

Cody city

Cody city

DEMOGRAPHICS

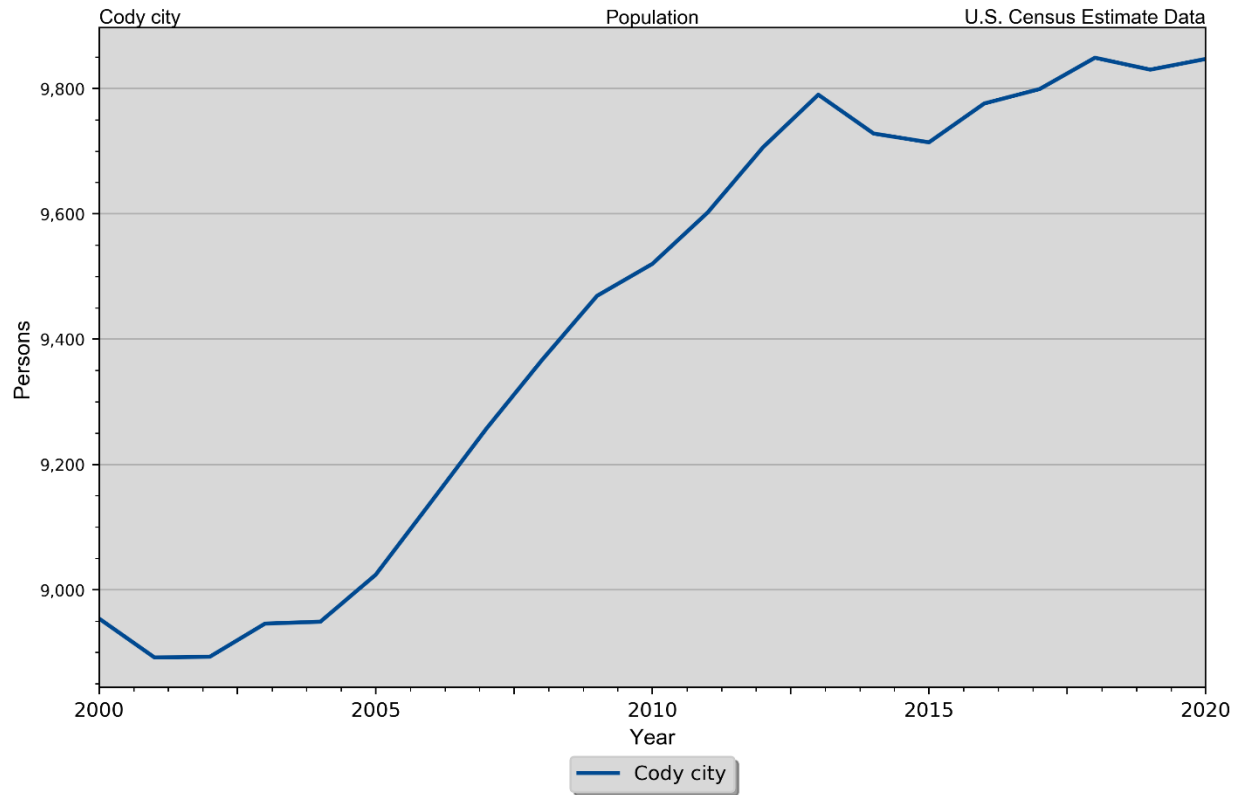
Population Estimates

Table III.4.1, at right shows the population for Cody city. The 2020 estimates indicate that Cody city's population increased from 9,520 in 2010 to 9,847 in 2020, or by 3.4 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 Cody city. Although a city may span several counties, for the county level data pieces, Park County was selected.

Table III.4.1 Population Estimates Cody city Census Population Estimates		
Year	Population	Percent Yearly Change
2000	8,954	-
2001	8,892	-0.7%
2002	8,893	0%
2003	8,946	0.6%
2004	8,949	0%
2005	9,024	0.8%
2006	9,140	1.3%
2007	9,257	1.3%
2008	9,366	1.2%
2009	9,469	1.1%
2010	9,520	0.5%
2011	9,602	0.9%
2012	9,706	1.1%
2013	9,790	0.9%
2014	9,728	-0.6%
2015	9,714	-0.1%
2016	9,776	0.6%
2017	9,799	0.2%
2018	9,849	0.5%
2019	9,830	-0.2%
2020	9,847	0.2%

Diagram III.4.1
Population



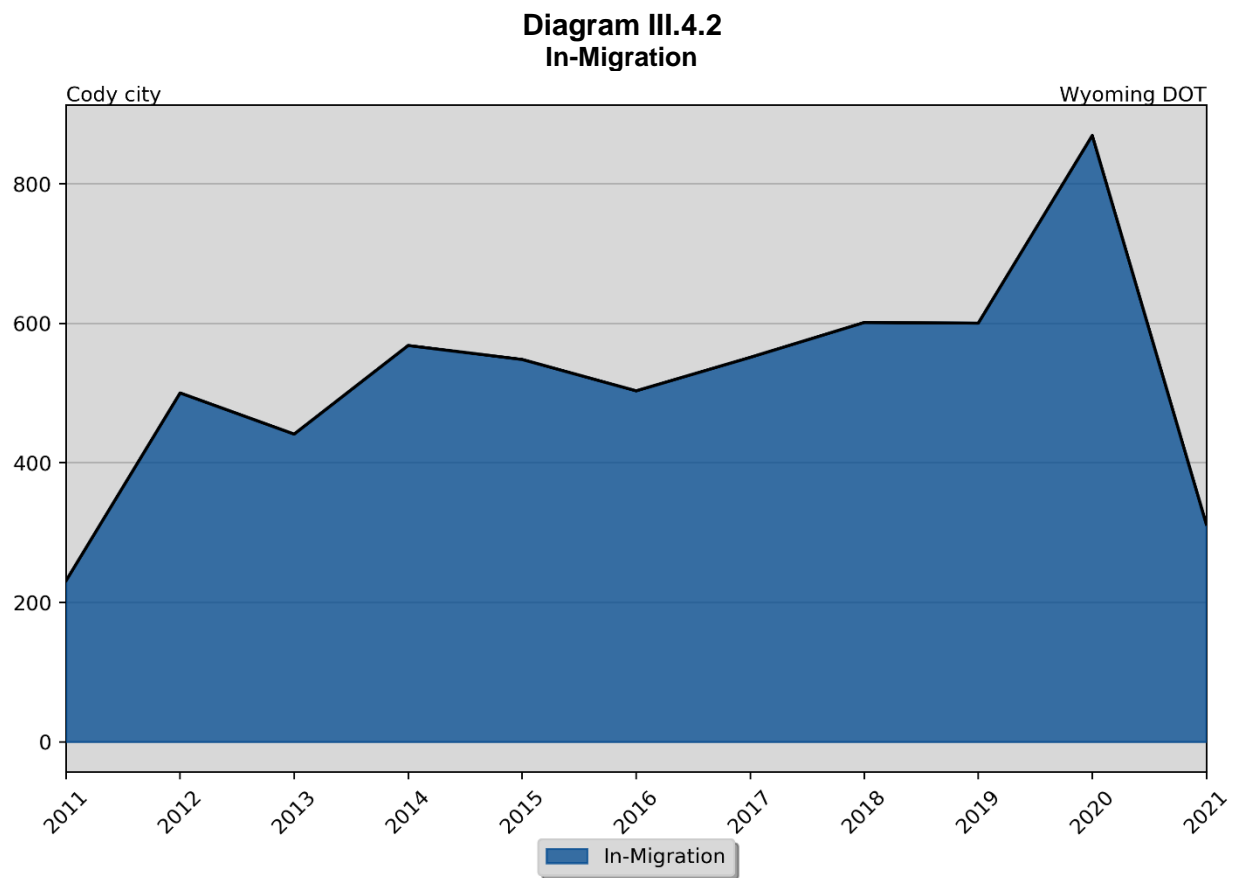
Population Migration Trends

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.4.2 shows in-migration between 2011 and the first half of 2021 for Cody city by age cohort. Because out-migration is not tracked at the city level, we use county level data from Park County to display net- and out-migration.

Table III.4.2 In-Migration by Age Cohort Cody city Wyoming DOT Data											
Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021(p)
In											
14-17	0	9	5	5	3	7	6	3	3	10	2
18-22	20	24	20	46	53	28	35	40	32	61	22
23-25	21	33	37	39	43	36	33	44	30	52	15
26-35	51	118	117	121	132	139	121	147	141	188	49
36-45	48	87	73	104	91	68	88	97	90	110	54
46-55	36	99	70	92	97	87	71	93	99	124	55
56-65	34	94	69	105	78	86	121	91	127	204	68
66 +	21	36	50	56	51	52	76	86	78	120	47
Total	231	500	441	568	548	503	551	601	600	869	312

The shaded area in Diagram III.4.2 represents in-migration, as seen, the maximum net migration occurred in 2020 with 869 people entering Cody city.



The driver's license total exchanges since 2000 for Park County are presented in Diagram III.4.3, and showed a net migration of 5,470 persons over the time period. In 2008, there were a total of 998 in-migrations and 647 out-migrations, for a net-migration of 351 people. In the first half of 2021, there were 536 in-migrants, 817 out-migrants for a net out-migration of -281 people. The maximum net migration occurred in 2020 with 524 people entering and the lowest net migration occurred in 2021 with 281 entering Park County.

Over the past five years, there were two years with negative net-migration, and three years of positive net-migration in Park County. Since 2017, Park County has experienced a net growth of 646 persons, creating an overall positive net-migration trend. Wyoming DOT data indicates that there was a net decrease of 281 people in the most recent year.

Diagram III.4.3
Migration Trends

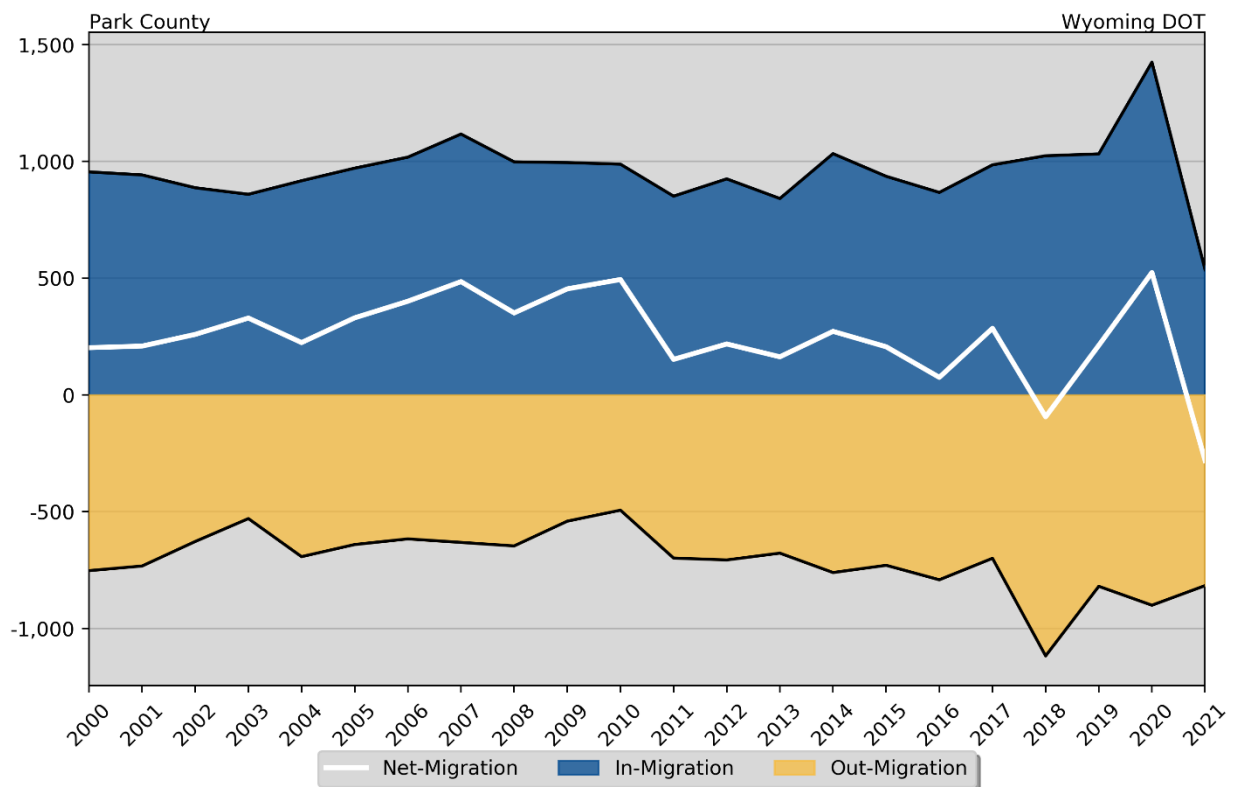


Table III.4.3, shows net-migration for Park County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 16 to 17, with 4 persons leaving Park County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 157 persons leaving Park County.

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

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Net														
14-17	10	14	4	-2	13	6	2	1	8	4	-1	3	13	-4
18-22	16	10	35	-2	-18	-19	28	12	-2	11	-19	-14	48	-16
23-25	15	14	50	7	-21	-6	7	10	-13	-11	-24	-26	0	-41
26-35	93	123	117	24	56	87	18	54	54	66	-2	48	66	-157
36-45	81	116	76	59	50	20	63	27	-29	23	-14	30	36	-42
46-55	84	114	73	11	66	40	57	56	31	34	9	57	77	-10
56-65	50	55	100	57	56	34	69	47	22	101	-10	81	203	12
66 +	2	8	39	-2	16	1	28	-1	4	57	-33	33	81	-23
Total	351	454	494	152	218	163	272	206	75	285	-94	212	524	-281

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 data⁷, 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 Cody city population by race and ethnicity is shown in Table III.4.4. The white population represented 94.2 percent of the population in 2019, compared with black populations accounting for 0.6 percent of the population in 2019. Hispanic households represented 5.4 percent of the population in 2019.

Table III.4.4 Population by Race and Ethnicity Cody city 2010 Census & 2019 Five-Year ACS				
Race	2010 Census		2019 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	9,126	95.9%	9,194	94.2%
Black	16	0.2%	59	0.6%
American Indian	69	0.7%	165	1.7%
Asian	41	0.4%	45	0.5%
Native Hawaiian/ Pacific Islander	9	0.1%	0	0%
Other	91	1%	30	0.3%
Two or More Races	168	1.8%	271	2.8%
Total	9,520	100.0%	9,764	100.0%
Non-Hispanic	9,229	96.9%	9,240	94.6%
Hispanic	291	3.1%	524	5.4%

The change in race and ethnicity between 2010 and 2019 is shown in Table III.4.5. During this time, the total non-Hispanic population was 9,240 persons in 2019, while the Hispanic population was 524.

Table III.4.5 Population by Race and Ethnicity Cody city 2010 Census & 2019 Five-Year ACS				
Race	2010 Census		2019 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	8,959	97.1%	8,902	96.3%
Black	16	0.2%	59	0.6%
American Indian	60	0.7%	2	0%
Asian	41	0.4%	45	0.5%
Native Hawaiian/ Pacific Islander	9	0.1%	0	0%
Other	9	0.1%	26	0.3%
Two or More Races	135	1.5%	206	2.2%
Total Non-Hispanic	9,229	100.0%	9,240	100.0%
Hispanic				
White	167	57.4%	292	55.7%
Black	0	0%	0	0%
American Indian	9	3.1%	163	31.1%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	82	28.2%	4	0.8%
Two or More Races	33	11.3%	65	12.4%
Total Hispanic	291	100.0	524	100.0%
Total Population	9,520	100.0%	9,764	100.0%

Cohorts

Table III.4.6 shows the population distribution in Cody city by age. In 2010, children under the age of 5 accounted for 6 percent of the total population, which compared to 6.1 percent in 2019.

Table III.4.6 Population Distribution by Age Cody city 2019 Five-Year ACS Data				
Age	2010 Census		2019 Five-Year ACS	
	Number of Persons	Percent	Number of Persons	Percent
Under 5	572	6	599	6.1
5 to 19	1,688	17.7	1,717	17.6
20 to 24	490	5.1	563	5.8
25 to 34	1,187	12.5	1,147	11.7
35 to 54	2,527	26.5	2,233	22.9
55 to 64	1,326	13.9	1,448	14.8
65 or Older	1,730	18.2	2,057	21.1
Total	9,520	100%	9,764	100%

Table III.4.7 shows the population in Cody city by age and gender. In 2010, there were 1,187 people aged 25 to 34, made up of 593 men, and 594 women. In comparison, in 2019, there were 1,147 people in the 25 to 34 age cohort, with 600 men and 547 women.

Table III.4.7 Population by Age and Gender Cody 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	290	282	572	6%	268	331	599	6.1%
5 to 19	852	836	1,688	17.7%	828	889	1,717	17.6%
20 to 24	252	238	490	5.1%	262	301	563	5.8%
25 to 34	593	594	1,187	12.5%	600	547	1,147	11.7%
35 to 54	1,207	1,320	2,527	26.5%	1,044	1,189	2,233	22.9%
55 to 64	672	654	1,326	13.9%	828	620	1,448	14.8%
65 and Older	727	1,003	1,730	18.2%	905	1,152	2,057	21.1%
Total	4,593	4,927	9,520	100%	4,735	5,029	9,764	100%

Diagram III.4.4 Population Distribution by Age

Cody city
2010 Census and 2019 Five-Year ACS Data

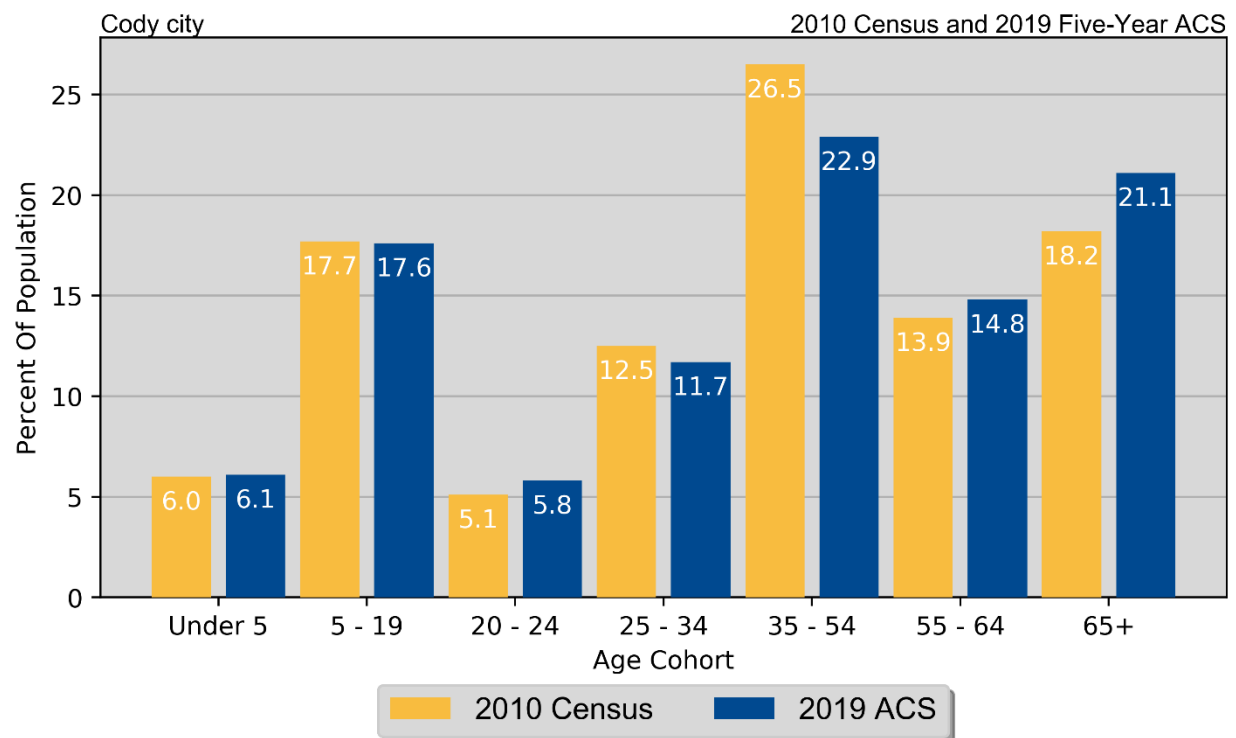
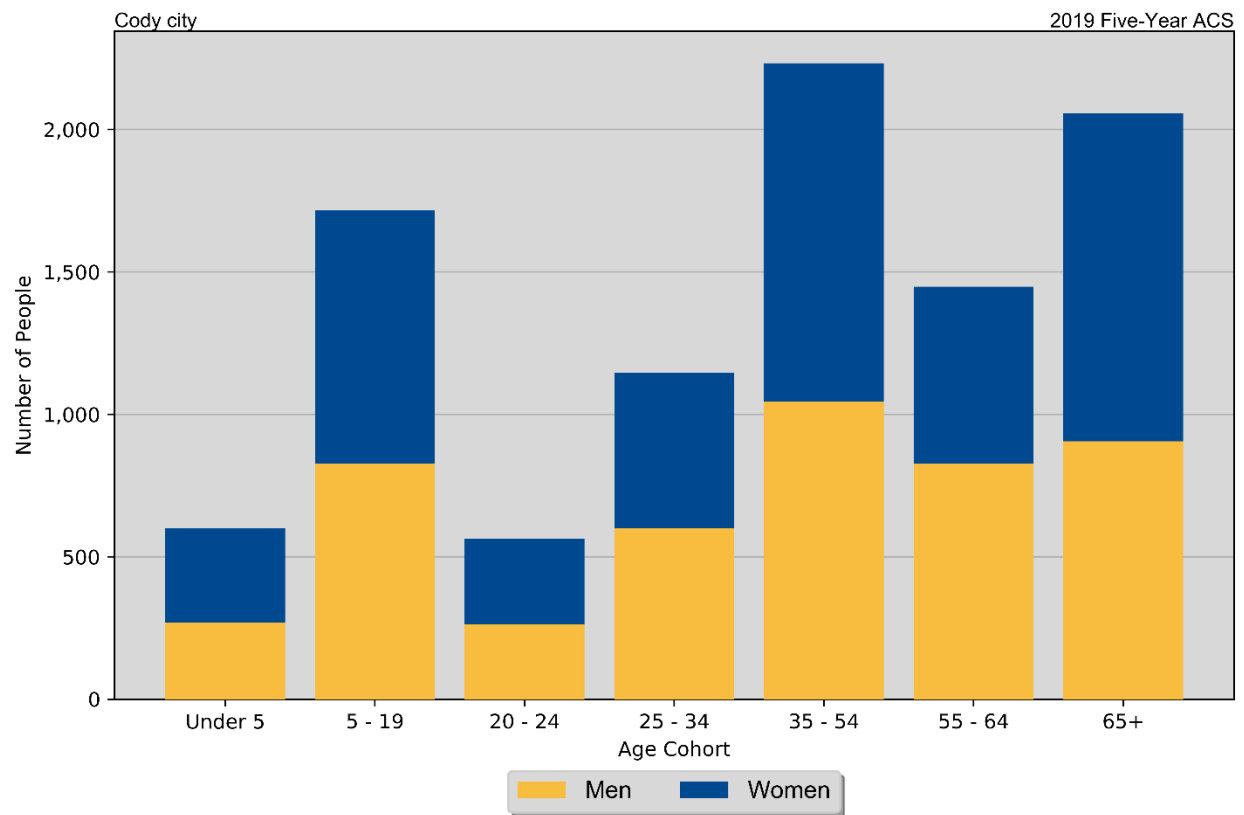


Diagram III.4.5
Population Distribution by Age and Gender

Cody 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.4.8, between 2000 and 2010, the institutionalized population changed -14.2 percent in Cody city, from 155 people in 2000 to 133 in 2010.

Table III.4.8 Group Quarters Population Cody 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	42	27.1%	55	41.4%	31%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	0	0%	78	58.6%	inf%
Other Institutions	113	72.9%	0	0%	-100%
Total	155	100.0%	133	100.0%	-14.2%
Noninstitutionalized					
College Dormitories	0	0%	0	0%	%
Military Quarters	0	0%	0	0%	%
Other Noninstitutionalized	74	100%	11	100%	-85.1%
Total	74	100.0%	11	100.0%	-85.1%
Group Quarters Population	229	100.0%	144	100.0%	-37.1%

Foreign Born Populations

The number of foreign-born persons is shown in Table III.4.9. An estimated 1 percent of the population was born in Canada , some 0.7 percent were born in Philippines , and another 0.5 percent were born in Ireland .

Table III.4.9 Place of Birth for the Foreign-Born Population Cody city 2019 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Canada	95	1%
#2 country of origin	Philippines	68	0.7%
#3 country of origin	Ireland	48	0.5%
#4 country of origin	Mexico	46	0.5%
#5 country of origin	Korea	45	0.5%
#6 country of origin	Other Caribbean	32	0.3%
#7 country of origin	Belgium	12	0.1%
#8 country of origin	United Kingdom, excluding England and Scotland	12	0.1%
#9 country of origin	Switzerland	7	0.1%
#10 country of origin	Chile	6	0.1%

The language spoken at home for those with Limited English Proficiency are shown in Table III.4.10. An estimated 0.6 percent of the population speaks German or other West Germanic languages at home, followed by 0.5 percent speaking Spanish .

Table III.4.10 Limited English Proficiency and Language Spoken at Home Cody city 2019 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	German or other West Germanic languages	51	0.6%
#2 LEP Language	Spanish	46	0.5%
#3 LEP Language	Korean	45	0.5%
#4 LEP Language	Arabic	0	0%
#5 LEP Language	Chinese	0	0%
#6 LEP Language	French, Haitian, or Cajun	0	0%
#7 LEP Language	Other Asian and Pacific Island languages	0	0%
#8 LEP Language	Other Indo-European languages	0	0%
#9 LEP Language	Other and unspecified languages	0	0%
#10 LEP Language	Russian, Polish, or other Slavic languages	0	0%

Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table III.4.11, below. The disability rate for females was 13 percent, compared to 15.6 percent for males. The disability rate grew precipitously higher with age, with 45.8 percent of those over 75 experiencing a disability.

Table III.4.11 Disability by Age Cody 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	117	15.7%	42	5.5%	159	10.5%
18 to 34	94	10.1%	60	6.3%	154	8.2%
35 to 64	244	13.2%	234	13%	478	13.1%
65 to 74	112	21.6%	67	11.7%	179	16.4%
75 or Older	166	44.3%	242	47%	408	45.8%
Total	733	15.6%	645	13%	1,378	14.3%

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table III.4.12. Some 6.8 percent have an ambulatory disability, 6.9 have an independent living disability, and 3.2 percent have a self-care disability.

Table III.4.12 Total Disabilities Tallied: Aged 5 and Older Cody city 2019 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	489	5.1%
Vision disability	354	3.7%
Cognitive disability	600	6.6%
Ambulatory disability	617	6.8%
Self-Care disability	292	3.2%
Independent living difficulty	522	6.9%

Education and Employment

Education and employment data from the Cody city 2019 Five-Year ACS is presented in Table III.4.13, Table III.4.14, and Table III.4.15. In 2019, 4,740 people were in the labor force, including 4,679 employed and 61 unemployed people. The unemployment rate for Cody city was estimated at 1.3 percent in 2019.

Table III.4.13 Employment, Labor Force and Unemployment Cody city 2019 Five-Year ACS Data	
Employment Status	2019 Five-Year ACS
Employed	4,679
Unemployed	61
Labor Force	4,740
Unemployment Rate	1.3%

Table III.4.14 and Table III.4.15 show educational attainment in Cody city. In 2019, 95 percent of households had a high school education or greater, including 22.2 percent with a high school diploma or equivalent, 38.7 percent with some college, 21 percent with a Bachelor's Degree, and 13.1 percent with a graduate or professional degree.

Table III.4.14 High School or Greater Education Cody city 2019 Five-Year ACS Data	
Education Level	Households
High School or Greater	7,271
Total Households	4,315
Percent High School or Above	95%

Table III.4.15 Educational Attainment Cody city 2019 Five-Year ACS Data		
Education Level	2019 Five-Year ACS	Percent
Less Than High School	384	5%
High School or Equivalent	1,700	22.2%
Some College or Associates Degree	2,965	38.7%
Bachelor's Degree	1,606	21%
Graduate or Professional Degree	1,000	13.1%
Total Population Above 18 years	7,655	100.0%

Commuting Patterns

Table III.4.16 shows the place of work by county of residence. In 2010 96.3 percent of residents worked within the county they reside with 3.5 percent working outside their home county. This compares to 96.2 percent of residents in 2019 who worked within the county in which they resided and 1.3 percent of residents worked outside their home county but still within the state.

Table III.4.16 Place of Work Cody 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	4,894	96.3%	4,443	96.2%
Worked outside county of residence	178	3.5%	62	1.3%
Worked outside state of residence	11	0.2%	113	2.4%
Total	5,083	100.0%	4,618	100.0%

Table III.4.17 shows the aggregate travel time to work based on place of work and residence. In Cody city the total aggregate travel time was 58,560 minutes, with residents working in their home county spending a total of 43,380 minutes traveling.

Table III.4.17 Aggregate Travel Time to Work (in Minutes) Cody 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	0	%	43,380	74.1%
Worked outside county of residence	0	%	7,225	12.3%
Worked outside State of residence	0	%	7,955	13.6%
Aggregate travel time to work (in minutes):	0	100.0%	58,560	100.0%

Table III.4.18 shows the average travel time to work based on place of work and residence. In 2019 the overall aggregate travel time was 0 minutes. Residents working within their home county spent an average of 9.8 minutes commuting to work, with those working outside their county of residence spending an average of 116.5 minutes on their commute.

Table III.4.18
Average Travel Time to Work (in Minutes)

Cody city
2010 & 2019 Five-Year ACS Data

Place of Work	2010 Five-Year ACS	2019 Five-Year ACS
Worked in county of residence	0	9.8
Worked outside county of residence	0	116.5
Worked outside State of residence	0	70.4
Average travel time to work (in minutes):	0	12.7

Table III.4.19 shows the means of transportation to work. In 2019, 83.8 percent of commuters drove alone in a car, truck, or van. Only 6.6 percent carpooled, with an additional 0 percent taking public transportation. Also, there were 255 persons or 5.5 percent who worked from home.

Table III.4.19
Means of Transportation to Work

Cody 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	4,172	82.1%	3,872	83.8%
Car, truck, or van: Carpooled:	467	9.2%	306	6.6%
Public transportation (excluding taxicab):	0	0%	0	0%
Taxicab	0	0%	0	0%
Motorcycle	0	0%	35	0.8%
Bicycle	45	0.9%	20	0.4%
Walked	155	3%	124	2.7%
Other means	34	0.7%	6	0.1%
Worked at home	210	4.1%	255	5.5%
Total	5,083	100.0%	4,618	100.0%

Table III.4.20 shows the breakdown of the means of transportation by tenure. In 2019, 52.7 percent of commuters owned their home and commuted alone by car, which compares to 47.7 percent in 2010. There were also 1,439 renters who drove alone in 2019 and accounted for 31.2 percent of the total commuter population. Commuters who owned their own home and took public transportation represented 0 percent of the population, which compares to 0 renters, or 0 percent taking public transportation.

Table III.4.20 Means Of Transportation To Work By Tenure Cody 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	2,426	47.7%	2,433	52.7%
Renter	1,746	34.3%	1,439	31.2%
Car, truck, or van - carpooled:				
Owner	219	4.3%	193	4.2%
Renter	248	4.9%	113	2.4%
Public transportation (excluding taxicab):				
Owner	0	0%	0	0%
Renter	0	0%	0	0%
Walked:				
Owner	77	1.5%	67	1.5%
Renter	78	1.5%	56	1.2%
Taxicab, motorcycle, bicycle, or other means:				
Owner	32	0.6%	34	0.7%
Renter	47	0.9%	27	0.6%
Worked at home:				
Owner	156	3.1%	222	4.8%
Renter	54	1.1%	33	0.7%
Total:	5,083	100.0%	4,617	100.0%

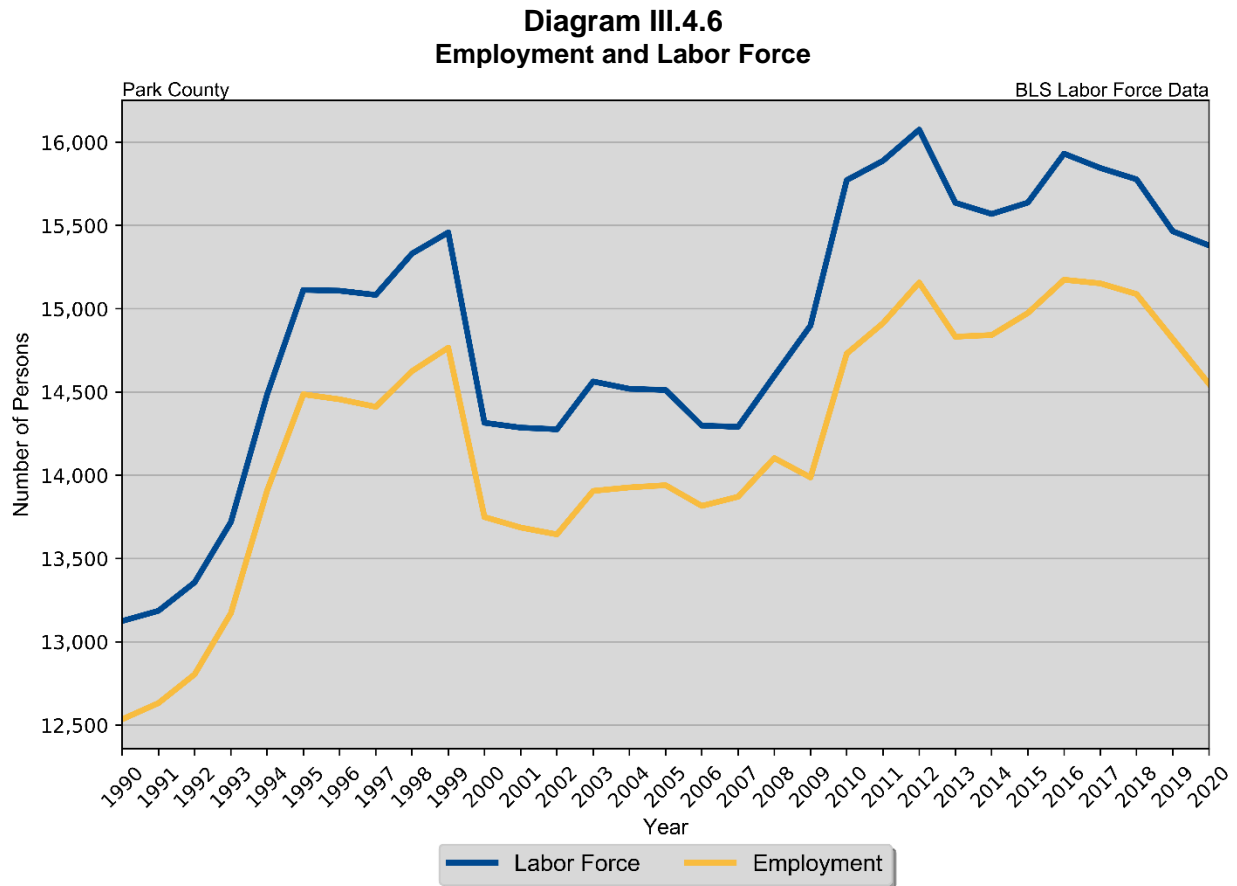
ECONOMICS

Labor Force

Table III.4.21, shows the labor force statistics for Park County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.9 percent. The highest level of unemployment occurred during 2010 rising to a rate of 6.6 percent. This compared to a statewide low of 2.6 in 2007 and statewide high of 6.9 percent in 2010. Over the last year, the unemployment rate in Park County increased from 4.2 percent in 2019 to 5.4 percent in 2020, which compared to a statewide increase to 5.8 percent.

Table III.4.21 Labor Force Statistics Park County 1990 - 2020 BLS Data					
Year	Park County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	590	12,535	13,125	4.5%	5.1%
1991	554	12,632	13,186	4.2%	5%
1992	552	12,805	13,357	4.1%	5.4%
1993	547	13,172	13,719	4%	5.3%
1994	577	13,908	14,485	4%	4.9%
1995	627	14,486	15,113	4.1%	4.8%
1996	652	14,456	15,108	4.3%	5%
1997	672	14,411	15,083	4.5%	4.8%
1998	706	14,625	15,331	4.6%	4.8%
1999	692	14,766	15,458	4.5%	4.7%
2000	566	13,749	14,315	4%	3.8%
2001	600	13,686	14,286	4.2%	3.8%
2002	631	13,645	14,276	4.4%	4%
2003	657	13,906	14,563	4.5%	4.3%
2004	592	13,927	14,519	4.1%	3.8%
2005	572	13,940	14,512	3.9%	3.6%
2006	482	13,816	14,298	3.4%	3%
2007	420	13,871	14,291	2.9%	2.6%
2008	494	14,103	14,597	3.4%	2.9%
2009	912	13,987	14,899	6.1%	6.3%
2010	1,042	14,730	15,772	6.6%	6.9%
2011	975	14,913	15,888	6.1%	6.2%
2012	918	15,157	16,075	5.7%	5.5%
2013	804	14,832	15,636	5.1%	4.8%
2014	727	14,842	15,569	4.7%	4.3%
2015	663	14,974	15,637	4.2%	4.2%
2016	757	15,174	15,931	4.8%	5.4%
2017	693	15,152	15,845	4.4%	4.3%
2018	689	15,088	15,777	4.4%	4%
2019	646	14,819	15,465	4.2%	3.7%
2020	831	14,549	15,380	5.4%	5.8%

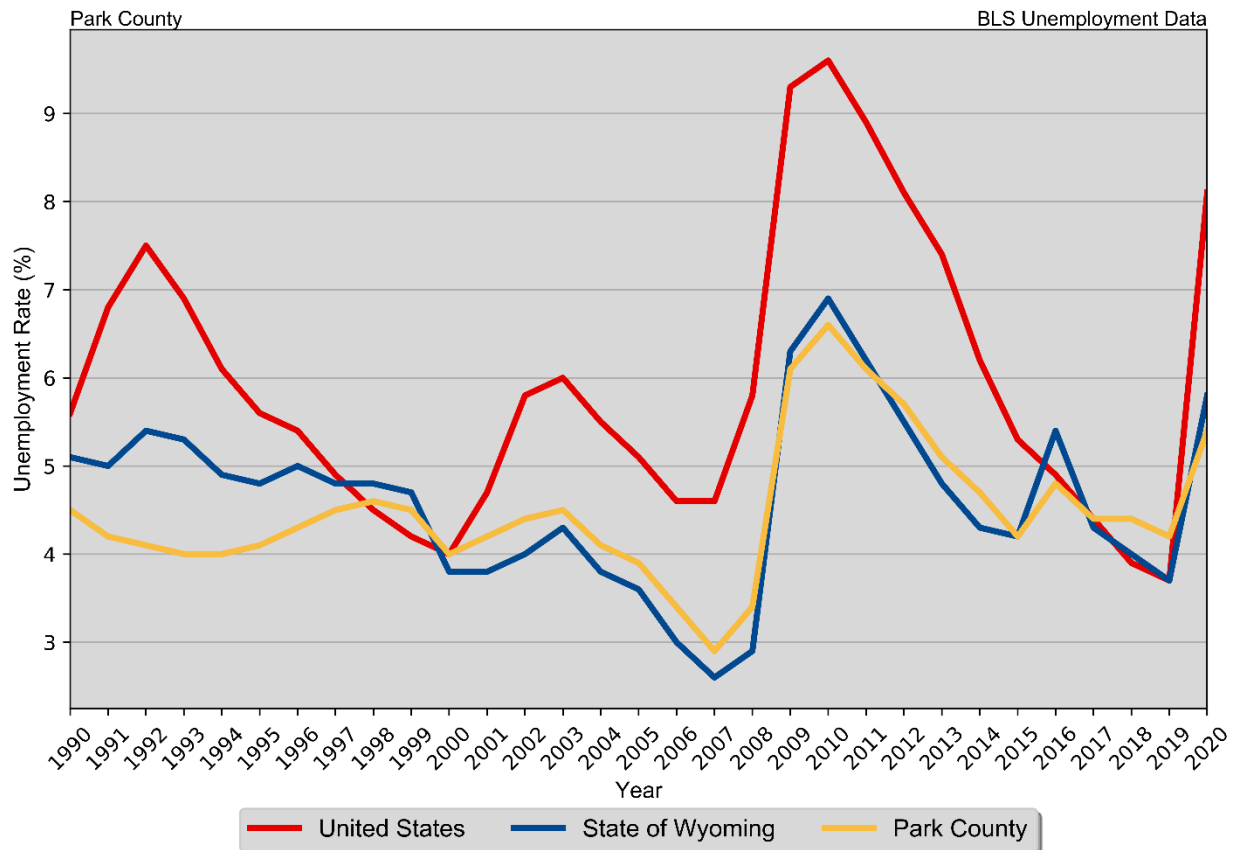
Diagram III.4.6, shows the employment and labor force for Park County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 14,549 persons, with the labor force reaching 15,380, indicating there were a total of 831 unemployed persons.



Unemployment

Diagram III.4.7, shows the unemployment rate for both the State and Park County. During the 1990's the average rate for Park County was 4.3 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.1 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 5.1 percent. Over the course of the entire period the Park County had an average unemployment rate that lower than the State, 4.5 percent for Park County, versus 4.6 statewide.

Diagram III.4.7
Annual Unemployment Rate



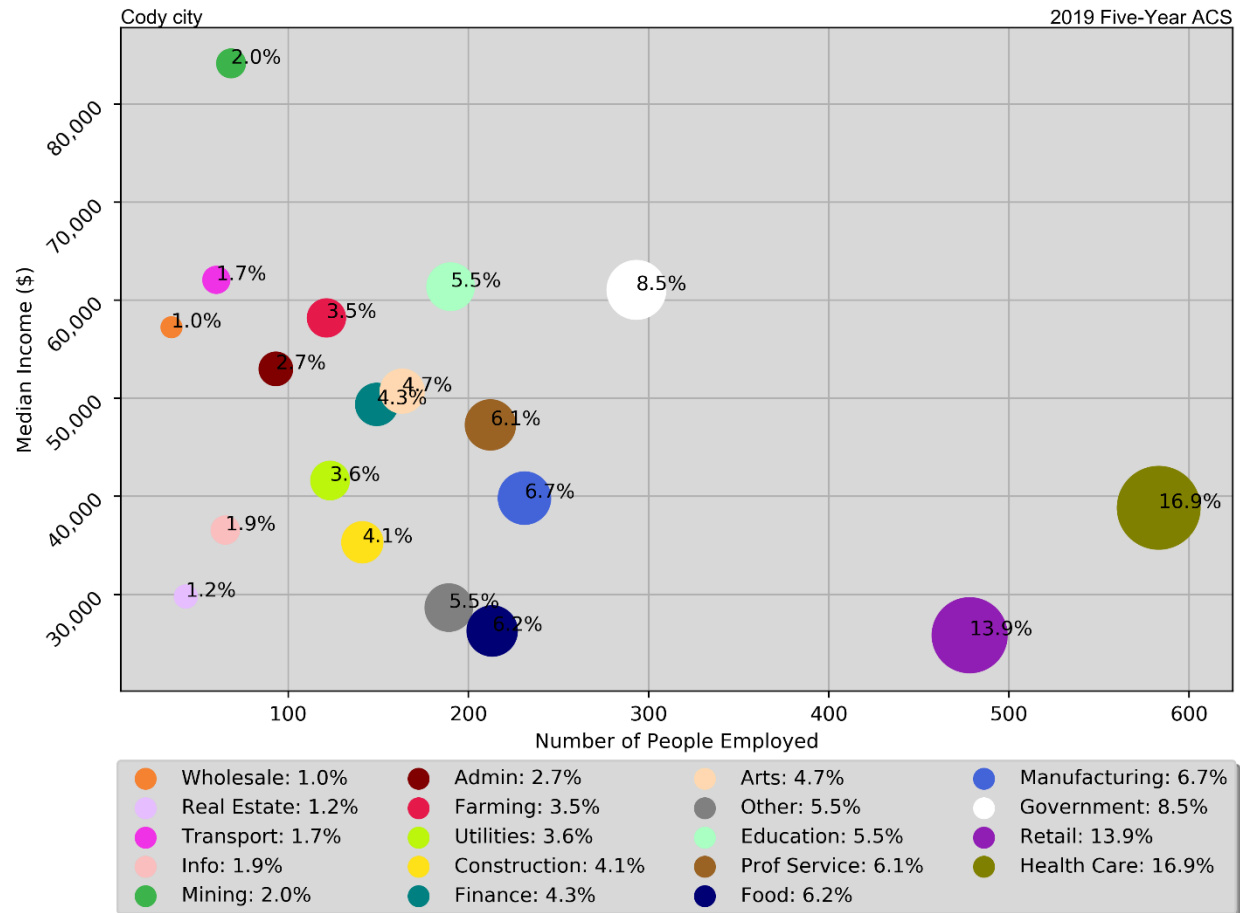
Earnings and Employment by Industry

Table III.4.22 shows employment and median earnings by industry for Cody city from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Cody city was Health Care, which employed 583 people and paid a median salary of 38,827 dollars. The highest paying industry in Cody city was the Mining industry, which paid a median salary of 84,167 dollars in 2019. This data is also displayed in Diagram III.4.8.

Table III.4.22 City Level Employment by Industry Cody city 2019 Five Year ACS Data			
Industry	Total Employment	Percent of Employment	Median Earnings
Administrative and support and waste management services	93	2.7%	\$53,015
Arts, entertainment, and recreation	163	4.7%	\$50,750
Construction	141	4.1%	\$35,313
Educational services ⁸	190	5.5%	\$61,389
Agriculture, forestry, fishing and hunting	121	3.5%	\$58,229
Finance and insurance	149	4.3%	\$49,408
Accommodation and food services	213	6.2%	\$26,294
Health care and social assistance	583	16.9%	\$38,827
Information	65	1.9%	\$36,563
Management of companies and enterprises	0	0%	\$
Manufacturing	231	6.7%	\$39,851
Mining, quarrying, and oil and gas extraction	68	2%	\$84,167
Other services, except public administration	189	5.5%	\$28,652
Prof Service	212	6.1%	\$47,296
Government	293	8.5%	\$61,063
Real estate and rental and leasing	43	1.2%	\$29,792
Retail Trade	478	13.9%	\$25,860
Transportation and warehousing	60	1.7%	\$62,083
Utilities	123	3.6%	\$41,618
Wholesale trade	35	1%	\$57,250

⁸ Includes both Public and Private Education

Diagram III.4.8
Earnings and Employment by Industry



Earnings: Park 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.4.23, shows the total employment by industry for the Park County. The most recent estimates show the government and government enterprises industry was the largest employer in Park County, with employment reaching 3,636 jobs in 2019. Between 2018 and 2019 the management of companies and enterprises industry saw the largest percentage increase, rising by 4.8 percent to 66 jobs.

Table III.4.23 Employment by Industry Park County BEA Table CA25 Data									
NAICS Categories	2010	2013	2014	2015	2016	2017	2018	2019	% Change 18-19
Farm earnings	980	1,054	1,075	1,106	1,119	1,149	1,111	1,136	2.3%
Forestry, fishing, related activities, and other	232	215	242	230	251	265	261	268	2.7%
Mining	866	1,080	991	901	787	644	653	658	0.8%
Utilities	78	68	71	68	82	61	61	60	-1.6%
Construction	1,591	1,629	1,723	1,751	1,746	1,670	1,611	1,664	3.3%
Manufacturing	647	707	719	727	730	722	770	691	-10.3%
Wholesale trade	337	355	408	396	373	390	391	392	0.3%
Retail trade	2,422	2,239	2,206	2,287	2,244	2,208	2,200	2,148	-2.4%
Transportation and warehousing	382	401	399	423	366	369	388	395	1.8%
Information	253	301	315	314	317	311	290	296	2.1%
Finance and insurance	780	749	733	812	866	914	937	970	3.5%
Real estate and rental and leasing	906	1,018	1,080	1,101	1,174	1,230	1,309	1,352	3.3%
Professional and technical services	901	935	957	978	955	939	972	1,002	3.1%
Management of companies and enterprises	97	82	82	70	62	42	63	66	4.8%
Administrative and waste services	582	599	585	579	611	681	693	716	3.3%
Educational services	135	122	142	187	175	188	207	208	0.5%
Health care and social assistance	1,734	1,680	1,705	1,741	1,746	1,749	1,765	1,841	4.3%
Arts, entertainment, and recreation	590	638	679	648	683	663	676	693	2.5%
Accommodation and food services	2,180	2,301	2,367	2,398	2,423	2,450	2,514	2,524	0.4%
Other services, except public administration	892	975	1,011	1,013	993	986	994	1,011	1.7%
Government and government enterprises	3,695	3,782	3,723	3,716	3,775	3,715	3,660	3,636	-0.7%
Total	20,280	20,930	21,213	21,446	21,478	21,346	21,526	21,727	0.9%

Table III.4.24, shows the real average earnings per job by industry for Park County. In 2019, the utilities industry had the highest average earnings reaching 108,097 dollars. Between 2018 and 2019 the mining industry saw the largest percentage increase, rising by 8.3 percent to 74,734 dollars.

Table III.4.24
Real Earnings Per Job by Industry
Park County
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2013	2014	2015	2016	2017	2018	2019	% Change 18-19
Farm earnings	13,185	23,329	20,687	25,685	8,882	9,788	17,864	15,705	-12.1%
Forestry, fishing, related activities, and other	19,108	13,909	14,760	15,029	15,458	16,867	17,154	16,700	-2.6%
Mining	116,770	102,889	88,975	65,904	51,983	63,231	69,030	74,734	8.3%
Utilities	95,756	96,069	96,064	95,617	89,982	102,176	107,848	108,097	0.2%
Construction	57,356	60,719	62,890	59,120	53,898	52,067	52,838	52,321	-1%
Manufacturing	42,593	47,397	52,499	56,024	55,247	55,454	57,215	58,091	1.5%
Wholesale trade	52,356	61,531	55,085	56,522	54,683	53,992	59,071	58,113	-1.6%
Retail trade	29,316	29,052	29,656	30,258	30,107	30,649	28,319	28,844	1.9%
Transportation and warehousing	47,596	52,362	53,692	62,118	53,972	49,598	65,626	59,847	-8.8%
Information	44,203	53,538	56,646	66,489	75,762	79,411	79,573	80,267	0.9%
Finance and insurance	33,566	31,425	30,224	27,713	28,649	28,751	25,440	24,976	-1.8%
Real estate and rental and leasing	24,944	28,035	24,251	23,873	20,439	18,440	17,445	17,745	1.7%
Professional and technical services	42,922	47,736	49,657	48,099	44,696	51,172	51,191	53,045	3.6%
Management of companies and enterprises	130,258	160,681	155,765	179,114	102,003	72,139	34,274	30,472	-11.1%
Administrative and waste services	21,982	29,381	31,553	32,991	31,709	28,075	27,666	29,043	5%
Educational services	8,564	14,014	12,106	10,837	12,296	13,541	12,357	12,900	4.4%
Health care and social assistance	57,019	61,691	61,914	62,156	61,881	59,249	55,791	54,559	-2.2%
Arts, entertainment, and recreation	18,330	16,854	16,801	17,244	17,664	18,635	18,940	17,164	-9.4%
Accommodation and food services	25,131	25,256	25,878	26,628	26,887	26,517	26,065	26,148	0.3%
Other services, except public administration	34,638	35,230	36,057	34,255	32,846	34,640	35,487	35,890	1.1%
Government and government enterprises	67,208	69,406	71,927	73,636	72,862	72,874	75,578	75,019	-0.7%
Total	45,390	47,788	47,393	46,713	43,791	43,517	44,045	43,796	-0.6%

Diagram III.4.9, shows real average earnings per job for Park County from 1990 to 2019. Over this period the average earning per job for Park County was 40,557 dollars, which was lower than the statewide average of 48,885 dollars over the same period.

Diagram III.4.9
Real Average Earnings Per Job

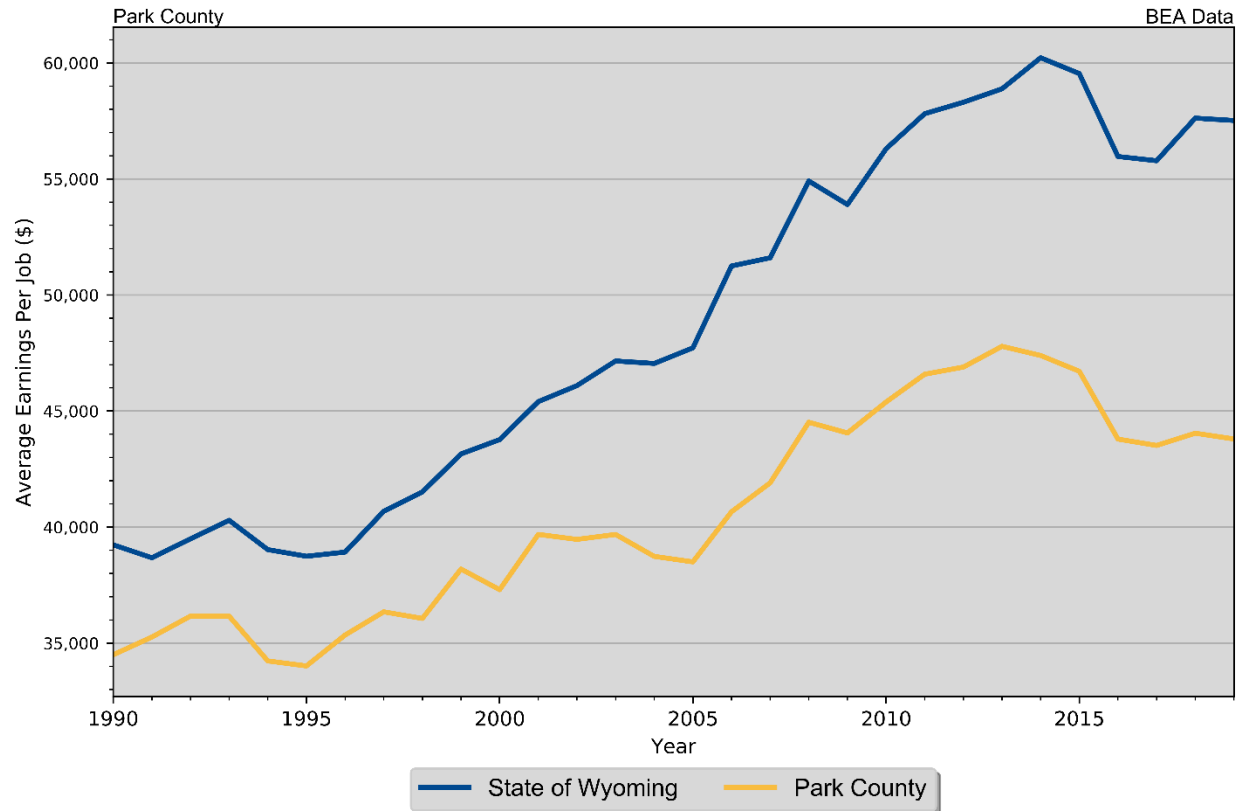
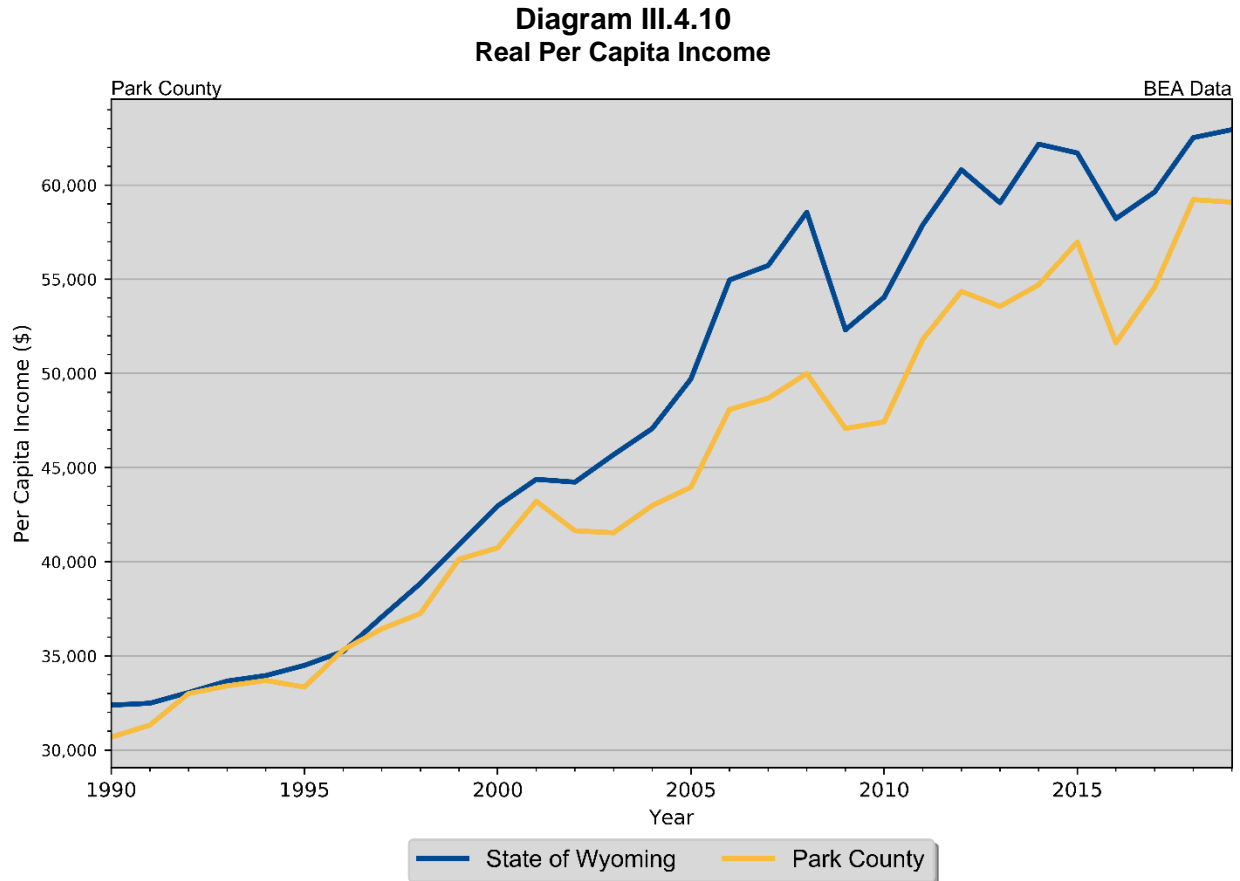


Diagram III.4.10, shows real per capita income for the Park County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Park County was 44,528 dollars, which was lower than the statewide average of 48,222 dollars over the same period.



Poverty

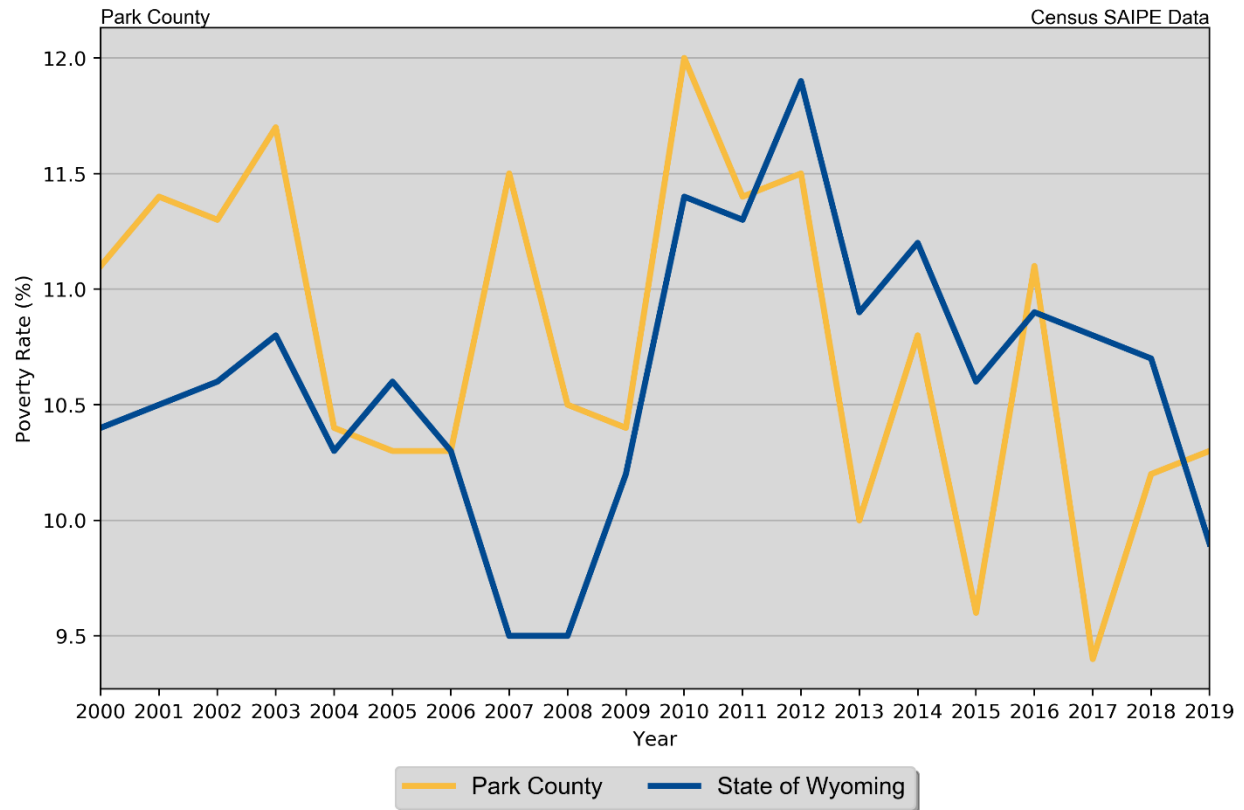
Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 3,295 in 2010 to 2,936 in 2019, with the poverty rate reaching 10.3 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.4.25, at right, presents poverty data for the county. This data is also displayed in Diagram III.4.11.

The rate of poverty for Cody city is shown in Table III.4.26. In 2019, the poverty rate was 6.7 percent meaning there were an estimated 641 people living in poverty, compared to 1,179 persons living in poverty in 2010. In 2019, some 8.4 percent of those in poverty were under age 6 and 11.2 percent were 65 or older.

Table III.4.25 Persons in Poverty Park County 2000–2019 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	2,785	11.1%
2001	2,884	11.4%
2002	2,914	11.3%
2003	3,036	11.7%
2004	2,708	10.4%
2005	2,658	10.3%
2006	2,712	10.3%
2007	3,009	11.5%
2008	2,802	10.5%
2009	2,803	10.4%
2010	3,295	12%
2011	3,154	11.4%
2012	3,202	11.5%
2013	2,849	10%
2014	3,049	10.8%
2015	2,739	9.6%
2016	3,173	11.1%
2017	2,694	9.4%
2018	2,921	10.2%
2019	2,936	10.3%

Table III.4.26 Poverty by Age Cody 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	213	31.1	65	8.4%
6 to 17	338	25.1	47	3.6%
18 to 64	462	8.3	306	5.5%
65 or Older	166	10.1	223	11.2%
Total	1,179	100.0%	641	100.0%
Poverty Rate	12.8%	.	6.7%	.

Diagram III.4.11
Poverty Rates



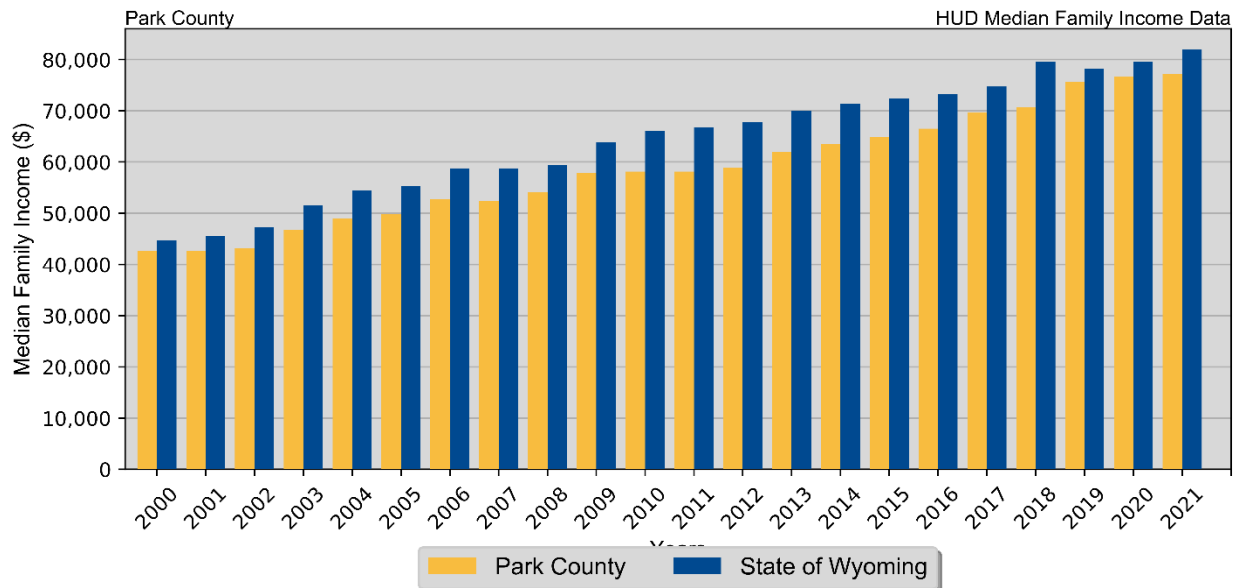
Household Income

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.4.46 shows that the HUD estimated MFI for Park County was \$77,200 in 2021. This compared to Wyoming's MFI of \$81,900. Diagram III.4.12, illustrates the estimated MFI for 2000 through 2021 in Park County.

Table III.4.27
Median Family Income
Park County
2000–2019 HUD MFI

Year	MFI	State of Wyoming MFI
2000	42,600	44,700
2001	42,600	45,500
2002	43,100	47,200
2003	46,800	51,600
2004	49,000	54,500
2005	49,800	55,250
2006	52,800	58,800
2007	52,400	58,800
2008	54,100	59,450
2009	57,900	63,900
2010	58,100	66,100
2011	58,100	66,800
2012	58,900	67,700
2013	62,000	70,000
2014	63,500	71,400
2015	64,900	72,400
2016	66,500	73,300
2017	69,700	74,700
2018	70,700	79,600
2019	75,700	78,200
2020	76,600	79,500
2021	77,200	81,900

Diagram III.4.12
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 Cody city increased from 29 authorizations in 2019 to 41 in 2020.

The real value of single-family building permits increased from 221,857 dollars in 2019 to 254,183 dollars in 2020. This compares to an increase in permit value statewide, with values rising by 26,270 dollars from 344,472 dollars in 2019 to 370,742 dollars in 2020. Additional details are given in Table III.4.28.

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	15	0	8	0	23	120,789	0
1981	25	0	3	0	28	168,075	0
1982	15	0	3	0	18	109,322	0
1983	53	2	0	32	87	76,534	49,897
1984	33	0	0	10	43	103,547	66,969
1985	39	0	0	25	64	76,019	46,676
1986	37	0	0	15	52	77,108	45,762
1987	35	0	0	10	45	74,659	44,650
1988	5	0	0	0	5	178,530	0
1989	6	2	0	0	8	135,160	0
1990	12	0	0	0	12	95,691	0
1991	22	4	4	0	30	126,473	0
1992	46	6	8	0	60	99,903	0
1993	61	6	20	0	87	126,338	0
1994	57	8	33	0	98	123,203	0
1995	34	8	20	0	62	142,153	0
1996	31	6	8	0	45	150,843	0
1997	24	4	0	0	28	173,516	0
1998	21	0	0	0	21	135,024	0
1999	39	2	3	0	44	130,164	0
2000	23	0	0	0	23	195,246	0
2001	30	6	0	0	36	166,999	0
2002	44	8	7	0	59	189,086	0
2003	46	22	8	6	82	194,627	57,345
2004	66	2	0	0	68	166,220	0
2005	57	0	0	0	57	164,925	0
2006	66	4	0	0	70	197,558	0
2007	74	2	0	0	76	213,297	0
2008	53	6	0	0	59	194,949	0
2009	50	2	0	12	64	151,011	97,676
2010	17	4	0	0	21	218,466	0
2011	27	10	0	0	37	175,685	0
2012	22	12	0	0	34	189,627	0
2013	22	0	0	0	22	264,520	0
2014	18	6	6	0	30	230,969	0
2015	33	0	4	0	37	253,865	0
2016	31	6	3	6	46	192,104	80,610
2017	38	6	0	0	44	185,896	0
2018	36	0	0	0	36	262,435	0
2019	29	4	0	0	33	221,857	0
2020	41	2	0	0	43	254,183	0

Diagram III.4.13
Single-Family Permits

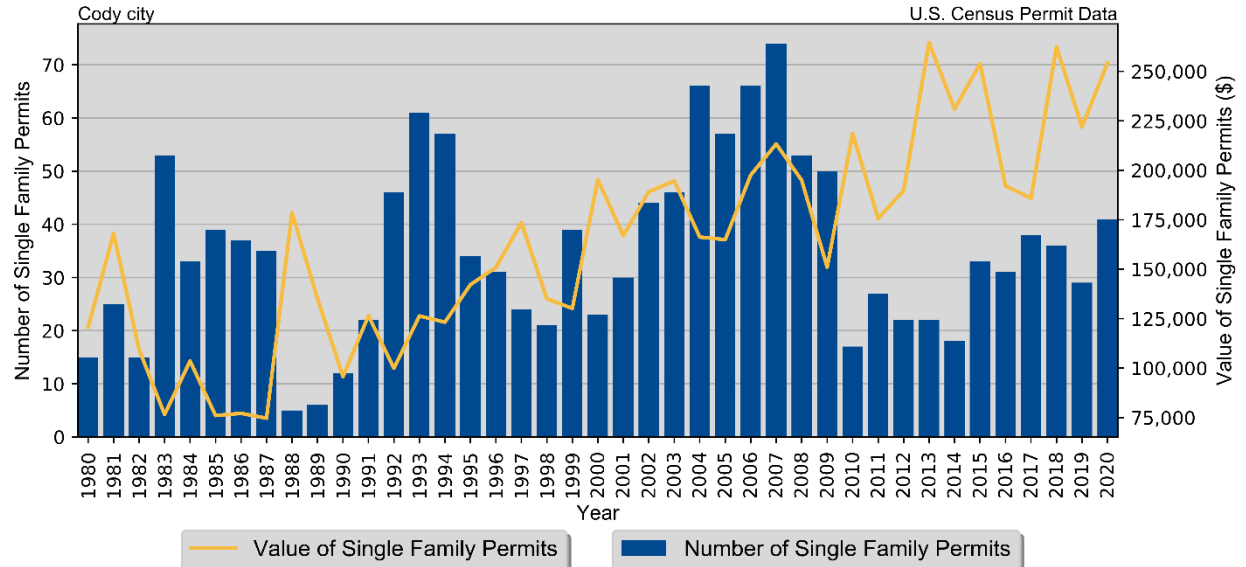
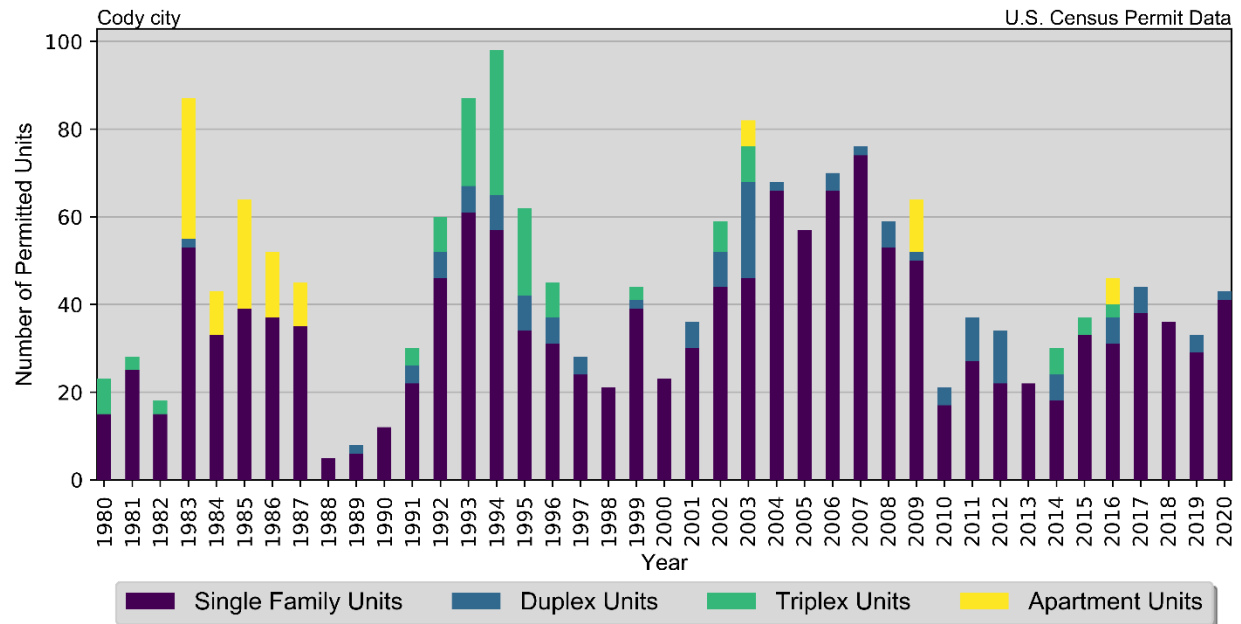


Diagram III.4.14
Total Permits by Unit Type



Housing Characteristics

Households by type and tenure are shown in Table II.4.29. Family households represented 61.4 percent of households, while non-family households accounted for 38.6 percent. These changed from 58.5 and 41.5 percent, respectively.

Table II.4.29 Household Type by Tenure Cody city 2010 Census SF1 & 2019 Five-Year ACS Data				
Household Type	2010 Census		2019 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	2,502	58.5%	2,651	61.4%
Married-Couple Family	1,926	77%	2,086	78.7%
Owner-Occupied	1,551	80.5%	1,587	76.1%
Renter-Occupied	375	19.5%	499	23.9%
Other Family	576	23%	565	21.7%
Male Householder, No Spouse Present	170	29.5%	221	30.1%
Owner-Occupied	76	44.7%	77	34.8%
Renter-Occupied	94	55.3%	144	65.2%
Female Householder, No Spouse Present	406	70.5%	344	71.9%
Owner-Occupied	201	49.5%	198	57.6%
Renter-Occupied	205	50.5%	146	42.4%
Non-Family Households	1,776	41.5%	1,664	38.6%
Owner-Occupied	908	51.1%	903	54.3%
Renter-Occupied	868	48.9%	761	45.7%
Total	4,278	100.0%	4,315	100.0%

Table II.4.30, below, shows housing units by type in 2010 and 2019. In 2010, there were 4,571 housing units, compared with 4,858 in 2019. Single-family units accounted for 80.6 percent of units in 2019, compared to 69.8 in 2010. Apartment units accounted for 5.7 percent in 2019, compared to 6.3 percent in 2010.

Table II.4.30 Housing Units by Type Cody 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	3,192	69.8%	3,915	80.6%
Duplex	215	4.7%	51	1%
Tri- or Four-Plex	203	4.4%	311	6.4%
Apartment	287	6.3%	276	5.7%
Mobile Home	674	14.7%	305	6.3%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	4,571	100.0%	4,858	100.0%

Table II.4.31 shows housing units by tenure from 2010 to 2019. By 2019, there were 4,858 housing units. An estimated 64.1 percent were owner-occupied, and 11.2 percent were vacant.

Table II.4.31 Housing Units by Tenure Cody city 2010 Census & 2019 Five-Year ACS Data				
Tenure	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	4,278	92%	4,315	88.8%
Owner-Occupied	2,736	64%	2,765	64.1%
Renter-Occupied	1,542	36%	1,550	35.9%
Vacant Housing Units	372	8%	543	11.2%
Total Housing Units	4,650	100.0%	4,858	100.0%

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.4.32. Households earning more than 100,000 dollars per year represented 19.6 percent of households in 2019, compared to 8.6 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 9.1 percent of households in 2019, compared to 10.5 percent in 2010.

Table II.4.32 Households by Income Cody 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	455	10.5%	393	9.1%
\$15,000 to \$19,999	294	6.8%	88	2%
\$20,000 to \$24,999	349	8.1%	436	10.1%
\$25,000 to \$34,999	706	16.4%	248	5.7%
\$35,000 to \$49,999	823	19.1%	645	14.9%
\$50,000 to \$74,999	813	18.8%	900	20.9%
\$75,000 to \$99,999	506	11.7%	761	17.6%
\$100,000 or More	372	8.6%	844	19.6%
Total	4,318	100.0%	4,315	100.0%

Table II.4.33 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 5.5 percent of households in 2010 and 18.4 percent of households in 2019. Housing units built in 1939 or earlier represented 8.7 percent of households in 2019 and 8.7 percent of households in 2010.

Table II.4.33 Households by Year Home Built Cody 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	377	8.7%	374	8.7%
1940 to 1949	432	10%	414	9.6%
1950 to 1959	486	11.3%	497	11.5%
1960 to 1969	518	12%	344	8%
1970 to 1979	1,068	24.7%	684	15.9%
1980 to 1989	463	10.7%	419	9.7%
1990 to 1999	738	17.1%	433	10%
2000 to 2009	236	5.5%	793	18.4%
2010 or Later	.	.	357	8.3%
Total	4,318	100.0%	4,315	100.0%

The distribution of unit types by race are shown in Table II.4.34. An estimated 80.7 percent of white households occupy single-family homes, compared to 100 percent of black households. Some 5.6 percent of white households occupied apartments, compared to 0 percent of black households. An estimated 0 percent of Asian, and percent of American Indian households occupy single-family homes.

Table II.4.34
Distribution of Units in Structure by Race
 Cody city
 2019 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islanders	Other	Two or More Races
Single-Family	80.7%	100%	%	0%	%	100%	100%
Duplex	1.2%	0%	%	0%	%	0%	0%
Tri- or Four-Plex	6.4%	0%	%	0%	%	0%	0%
Apartment	5.6%	0%	%	100%	%	0%	0%
Mobile Home	6.1%	0%	%	0%	%	0%	0%
Boat, RV, Van, Etc.	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.4.35. An estimated 31.5 percent of vacant units were for rent in 2010. In addition, some 16.9 percent of vacant units were for sale. “Other” vacant units represented 19.9 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 31.9 percent of vacant units, while for sale units accounted for 14.5 percent. “Other” vacant units accounted for 8.5 percent of vacant units, representing a total of 46 “other” vacant units.

Table II.4.35
Disposition of Vacant Housing Units
 Cody city
 2010 Census & 2019 Five-Year ACS Data

Disposition	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	117	31.5%	173	31.9%
For Sale	63	16.9%	79	14.5%
Rented Not Occupied	11	3%	0	0%
Sold Not Occupied	10	2.7%	0	0%
For Seasonal, Recreational, or Occasional Use	96	25.8%	245	45.1%
For Migrant Workers	1	0.3%	0	0%
Other Vacant	74	19.9%	46	8.5%
Total	372	100.0%	543	100.0%

Table II.4.36 shows the number of households in the county by number of bedrooms and tenure. There were 54 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 23.94 percent of total households in Cody city. In Cody city the 1,762 households with three bedrooms accounted for 40.83 percent of all households, and there were 328 five-bedroom or more households, which accounted for 7.6 percent of all households.

Table II.4.36 Households by Number of Bedrooms Cody city 2019 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	54	54	1.25%
One	29	297	326	7.56%
Two	396	637	1,033	23.94%
Three	1,295	467	1,762	40.83%
Four	717	95	812	18.82%
Five or more	328	0	328	7.6%
Total	2,765	1,550	4,315	100.0

The age of a structure influences its value. As shown in Table II.4.37, structures built in 1939 or earlier had a median value of, 218,000 while structures built between 1950 and 1959 had a median value of 188,900 and those built between 1990 to 1999 had a median value of 249,500. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of and, respectively. The total median value in Cody city was, 236,900.

Table II.4.37 Owner Occupied Median Value by Year Structure Built Cody city 2019 Five-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	218,000
1940 to 1949	224,100
1950 to 1959	188,900
1960 to 1969	257,400
1970 to 1979	243,700
1980 to 1989	273,400
1990 to 1999	249,500
2000 to 2009	306,800
2010 to 2013	
2014 or later	
Median Value	236,900

Household mortgage status is reported in Table II.4.38. In, Cody city households with a mortgage accounted for 60.7 percent of all households or 1,678 housing units, and the remaining 56.6 percent or 1,566 units had no mortgage. Of those units with a mortgage, 112 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,566 or 56.6 percent had no second mortgage or no home equity loan.

Table II.4.38 Mortgage Status Cody city 2019 Five-Year ACS Data		
Mortgage Status	Cody city	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,678	60.7
With either a second mortgage or home equity loan, but not both	112	4.1
Second mortgage only	31	1.1
Home equity loan only	81	2.9
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	1,566	56.6
Housing units without a mortgage	1,087	39.3
Total	2,765	100.0%

Table II.4.39 lists the Cody city median rent as \$776 and the median home value as \$236,900 in 2019.

Table II.4.39 Median Rent Cody city 2019 Five-Year ACS Data	
Place	Rent
Median Rent	\$776
Median Home Value	\$236,900

Housing Problems

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

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

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table II.4.40. In 2019, an estimated 0.7 percent of households were overcrowded, and an additional 1.1 percent were severely overcrowded.

Table II.4.40 Overcrowding and Severe Overcrowding Cody 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	2,646	100%	0	0%	0	0%	2,646
2019 Five-Year ACS	2,718	98.3%	0	0%	47	1.7%	2,765
Renter							
2010 Five-Year ACS	1,672	100%	0	0%	0	0%	1,672
2019 Five-Year ACS	1,521	98.1%	29	1.9%	0	0%	1,550
Total							
2010 Five-Year ACS	4,318	100%	0	0%	0	0%	4,318
2019 Five-Year ACS	4,239	98.2%	29	0.7%	47	1.1%	4,315

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.4.41 and Table II.4.42, below.

There were a total of 29 households with incomplete plumbing facilities in 2019, representing 0.7 percent of households in Cody city. This is compared to 0.3 percent of households lacking complete plumbing facilities in 2010.

Table II.4.41 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	4,305	4,286
Lacking Complete Plumbing Facilities	13	29
Total Households	4,318	4,315
Percent Lacking	0.3%	0.7%

There were 24 households lacking complete kitchen facilities in 2019, compared to 31 households in 2010. This was a change from 0.7 percent of households in 2010 to 0.6 percent in 2019.

Table II.4.42 Households with Incomplete Kitchen Facilities Cody city 2010 and 2019 Five-Year ACS Data		
Households	2010 Five-Year ACS	2019 Five-Year ACS
With Complete Kitchen Facilities	4,287	4,291
Lacking Complete Kitchen Facilities	31	24
Total Households	4,318	4,315
Percent Lacking	0.7%	0.6%

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.4.43, in Cody city 16.1 percent of households had a cost burden and 8.9 percent had a severe cost burden. Some 21.8 percent of renters were cost burdened, and 10.8 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 1.6 percent and a severe cost burden rate of 7.1 percent. Owner occupied households with a mortgage had a cost burden rate of 20.2 percent, and severe cost burden at 8.2 percent.

Table II.4.43
Cost Burden and Severe Cost Burden by Tenure
 Cody city
 2010 & 2019 Five-Year ACS Data

2010 and 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	893	65.1%	200	14.6%	278	20.3%	0	0%	1,371
2019 Five-Year ACS	1,193	71.1%	339	20.2%	138	8.2%	8	0.5%	1,678
Owner Without a Mortgage									
2010 Five-Year ACS	1,141	89.5%	52	4.1%	82	6.4%	0	0%	1,275
2019 Five-Year ACS	982	90.3%	17	1.6%	77	7.1%	11	1%	1,087
Renter									
2010 Five-Year ACS	917	54.8%	328	19.6%	224	13.4%	203	12.1%	1,672
2019 Five-Year ACS	976	63%	338	21.8%	168	10.8%	68	4.4%	1,550
Total									
2010 Five-Year ACS	2,951	68.3%	580	13.4%	584	13.5%	203	4.7%	4,318
2019 Five-Year ACS	3,151	73%	694	16.1%	383	8.9%	87	2%	4,315

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 Park County. Below is a table showing the MFI breakdown:

Park County MFI	
Income Bracket	Actual Income
0 – 30% MFI	\$0 to \$23,160
30.1 – 50% MFI	\$23,161 to \$38,600
50.1 – 80% MFI	\$38,601 to \$61,760
80.1 – 100% MFI	\$61,761 to \$77,200
Above 100% MFI	Above \$77,200

Housing Problems by Income, Race, and Tenure

Table III.4.44 through Table III.4.49 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 Cody city, housing problems are faced by 425 white homeowner households, 0 black homeowner households, 0 Asian homeowner households, and 25 Hispanic homeowner households.

Table III.4.44 Percent of Homeowner Households with Housing Problems by Income and Race Cody 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 \$23,160	65.8%	0%	0%	0%	0%	0%	0%	65.8%
\$23,161 to \$38,600	47.2%	0%	0%	0%	0%	0%	0%	47.2%
\$38,601 to \$61,760	12.9%	0%	0%	0%	0%	0%	0%	12.9%
\$61,761 to \$77,200	19%	0%	0%	0%	0%	0%	0%	18.3%
Above \$77,200	2.1%	0%	0%	0%	0%	0%	55.6%	4%
Total	16.5%	0%	0%	0%	0%	0%	55.6%	17.1%
Without Housing Problems								
\$0 to \$23,160	21.1%	0%	0%	0%	0%	0%	0%	21.1%
\$23,161 to \$38,600	52.8%	0%	0%	0%	0%	0%	0%	52.8%
\$38,601 to \$61,760	87.1%	0%	0%	0%	0%	0%	0%	87.1%
\$61,761 to \$77,200	81%	0%	0%	0%	0%	100%	0%	81.7%
Above \$77,200	97.9%	0%	0%	0%	0%	0%	44.4%	96%
Total	82.5%	0%	0%	0%	0%	100%	44.4%	82%

Table III.4.45 Homeowner Households with Housing Problems by Income and Race Cody 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 \$23,160	125	0	0	0	0	0	0	125
\$23,161 to \$38,600	125	0	0	0	0	0	0	125
\$38,601 to \$61,760	55	0	0	0	0	0	0	55
\$61,761 to \$77,200	95	0	0	0	0	0	0	95
Above \$77,200	25	0	0	0	0	0	25	50
Total	425	0	0	0	0	0	25	450
Without Housing Problems								
\$0 to \$23,160	40	0	0	0	0	0	0	40
\$23,161 to \$38,600	140	0	0	0	0	0	0	140
\$38,601 to \$61,760	370	0	0	0	0	0	0	370
\$61,761 to \$77,200	405	0	0	0	0	20	0	425
Above \$77,200	1,165	0	0	0	0	0	20	1,185
Total	2,120	0	0	0	0	20	20	2,160
Not Computed								
\$0 to \$23,160	25	0	0	0	0	0	0	25
\$23,161 to \$38,600	0	0	0	0	0	0	0	0
\$38,601 to \$61,760	0	0	0	0	0	0	0	0
\$61,761 to \$77,200	0	0	0	0	0	0	0	0
Above \$77,200	0	0	0	0	0	0	0	0
Total	25	0	0	0	0	0	0	25
Total								
\$0 to \$23,160	190	0	0	0	0	0	0	190
\$23,161 to \$38,600	265	0	0	0	0	0	0	265
\$38,601 to \$61,760	425	0	0	0	0	0	0	425
\$61,761 to \$77,200	500	0	0	0	0	20	0	520
Above \$77,200	1,190	0	0	0	0	0	45	1,235
Total	2,570	0	0	0	0	20	45	2,635

In total, some 400 renter households face housing problems in Cody city. Of these, some 390 white renter households, 0 black renter households, 0 Asian renter households, and 10 Hispanic renter households face housing problems.

Table III.4.46 Renter Households with Housing Problems by Income and Race Cody 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 \$23,160	110	0	0	0	0	0	10	120
\$23,161 to \$38,600	220	0	0	0	0	0	0	220
\$38,601 to \$61,760	60	0	0	0	0	0	0	60
\$61,761 to \$77,200	0	0	0	0	0	0	0	0
Above \$77,200	0	0	0	0	0	0	0	0
Total	390	0	0	0	0	0	10	400
Without Housing Problems								
\$0 to \$23,160	25	0	0	0	0	0	0	25
\$23,161 to \$38,600	60	0	0	0	0	0	0	60
\$38,601 to \$61,760	240	55	0	0	0	15	20	330
\$61,761 to \$77,200	110	0	0	0	0	0	0	110
Above \$77,200	420	0	15	0	0	0	0	435
Total	855	55	15	0	0	15	20	960
Not Computed								
\$0 to \$23,160	35	0	0	0	0	0	0	35
\$23,161 to \$38,600	0	0	0	0	0	0	0	0
\$38,601 to \$61,760	0	0	0	0	0	0	0	0
\$61,761 to \$77,200	0	0	0	0	0	0	0	0
Above \$77,200	0	0	0	0	0	0	0	0
Total	35	0	0	0	0	0	0	35
Total								
\$0 to \$23,160	170	0	0	0	0	0	10	180
\$23,161 to \$38,600	280	0	0	0	0	0	0	280
\$38,601 to \$61,760	300	55	0	0	0	15	20	390
\$61,761 to \$77,200	110	0	0	0	0	0	0	110
Above \$77,200	420	0	15	0	0	0	0	435
Total	1,280	55	15	0	0	15	30	1,395

Table III.4.47
Percent of Renter Households with Housing Problems by Income and Race
 Cody city
 2013–2017 HUD CHAS Data

2010-2014 ACS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$23,160	64.7%	0%	0%	0%	0%	0%	100%	66.7%
\$23,161 to \$38,600	78.6%	0%	0%	0%	0%	0%	0%	78.6%
\$38,601 to \$61,760	20%	0%	0%	0%	0%	0%	0%	15.4%
\$61,761 to \$77,200	0%	0%	0%	0%	0%	0%	0%	0%
Above \$77,200	0%	0%	0%	0%	0%	0%	0%	0%
Total	30.5%	0%	0%	0%	0%	0%	33.3%	28.7%
Without Housing Problems								
\$0 to \$23,160	14.7%	0%	0%	0%	0%	0%	0%	13.9%
\$23,161 to \$38,600	21.4%	0%	0%	0%	0%	0%	0%	21.4%
\$38,601 to \$61,760	80%	100%	0%	0%	0%	100%	100%	84.6%
\$61,761 to \$77,200	100%	0%	0%	0%	0%	0%	0%	100%
Above \$77,200	100%	0%	100%	0%	0%	0%	0%	100%
Total	66.8%	100%	100%	0%	0%	100%	66.7%	68.8%

Overall, there are 850 households, or 21.1 percent of households with housing problems in Cody city. This includes 815 white households, 0 black households, 0 Asian households, 0 American Indian, 0 Pacific Islander, and 0 “other” race households with housing problems. In addition, there are 35 Hispanic households with housing problems. This is shown in Table III.4.48 and Table III.4.49.

Table III.4.48
Percent of Total Households with Housing Problems by Income and Race
 Cody 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 \$23,160	65.3%	0%	0%	0%	0%	0%	100%	66.2%
\$23,161 to \$38,600	63.3%	0%	0%	0%	0%	0%	0%	63.3%
\$38,601 to \$61,760	15.9%	0%	0%	0%	0%	0%	0%	14.1%
\$61,761 to \$77,200	15.6%	0%	0%	0%	0%	0%	0%	15.1%
Above \$77,200	1.6%	0%	0%	0%	0%	0%	55.6%	3%
Total	21.2%	0%	0%	0%	0%	0%	46.7%	21.1%
Without Housing Problems								
\$0 to \$23,160	18.1%	0%	0%	0%	0%	0%	0%	17.6%
\$23,161 to \$38,600	36.7%	0%	0%	0%	0%	0%	0%	36.7%
\$38,601 to \$61,760	84.1%	100%	0%	0%	0%	100%	100%	85.9%
\$61,761 to \$77,200	84.4%	0%	0%	0%	0%	100%	0%	84.9%
Above \$77,200	98.4%	0%	100%	0%	0%	0%	44.4%	97%
Total	77.3%	100%	100%	0%	0%	100%	53.3%	77.4%

Table III.4.49
Total Households with Housing Problems by Income and Race

Cody 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 \$23,160	235	0	0	0	0	0	10	245
\$23,161 to \$38,600	345	0	0	0	0	0	0	345
\$38,601 to \$61,760	115	0	0	0	0	0	0	115
\$61,761 to \$77,200	95	0	0	0	0	0	0	95
Above \$77,200	25	0	0	0	0	0	25	50
Total	815	0	0	0	0	0	35	850
Without Housing Problems								
\$0 to \$23,160	65	0	0	0	0	0	0	65
\$23,161 to \$38,600	200	0	0	0	0	0	0	200
\$38,601 to \$61,760	610	55	0	0	0	15	20	700
\$61,761 to \$77,200	515	0	0	0	0	20	0	535
Above \$77,200	1,585	0	15	0	0	0	20	1,620
Total	2,975	55	15	0	0	35	40	3,120
Not Computed								
\$0 to \$23,160	60	0	0	0	0	0	0	60
\$23,161 to \$38,600	0	0	0	0	0	0	0	0
\$38,601 to \$61,760	0	0	0	0	0	0	0	0
\$61,761 to \$77,200	0	0	0	0	0	0	0	0
Above \$77,200	0	0	0	0	0	0	0	0
Total	60	0	0	0	0	0	0	60
Total								
\$0 to \$23,160	360	0	0	0	0	0	10	370
\$23,161 to \$38,600	545	0	0	0	0	0	0	545
\$38,601 to \$61,760	725	55	0	0	0	15	20	815
\$61,761 to \$77,200	610	0	0	0	0	20	0	630
Above \$77,200	1,610	0	15	0	0	0	45	1,670
Total	3,850	55	15	0	0	35	75	4,030

Table III.4.50 through Table III.4.53 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 320 white households, 0 black households, 0 Asian households, as well as 35 Hispanic households.

Table III.4.50 Percent of Homeowner Households with Severe Housing Problems by Income and Race Cody 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 \$23,160	60.5%	0%	0%	0%	0%	0%	0%	60.5%
\$23,161 to \$38,600	26.4%	0%	0%	0%	0%	0%	0%	26.4%
\$38,601 to \$61,760	3.5%	0%	0%	0%	0%	0%	0%	3.5%
\$61,761 to \$77,200	0%	0%	0%	0%	0%	0%	0%	0%
Above \$77,200	0%	0%	0%	0%	0%	0%	55.6%	2%
Total	7.8%	0	0%	0%	0%	0%	55.6%	8.5%
Without A Severe Housing Problems								
\$0 to \$23,160	26.3%	0%	0%	0%	0%	0%	0%	26.3%
\$23,161 to \$38,600	73.6%	0%	0%	0%	0%	0%	0%	73.6%
\$38,601 to \$61,760	96.5%	0%	0%	0%	0%	0%	0%	96.5%
\$61,761 to \$77,200	100%	0%	0%	0%	0%	100%	0%	100%
Above \$77,200	100%	0%	0%	0%	0%	0%	44.4%	98%
Total	91.2%	0%	0%	0%	0%	100%	44.4%	90.5%

Table III.4.51 Percent of Renter Households with Severe Housing Problems by Income and Race Cody 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 \$23,160	44.1%	0%	0%	0%	0%	0%	100%	47.2%
\$23,161 to \$38,600	16.1%	0%	0%	0%	0%	0%	0%	16.1%
\$38,601 to \$61,760	0%	0%	0%	0%	0%	0%	0%	0%
\$61,761 to \$77,200	0%	0%	0%	0%	0%	0%	0%	0%
Above \$77,200	0%	0%	0%	0%	0%	0%	0%	0%
Total	9.4%	0%	0%	0%	0%	0%	33.3%	9.3%
Without A Severe Housing Problems								
\$0 to \$23,160	35.3%	0%	0%	0%	0%	0%	0%	33.3%
\$23,161 to \$38,600	83.9%	0%	0%	0%	0%	0%	0%	83.9%
\$38,601 to \$61,760	100%	100%	0%	0%	0%	100%	100%	100%
\$61,761 to \$77,200	100%	0%	0%	0%	0%	0%	0%	100%
Above \$77,200	100%	0%	100%	0%	0%	0%	0%	100%
Total	87.9%	100%	100%	0%	0%	100%	66.7%	88.2%

Table III.4.52
Percent of Total Households with Severe Housing Problems by Income and Race
 Cody 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 \$23,160	52.8%	0%	0%	0%	0%	0%	100%	54.1%
\$23,161 to \$38,600	21.1%	0%	0%	0%	0%	0%	0%	21.1%
\$38,601 to \$61,760	2.1%	0%	0%	0%	0%	0%	0%	1.8%
\$61,761 to \$77,200	0%	0%	0%	0%	0%	0%	0%	0%
Above \$77,200	0%	0%	0%	0%	0%	0%	55.6%	1.5%
Total	8.3%	0%	0%	0%	0%	0%	46.7%	8.8%
Without A Severe Housing Problems								
\$0 to \$23,160	30.6%	0%	0%	0%	0%	0%	0%	29.7%
\$23,161 to \$38,600	78.9%	0%	0%	0%	0%	0%	0%	78.9%
\$38,601 to \$61,760	97.9%	100%	0%	0%	0%	100%	100%	98.2%
\$61,761 to \$77,200	100%	0%	0%	0%	0%	100%	0%	100%
Above \$77,200	100%	0%	100%	0%	0%	0%	44.4%	98.5%
Total	90.1%	100%	100%	0%	0%	100%	53.3%	89.7%

Table III.4.53
Total Households with Severe Housing Problems by Income and Race

Cody 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 \$23,160	190	0	0	0	0	0	10	200
\$23,161 to \$38,600	115	0	0	0	0	0	0	115
\$38,601 to \$61,760	15	0	0	0	0	0	0	15
\$61,761 to \$77,200	0	0	0	0	0	0	0	0
Above \$77,200	0	0	0	0	0	0	25	25
Total	320	0	0	0	0	0	35	355
Without A Severe Housing Problems								
\$0 to \$23,160	110	0	0	0	0	0	0	110
\$23,161 to \$38,600	430	0	0	0	0	0	0	430
\$38,601 to \$61,760	710	55	0	0	0	15	20	800
\$61,761 to \$77,200	610	0	0	0	0	20	0	630
Above \$77,200	1,610	0	15	0	0	0	20	1,645
Total	3,470	55	15	0	0	35	40	3,615
Not Computed								
\$0 to \$23,160	60	0	0	0	0	0	0	60
\$23,161 to \$38,600	0	0	0	0	0	0	0	0
\$38,601 to \$61,760	0	0	0	0	0	0	0	0
\$61,761 to \$77,200	0	0	0	0	0	0	0	0
Above \$77,200	0	0	0	0	0	0	0	0
Total	60	0	0	0	0	0	0	60
Total								
\$0 to \$23,160	360	0	0	0	0	0	10	370
\$23,161 to \$38,600	545	0	0	0	0	0	0	545
\$38,601 to \$61,760	725	55	0	0	0	15	20	815
\$61,761 to \$77,200	610	0	0	0	0	20	0	630
Above \$77,200	1,610	0	15	0	0	0	45	1,670
Total	3,850	55	15	0	0	35	75	4,030

Housing problems are explored by type and income in Table III.4.54 and Table III.4.55. More than 490 households have a cost burden and 300 have a severe cost burden. Some 270 renter households are impacted by cost burdens, and 100 are impacted by severe cost burdens. On the other hand, some 220 owner-occupied households have cost burdens, and 200 have severe cost burdens. Overall, there are 3,115 households without a housing problem.

Table III.4.54 Percent of Housing Problems by Income and Tenure Cody city 2013–2017 HUD CHAS Data						
Housing Problem	\$0 to \$23,160	\$23,161 to \$38,600	\$38,601 to \$61,760	\$61,761 to \$77,200	Above \$77,200	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0%	3.8%	0%	0%	0%	0.4%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0%	0%	3.6%	0%	0%	0.6%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0%	0%	0%	0%	0%	0%
Housing cost burden greater than 50% of income (and none of the above problems)	60.5%	22.6%	0%	0%	2%	7.6%
Housing cost burden greater than 30% of income (and none of the above problems)	5.3%	20.8%	8.3%	18.4%	2%	8.4%
Zero/negative income (and none of the above problems)	13.2%	0%	0%	0%	0%	1%
Has none of the 4 housing problems	21.1%	52.8%	88.1%	81.6%	96%	82.1%
Total	100%	100%	100%	100%	100%	100%
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	5.6%	0%	0%	0%	0%	0.7%
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%	5.5%	0%	0%	0%	1.1%
Housing cost burden greater than 50% of income (and none of the above problems)	41.7%	9.1%	0%	0%	0%	7.2%
Housing cost burden greater than 30% of income (and none of the above problems)	19.4%	63.6%	15.4%	0%	0%	19.4%
Zero/negative income (and none of the above problems)	19.4%	0%	0%	0%	0%	2.5%
Has none of the 4 housing problems	13.9%	21.8%	84.6%	100%	100%	69.1%
Total	100%	100%	100%	100%	100%	100%

Table III.4.55
Housing Problems by Income and Tenure

Cody city
 2013–2017 HUD CHAS Data

Housing Problem	\$0 to \$23,160	\$23,161 to \$38,600	\$38,601 to \$61,760	\$61,761 to \$77,200	Above \$77,200	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	10	0	0	0	10
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	15	0	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	115	60	0	0	25	200
Housing cost burden greater than 30% of income (and none of the above problems)	10	55	35	95	25	220
Zero/negative income (and none of the above problems)	25	0	0	0	0	25
Has none of the 4 housing problems	40	140	370	420	1,185	2,155
Total	190	265	420	515	1,235	2,625
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	10	0	0	0	0	10
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	15	0	0	0	15
Housing cost burden greater than 50% of income (and none of the above problems)	75	25	0	0	0	100
Housing cost burden greater than 30% of income (and none of the above problems)	35	175	60	0	0	270
Zero/negative income (and none of the above problems)	35	0	0	0	0	35
Has none of the 4 housing problems	25	60	330	110	435	960
Total	180	275	390	110	435	1,390
Total						
Lacking complete plumbing or kitchen facilities	10	10	0	0	0	20
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	15	0	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	15	0	0	0	15
Housing cost burden greater than 50% of income (and none of the above problems)	190	85	0	0	25	300
Housing cost burden greater than 30% of income (and none of the above problems)	45	230	95	95	25	490
Zero/negative income (and none of the above problems)	60	0	0	0	0	60
Has none of the 4 housing problems	65	200	700	530	1,620	3,115
Total	370	540	810	625	1,670	4,015

Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 28.9 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 52.2 percent of elderly non-family and 0 percent of large family households below 30 percent HAMFI face cost burdens or severe cost burdens. These data are shown in Table III.4.56.

Table III.4.57 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 270 renter occupied households faced cost burdens, compared to 225 owner occupied households. Of these, there are 35 renter households with incomes less than 30 percent HAMFI facing housing problems.

Table III.4.56 Owner-Occupied Households by Income and Family Status and Cost Burden Cody city 2013–2017 HUD CHAS Data						
Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$23,160	0	0	0	40	0	40
\$23,161 to \$38,600	45	40	0	45	15	145
\$38,601 to \$61,760	150	65	50	85	40	390
\$61,761 to \$77,200	145	70	85	55	70	425
Above \$77,200	385	605	40	80	75	1,185
Total	725	780	175	305	200	2,185
Cost Burden						
\$0 to \$23,160	10	0	0	0	0	10
\$23,161 to \$38,600	10	0	35	15	0	60
\$38,601 to \$61,760	10	10	15	0	0	35
\$61,761 to \$77,200	10	15	30	0	40	95
Above \$77,200	0	0	0	0	25	25
Total	40	25	80	15	65	225
Severe Cost Burden						
\$0 to \$23,160	15	40	0	60	0	115
\$23,161 to \$38,600	0	0	0	55	4	59
\$38,601 to \$61,760	0	0	0	0	0	0
\$61,761 to \$77,200	0	0	0	0	0	0
Above \$77,200	25	0	0	0	0	25
Total	40	40	0	115	4	199
Cost Burden Not Computed						
\$0 to \$23,160	0	0	0	15	15	30
\$23,161 to \$38,600	0	0	0	0	0	0
\$38,601 to \$61,760	0	0	0	0	0	0
\$61,761 to \$77,200	0	0	0	0	0	0
Above \$77,200	0	0	0	0	0	0
Total	0	0	0	15	15	30
Total						
\$0 to \$23,160	25	40	0	115	15	195
\$23,161 to \$38,600	55	40	35	115	19	264
\$38,601 to \$61,760	160	75	65	85	40	425
\$61,761 to \$77,200	155	85	115	55	110	520
Above \$77,200	410	605	40	80	100	1,235
Total	805	845	255	450	284	2,639

Table III.4.57 Renter-Occupied Households by Income and Family Status and Cost Burden Cody city 2013–2017 HUD CHAS Data						
Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$23,160	0	0	0	10	15	25
\$23,161 to \$38,600	0	35	0	10	35	80
\$38,601 to \$61,760	55	155	4	10	110	334
\$61,761 to \$77,200	0	70	15	15	10	110
Above \$77,200	30	255	0	15	135	435
Total	85	515	19	60	305	984
Cost Burden						
\$0 to \$23,160	0	0	0	35	0	35
\$23,161 to \$38,600	15	65	0	50	45	175
\$38,601 to \$61,760	0	15	15	15	15	60
\$61,761 to \$77,200	0	0	0	0	0	0
Above \$77,200	0	0	0	0	0	0
Total	15	80	15	100	60	270
Severe Cost Burden						
\$0 to \$23,160	0	50	0	25	10	85
\$23,161 to \$38,600	0	20	0	10	0	30
\$38,601 to \$61,760	0	0	0	0	0	0
\$61,761 to \$77,200	0	0	0	0	0	0
Above \$77,200	0	0	0	0	0	0
Total	0	70	0	35	10	115
Cost Burden Not Computed						
\$0 to \$23,160	0	0	0	0	35	35
\$23,161 to \$38,600	0	0	0	0	0	0
\$38,601 to \$61,760	0	0	0	0	0	0
\$61,761 to \$77,200	0	0	0	0	0	0
Above \$77,200	0	0	0	0	0	0
Total	0	0	0	0	35	35
Total						
\$0 to \$23,160	0	50	0	70	60	180
\$23,161 to \$38,600	15	120	0	70	80	285
\$38,601 to \$61,760	55	170	19	25	125	394
\$61,761 to \$77,200	0	70	15	15	10	110
Above \$77,200	30	255	0	15	135	435
Total	100	665	34	195	410	1,404

In total, some 500 households face cost burdens, and 310 face severe cost burdens. This includes 225 owner households and 275 renter households with a cost burden, as seen in Table III.4.58.

Table III.4.58 Households with Cost Burden by Tenure and Race Cody city 2013–2017 HUD CHAS Data					
Race	No Cost Burden	Cost Burden	Severe Cost Burden	Not Computed	Total
Owner-Occupied					
White	2,145	225	175	25	2,570
Black	0	0	0	0	0
Asian	0	0	0	0	0
American Indian	0	0	0	0	0
Pacific Islander	0	0	0	0	0
Other Race	20	0	0	0	20
Hispanic	20	0	25	0	45
Total	2,185	225	200	25	2,635
Renter-Occupied					
White	875	275	100	35	1,285
Black	55	0	0	0	55
Asian	15	0	0	0	15
American Indian	0	0	0	0	0
Pacific Islander	0	0	0	0	0
Other Race	15	0	0	0	15
Hispanic	20	0	10	0	30
Total	980	275	110	35	1,400
Total					
White	3,020	500	275	60	3,855
Black	55	0	0	0	55
Asian	15	0	0	0	15
American Indian	0	0	0	0	0
Pacific Islander	0	0	0	0	0
Other Race	35	0	0	0	35
Hispanic	40	0	35	0	75
Total	3,165	500	310	60	4,035

Lead-Based Paint Risks

Table III.4.59 shows the risk of lead-based paint for households with young children present. There are an estimated 290 households built between 1940 and 1979 with young children present, and 15 built prior to 1939.

Table III.4.59 Vintage of Households by Income and Presence of Young Children Cody 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 \$23,160	0	10	10
\$23,161 to \$38,600	0	50	50
\$38,601 to \$61,760	0	110	110
\$61,761 to \$77,200	15	39	54
Above \$77,200	0	155	155
Total	15	364	379
Built 1940 to 1979			
\$0 to \$23,160	10	205	215
\$23,161 to \$38,600	45	220	265
\$38,601 to \$61,760	85	240	325
\$61,761 to \$77,200	0	330	330
Above \$77,200	150	665	815
Total	290	1,660	1,950
Built 1980 or Later			
\$0 to \$23,160	25	120	145
\$23,161 to \$38,600	120	105	225
\$38,601 to \$61,760	85	305	390
\$61,761 to \$77,200	60	180	240
Above \$77,200	135	570	705
Total	425	1,280	1,705
Total			
\$0 to \$23,160	35	335	370
\$23,161 to \$38,600	165	375	540
\$38,601 to \$61,760	170	655	825
\$61,761 to \$77,200	75	549	624
Above \$77,200	285	1,390	1,675
Total	730	3,304	4,034

Elderly Housing Needs

Table III.4.60 shows the rate of housing problems for elderly households. Some 320 elderly and 39 extra-elderly households have housing problems. Of these, some 140 elderly households with housing problems have incomes less than 30 percent HAMFI, and 4 extra-elderly households have incomes below 30 percent HAMFI.

Table III.4.60 Households with Housing Problems by Income and Elderly Status Cody city 2013–2017 HUD CHAS Data				
Income	Elderly	Extra-Elderly	Non-Elderly	Total
With Housing Problems				
\$0 to \$23,160	140	4	100	244
\$23,161 to \$38,600	120	35	185	340
\$38,601 to \$61,760	25	0	90	115
\$61,761 to \$77,200	10	0	85	95
Above \$77,200	25	0	25	50
Total	320	39	485	844
Without Housing Problems				
\$0 to \$23,160	15	40	15	70
\$23,161 to \$38,600	10	80	105	195
\$38,601 to \$61,760	135	165	400	700
\$61,761 to \$77,200	115	110	305	530
Above \$77,200	455	144	1,010	1,609
Total	730	539	1,835	3,104
Not Computed				
\$0 to \$23,160	0	15	50	65
\$23,161 to \$38,600	0	0	0	0
\$38,601 to \$61,760	0	0	0	0
\$61,761 to \$77,200	0	0	0	0
Above \$77,200	0	0	0	0
Total	0	15	50	65
Total				
\$0 to \$23,160	155	59	165	379
\$23,161 to \$38,600	130	115	290	535
\$38,601 to \$61,760	160	165	490	815
\$61,761 to \$77,200	125	110	390	625
Above \$77,200	480	144	1,035	1,659
Total	1,050	593	2,370	4,013

Survey of Rental Properties

From June 2021 through July of 2021, a telephone survey was conducted with landlords and rental property managers throughout Wyoming. Table III.4.61 presents some basic statistics about the completed surveys.

Table III.4.61 Survey of Rental Properties Cody city 2021A Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019A	48	469	3	14
2019B	40	685	7	48
2020A	42	764	3.8	29
2020B	19	186	3.2	6
2021A	30	1,708	0.1	1

Table III.4.62, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 30 single-family units in Cody city, with 1 of them available. This translates into a vacancy rate of 3.3 percent in Cody city, which compares to a single-family vacancy rate of 3 percent for the State of Wyoming. There were 152 apartment units reported in the survey, with 0 of them available, which resulted in a vacancy rate of 0 percent. This compares to a statewide vacancy rate of 3 percent for apartment units across the state.

Table III.4.62 Rental Vacancy Survey by Type Cody city 2021A Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	30	1	3.3%
Apartments	152	0	0%
Mobile Homes	3	0	0%
"Other" Units	6	0	0%
Don't Know	1,493	0	0%
Total	1,708	1	0.1%

Table III.4.63, reports units by bedroom size. As can be seen there were 39 two-bedroom apartment units and 0 three-bedroom units. Overall, the 55 two bedroom units accounted for 3.2 percent of all units, and the 9 three bedroom units accounted for 0.5 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 1,624 units listed as "Don't Know." Additional details for additional unit types are reported.

Table III.4.63 Rental Units by Bedroom Size Cody city 2021A Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	0	0	0	·	0
One	0	12	0	0	·	18
Two	9	39	0	0	·	55
Three	6	0	1	2	·	9
Four	2	0	0	0	·	2
Don't Know	13	101	2	4	1,493	1,624
Total	30	152	3	6	1,493	1,708

Table III.4.64 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.4.65 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 0 percent.

Table III.4.64 Single-Family Units by Bedroom Size Cody city 2021A Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	0	0	0%
Two	9	1	11.1%
Three	6	0	0%
Four	2	0	0%
Don't know	13	0	0%
Total	30	1	3.3%

Table III.4.65 Apartment Units by Bedroom Size Cody city 2021A Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	12	0	0%
Two	39	0	0%
Three	0	0	0%
Four	0	0	0%
Don't know	101	0	0%
Total	152	0	0%

Average market-rate rents by unit type are shown in Table III.4.66. 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.4.66 Average Market Rate Rents by Bedroom Size Cody city 2021A 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	\$650	\$0	\$0	\$712
Two	\$852	\$810	\$0	\$0	\$854
Three	\$1,130	\$0	\$500	\$0	\$1,025
Four	\$1,550	\$0	\$0	\$0	\$1,550
Total	\$1,021.9	\$792.5	\$575	\$900	\$924.4

Table III.4.67, 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.4.67 Average Assisted Rate Rents by Bedroom Size Cody city 2021A 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	\$0	\$0	\$0	\$0
Three	\$0	\$0	\$0	\$0	\$0
Four	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0

Table III.4.68, shows vacancy rates for single-family units by average rental rates for Cody 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 5.6 percent.

Table III.4.68 Single-Family Market Rate Rents by Vacancy Status Cody city 2021A Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$749	0	0	0%
\$750 to \$999	18	1	5.6%
\$1,000 to \$1,249	6	0	0%
\$1,250 to \$1,499	2	0	0%
Above \$1,500	0	0	0%
Missing	4	0	0%
Total	30	1	3.3%

The average rent and availability of apartment units is displayed in Table III.4.69. The most common rent for apartment rents was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 0 percent.

Table III.4.69 Apartment Market Rate Rents by Vacancy Status Cody city 2021A Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$749	20	0	0%
\$750 to \$999	49	0	0%
\$1,000 to \$1,249	0	0	0%
\$1,250 to \$1,499	0	0	0%
Above \$1,500	0	0	0%
Missing	83	0	0%
Total	152	0	0%

Respondents were asked if utilities are included in the rent and as shown in Table III.4.70, 8 respondents, or 30.8 percent, included some sort of utility in the rent.

Table III.4.70 Are there any utilities included with the rent? Cody city 2021A Survey of Rental Properties	
Period	Respondent
Yes	8
No	18
% Offering Utilities	30.8%

The type of utility included in the rent is shown in Table III.4.71. There were 17 respondents who included electricity, 32 respondents who included natural gas, 55 respondents who included water and sewer and 53 respondents included trash collection in the rent.

Table III.4.71 Which utilities are included with the rent? Cody city 2021A Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	17
Natural Gas	32
Water/Sewer	55
Trash Collection	53

Perceived Need for Housing Units

Table III.4.72, 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 15 number of persons on the wait list.

Table III.4.73, shows the condition of rental units by unit type for Cody 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 1,598 units were in good condition, or 93.6 percent and 0 units, or 0 percent, being in average condition. Details by unit type and condition are displayed.

Table III.4.72 Do you keep a waiting list? Cody city 2021A Survey of Rental Properties	
Period	Respondent
Yes	3
No	22
Waitlist Size	15

Table III.4.73 Condition by Unit Type Cody city 2021A Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	0	0%
Good	1,598	93.6%
Excellent	40	2.3%
Don't Know	0	0%
Total	1,708	100.0%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table III.4.74, 2 respondents said they would prefer more single family units, 1 respondents wanted more apartment units, and 3 respondents indicated they would prefer more units of any type.

Table III.4.74 If you had the opportunity to own/manage more units, how many would you prefer Cody city 2021A Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	2
Duplex Units	0
Apartments	1
Mobile homes	0
Other	0
All types	3
Total	6

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.4.75, 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

Table III.4.75 Households with Housing Problems by Income Cody city 2013-2017 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	125	125	250
30.1-50% HAMFI	125	215	340
50.1-80% HAMFI	55	60	115
80.1-95% HAMFI	85	0	85
95 – 115% HAMFI	10	0	10
115.1% HAMFI or more	55	0	55
Total	455	400	855
Without Housing Problems			
30% HAMFI or less	40	25	65
30.1-50% HAMFI	135	60	195
50.1-80% HAMFI	375	330	705
80.1-95% HAMFI	270	85	355
95 – 115% HAMFI	320	75	395
115.1% HAMFI or more	1,020	385	1,405
Total	2,160	960	3,120
Not Computed			
30% HAMFI or less	25	35	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	25	35	60
Total			
30% HAMFI or less	190	185	375
30.1-50% HAMFI	260	275	535
50.1-80% HAMFI	430	390	820
80.1-95% HAMFI	355	85	440
95 – 115% HAMFI	330	75	405
115.1% HAMFI or more	1,075	385	1,460
Total	2,640	1,395	4,035

be seen there were a total of 455 owner occupied and 400 renter occupied households experiencing a housing problem.

Table III.4.76, shows the total estimated housing by tenure for Cody city. As can be seen, in 2030 there are estimated to be a total of 3,152 owner and 1,584 renter occupied households or a total of 4,736 households. By 2050 there are estimated to be 3,583 owner, 1,615 renter for a total of 5,198 households in Cody city.

Table III.4.77, below shows the incremental housing demand for Cody city. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 2020, 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.4.76 Total Estimated Housing Forecast Cody city Strong Growth Scenario			
Year	Owner	Renter	Total
2020	2,885	1,528	4,413
2025	3,022	1,559	4,581
2030	3,152	1,584	4,736
2035	3,273	1,601	4,874
2040	3,380	1,609	4,989
2045	3,480	1,613	5,093
2050	3,583	1,615	5,198

As can be seen in 2030 an estimated additional 240 owner-occupied and 86 renter occupied households will be needed above current 2020 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated Cody city will see an additional 788 households, of which 64 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 142 household's above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.4.77
Incremental Housing Demand Forecast
 Cody city
 Strong Growth Scenario

Income Level (FI)	2020	2025	2030	2035	2040	2045	2050
Owner							
	0	8	17	26	34	41	48
%	0	11	24	36	46	56	66
%	0	18	39	59	76	93	109
%	0	15	32	49	63	76	90
5%	0	14	30	45	59	71	84
	0	45	98	147	191	231	273
	0	110	240	361	468	568	671
Renter							
	0	8	11	14	15	15	16
%	0	12	17	20	22	23	23
%	0	17	24	29	31	32	33
%	0	4	5	6	7	7	7
5%	0	3	5	6	6	6	6
	0	17	24	28	31	32	32
	0	61	86	103	111	115	117
Total							
	0	16	29	40	48	56	64
%	0	23	41	56	68	79	89
%	0	35	63	88	107	125	142
%	0	19	38	55	70	83	97
5%	0	17	35	51	64	77	90
	0	62	121	175	221	263	306
	0	171	326	464	579	683	788

Table III.4.78 shows the Incremental Total Housing Need Forecast for Cody 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 2020, the base year, the total housing need set at the 957 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 1,173 owner and 547 renter occupied households for a total of 1,719 quality households.

Table III.4.78
Incremental Total Housing Need Forecast
 Cody city
 Strong Growth Scenario

Income (% of MFI)	2020	2025	2030	2035	2040	2045	2050
Owner							
0-30%	137	146	155	164	172	179	186
30.1-50%	137	149	162	173	184	194	204
50.1-80%	60	79	100	119	137	153	170
80.1-95%	93	109	126	142	157	170	184
95.1-115%	11	25	41	56	70	82	95
115+%	60	105	158	208	251	292	334
Total	497	612	742	863	970	1,070	1,173
Renter							
0-30%	138	142	146	148	149	149	150
30.1-50%	237	243	248	251	253	254	254
50.1-80%	73	81	88	93	95	97	97
80.1-95%	2	4	5	6	7	7	7
95.1-115%	2	3	5	6	6	6	6
115+%	8	17	24	28	31	32	32
Total	460	491	516	533	541	545	547
Total							
0-30%	275	288	301	312	321	328	336
30.1-50%	373	392	409	425	437	447	458
50.1-80%	133	160	188	213	232	250	267
80.1-95%	95	112	131	149	163	177	191
95.1-115%	13	28	46	62	75	88	101
115+%	68	122	182	236	282	324	366
Total	957	1,102	1,257	1,395	1,510	1,614	1,719