.19.76 Total Estimated Housing Forecast Riverton city Strong Growth Scenario			
Year	Owner	Renter	Total
2019	2,729	1,449	4,178
2020	2,691	1,405	4,096
2025	2,818	1,463	4,281
2030	2,937	1,517	4,454
2035	3,045	1,565	4,610
2040	3,137	1,604	4,741
2045	3,220	1,637	4,857
2050	3,304	1,671	4,975

As can be seen in 2030 an estimated additional 208 owner-occupied and 68 renter occupied households will be needed above current 2019 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated Riverton city will see an additional 797 households, of which 83 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 190 household's above current 2019 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.19.77 Incremental Housing Demand Forecast Riverton city Strong Growth Scenario								
Income (% of MFI)	2019	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	0	6	13	20	26	31	36
30.1-50%	0	0	9	20	30	39	47	55
50.1-80%	0	0	21	48	73	94	114	133
80.1-95%	0	0	9	20	30	39	47	55
95.1-115%	0	0	10	22	34	44	53	62
115+%	0	0	36	84	128	165	199	233
Total	0	0	89	208	316	408	491	575
Renter								
0-30%	0	0	3	14	25	33	40	47
30.1-50%	0	0	3	14	23	31	38	45
50.1-80%	0	0	4	17	30	40	48	57
80.1-95%	0	0	1	5	8	10	13	15
95.1-115%	0	0	1	5	8	11	13	16
115+%	0	0	3	13	22	30	36	43
Total	0	0	13	68	116	155	188	222
Total								
0-30%	0	0	9	28	45	59	71	83
30.1-50%	0	0	11	34	54	71	85	100
50.1-80%	0	0	24	66	103	134	162	190
80.1-95%	0	0	10	25	38	50	60	70
95.1-115%	0	0	11	27	42	55	66	77
115+%	0	0	39	97	150	195	235	276
Total	0	0	102	276	432	563	679	797

Table III.19.78 shows the Incremental Total Housing Need Forecast for Riverton 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 2019, the base year, the total housing need set at the 1,067 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 1,130 owner and 733 renter occupied households for a total of 1,864 quality households.

Table III.19.78
Incremental Total Housing Need Forecast
 Riverton city
 Strong Growth Scenario

Income (% of MFI)	2019	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	144	142	149	157	164	169	175	180
30.1-50%	163	161	171	183	193	202	210	218
50.1-80%	192	189	212	240	265	286	305	325
80.1-95%	14	14	23	34	45	54	62	70
95.1-115%	14	14	24	37	48	58	67	76
115+%	29	28	65	113	157	194	228	262
Total	555	548	644	763	871	963	1,046	1,130
Renter								
0-30%	204	198	207	219	229	237	244	251
30.1-50%	167	162	170	181	191	199	205	212
50.1-80%	102	99	106	120	132	142	150	159
80.1-95%	9	9	10	14	17	20	22	24
95.1-115%	28	27	29	33	36	39	41	43
115+%	0	0	3	13	22	30	36	43
Total	511	496	525	579	627	666	699	733
Total								
0-30%	348	340	357	376	393	407	419	431
30.1-50%	330	323	341	364	384	401	415	430
50.1-80%	294	288	318	359	397	428	456	484
80.1-95%	24	23	33	48	62	73	84	94
95.1-115%	42	41	53	69	84	97	108	119
115+%	29	28	67	126	179	224	264	304
Total	1,067	1,043	1,169	1,343	1,499	1,630	1,746	1,864